

Summer 2016
Volume 57, No. 2



Editor:
Stevens Family

The Edmondson Heights Neighborhood News

A Covenant Controlled Community

<http://www.ehcaonline.org>

president@ehcaonline.org

Edmondson Heights Civic Association meets the first Tuesday of the month at Edmondson Heights Elementary School at 7:30 PM during the school year.

Note: Schools closing because of weather or holidays will automatically cancel the meeting.

You Won't Want to Miss These Exciting Events !!!

Edmondson Heights Community Yard Sale in the Park



Join us on Saturday, June 4, 2016,
(Rain Date Saturday, June 11th),
8AM to 2PM in the Edmondson Heights Park.

Come to sell, buy, trade or just look.
Spaces will be available around the park.
Sellers need to provide their own tables, chairs,
clothes racks, display materials, etc.
Spaces are \$15 per seller available on a
first come, first served basis.

**Please stop at the EHCA, Inc. table when you
arrive and pay your \$15 before you set up.**

For more information, contact Nancy Stevens by
phone at 410-788-3105 or by email at
nancy21207@verizon.net.

See you there!!!



**At the Edmondson Heights Park
"Dessert in the Park"
Tuesday, August 4, 2016 from 7-9 P.M.
Edmondson Heights Park**

Edmondson Heights residents, come join your
neighbors and friends in our park at Harwall Road
and Forest Park Avenue near the cannon
for the 4th Annual "Dessert in the Park".

National Night Out is an annual event designed to
strengthen our communities by encouraging
neighborhoods to engage in stronger relationships
with our neighbors and with local law enforcement.

Bring your family and friends, bring a dessert or
fruit/veggies to share with your neighbors . We will
have games for children, Meet you local gov't offi-
cials, our local police officer, and maybe the
Fire Department firemen and truck.

NOTE: Children under 12 must be accompanied by an adult.

**Look for additional information on:
<https://edmondsonheights.nextdoor.com> and
www.ehcaonline.org**

Community Events Dates to Remember

Mark your calendar for EHCA meetings at
Edmondson Heights Elementary School
the first Tuesday of every month.
This is your neighborhood.
Join your neighbors to keep it wonderful!

- 06/04/2016 **Spring Community Yard Sale in the Park**
- 06/07/2016 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 06/11/2016 Spring Community Yard Sale in the Park
RAINDATE
- 08/04/2016 **National Night Out**
- 09/06/2016 Edmondson Heights Community Meeting at 7:30 pm in the Edmondson Heights Elementary School Cafeteria.
- 09/24/2016 Community Clean Up

EMAIL ADDRESS DATA BASE

Be informed, Get informed, Join the Edmondson Heights email data base and start receiving emails providing current and informative information. To join, send an email to: president@ehcaonline.org with your name and address and we will add you. We currently have 392 email addresses out of 1010 homes signed up. Your email address will never be sold or given to a third party without your permission. **Join us and help us inform the community. This is the only way we can communicate important and timely information to residents and has proven to be very valuable to date.**

Councilman Quirks Contacts

Tom Quirk, Councilman, First District
Baltimore County Council, Old Court House,
Second Floor, 400 Washington Avenue,
Towson, Maryland 21204
Phone: 410-887-3386 Fax: 410-887-5791
Email: council1@baltimorecountymd.gov

District Office:

Margaret Stokes, Legislative Aide
754 Frederick Road, Catonsville, Maryland 21228
Phone 410-887-0896 Fax: 410-887-1012
mstokes@baltimorecountymd.gov

Code Enforcement Sweep Results

A community wide Code Enforcement Sweep was requested by the Edmondson Heights Civic Association, Inc. Board of Governor's and Officers. It was conducted in late April 2016 by Baltimore County Code Enforcement. The sweep was a general review of the neighborhood for visible code enforcement violations which can be easily corrected in most instances. Corrective notices and/or citations with potential fines were issued as outlined below:

- Improper Storage of Trash—137
- Junk/Debris—39
- Dog Feces—6
- Tall Grass/Weeds—46
- Untagged Vehicles—18
- House in Disrepair—2
- No Address in Rear of Home. (Secondary Violation Only) – 42.

Two Hundred Thirty One (231) correction notices and/or citations were issued.

This is an extremely high number of corrective notices for a community of our size. I sincerely hope that all residents will make note of this and take what ever action is needed to avoid receiving a citation in the future. Residents always receive advance notice of code enforcement sweep requests in our newsletters and should take advantage of this notice to correct any known violations to avoid a corrective notice and/or citation.

House Numbers Required

- Front and Rear house numbers are now required by law.
- Signs must be prominently displayed and be at least **THREE INCHES IN HEIGHT** designating the address assigned to the property.
- The signs must be clearly visible from any street or alley providing public vehicular access to the property.
- Failure to have a sign may result in a fine of up to \$100. Numbers are required to help emergency vehicles find your home.

Comply with the law, put up your house numbers front and rear as soon as possible.

Be warned: Code Enforcement will cite this as a violation during the code enforcement sweeps.

PUT UP THE SIGNS:

Increased Traffic Enforcement Request

The police department was requested to increase traffic enforcement within the Edmondson Heights Community as we have excessive stop sign running and speeding. Increased traffic enforcement actions should reduce or alleviate this problem. We also requested to be informed of the outcome of these increased traffic enforcement actions.

Traffic Calming on Forest Park Avenue

As per the requirements of the Neighborhood Traffic Management Program only streets that are classified as “local,” as shown on the Federal Highway Administration Functional Classification Map, can be considered for this program. Forest Park Avenue is classified as a “collector” and therefore, would not be eligible for this program. The objective of the County’s Neighborhood Traffic Management Program is to target resources to strictly local streets with significant speeding and cut-through problems. That is, we are first trying to address those streets where there was never any intention for outside traffic to exist and which generally have not been designed to handle the higher traffic volumes.

The functional classification map was approved by the Federal Highway Administration in cooperation with State and Local Governments to classify roadways into several categories ranging from local to interstates. Roadways that are not classified as local streets serve the purpose of collecting motorists from different communities and distributing them to the arterial network, which connects various communities. Police enforcement will be the primary speed deterrent for non-local roads and radar enforcement may be requested by contacting your local police precinct.

Thank you for your email inquiry about replacing the stop signs at the intersection of Forest Park Avenue / Harwell Road and Forest Park Avenue / Sanbourne Road with traffic signals. Baltimore County performed a traffic study at these two intersections and found that they do not meet the minimum federal guidelines for the installation of a traffic signal with respect to traffic volumes

In addition to counting the traffic, we observed the wait times for queued traffic and found that no cars waited for more than 1 minute. In other words, all drivers even during the busiest time of the day, were able to traverse the intersection within a minute.

Traffic Calming Measures on Langford Road

Langford was studied twice in the fall of 2015. The highest traffic volume was 44 and the average speed was 22 mph. By comparison Newfield had a traffic volume of 151 and the average speeds were 32 mph. The minimum traffic volume and average speed to qualify is 150 vehicles and 32 mph. As per our policy you may re-apply in one year. This answer also applies to Barrett, Clairbourne, Kirkwood, Harwall, and Granville Roads.

Edmondson Heights Next Door

https://edmondsonheights.nextdoor.com/login/?next=/news_feed/ Edmondson Heights Next Door is a socially interactive website similar to Facebook but for use only by registered residents of Edmondson Heights sponsored by the Edmondson Heights Civic Association, Inc. On our site, neighbors share community events, recommendations, items for sale/free, crime/safety concerns, ideas about how to make our neighborhood better, and more. Please join us to build a better neighborhood! This website is free and very easy to join. Check it out and while you are at it, check out our Association website at www.ehcaonline.org and join our email. To join this website, simply go to the above website or send an email to president@ehcaonline.org with name and address and I will send you an email invitation to join. This is a simpler way. Join your many neighbors on this website for the betterment of our community

EHCA, Inc. Pursues Court Action for Covenant Violations

During calendar year 2015, 4 court orders were successfully obtained by the Association to compel covenant compliance. An actual case on awnings is shown below. It is our hope that seeing this court order will cause covenant violators to understand that we are serious about enforcing the covenants in our community and as a result will correct their covenant violations and not make EHCA, Inc. take legal action. We are currently pursuing four other homeowners for violations such as unauthorized bay windows, missing storm door and non-compliant front entrance door trim.

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, MARYLAND

EDMONDSON HEIGHTS CIVIC ASSOCIATION, INC.
Plaintiff

v.

Case No.: 03-C-14-5903

MICHAEL JOINER, SR. *et al.*
Defendants

ORDER

Upon consideration of Plaintiffs' Motion for Summary Judgment with Proposed Order, Request for Hearing and Memorandum in Support, and any opposition to the motion, it is this 3rd day of February, 2015 hereby

ORDERED that:

1. Defendants are declared in violation of the 1952 Deed and Agreement and the recorded Covenant Guidelines to which all parcels within the Edmondson Heights community are subject (the "Covenant Guidelines") with respect to their properties' awnings;
2. In accordance with Covenant Guidelines, Defendants shall correct their non-compliant awnings within thirty (30) days of this order;
3. Defendants are permanently enjoined to comply with the Covenant Guidelines with respect to their properties' awnings; and
4. Costs of this action be paid to Plaintiff;

True Copy Test

JULIE L. ENSOR, Clerk

Per

[Signature]
Assistant Clerk

FILED FEB 10 2015

[Signature]
Judge, Circuit Court for Baltimore County



The 2016 Project Clean Stream got rained out on 4/2/16 and again on 4/9/16.

However, 4 intrepid individuals showed up on 4/9/16 (the rain date). They picked up trash around the upper rim of the park along Granville, Harwall and Forest Park. They worked very hard even in the misty rain to pick up a total of 11 bags of trash totaling approximately 200 pounds.

We are not discouraged! We will continue this project next year looking forward to fairer skies and warmer temperatures.

Many thanks to those volunteers who dedicated their time and efforts to this project.

Edmondson Heights Civic Association, Inc. Annual Residence Dues

The 2016 annual residence dues are still \$20 per residence and are due and payable January 1st through December 31st of each calendar year. Dues letter invoices were mailed to each residence in Edmondson Heights in early February 2016. **Dues are mandatory and have been mandatory since July 1, 2005.** Your dues enable the Association to:

- Ensure a safe, attractive community with covenant enforcement actions and community beautification projects.
- Sponsor activities of the Edmondson Heights Elementary School and Parent Teacher Association.
- Publish our quarterly Neighborhood Newsletters.
- Sponsor Project Clean Spring, National Night Out, Fall Community Cleanup and the Spring and Fall Community Yard Sales in the park.

REMEMBER TO PAY YOUR DUES THIS YEAR.

Please remit payment of \$20 by check or money order made payable to EHCA, Inc. and mail it to EHCA, PO Box 21150, Catonsville, Md 21228 as soon as possible. All funds raised go back in support of the betterment of the Edmondson Heights community. **Failure to pay dues as required may result in a delay in property sale, title transfer or legal action.** We live in a **GREAT** community!!!! Let's **WORK** to keep it that way.

Help Reduce Crime!

Keep Your Porch Lights On! Please!!!

By keeping the front and back porch lights on at our homes, we light up the night! This simple act provides:

- ◆ Visibility both for us and our neighbors who come and go during the evening, night and early morning hours.
- ◆ Provides security for the homeowners/residents.
- ◆ Deterrence for individuals from 'hanging out' in dark, unlit areas.
- ◆ Discourages foot traffic through alleys and dark paths.
- ◆ Helps the police as they patrol the neighborhood.

Book Fair School Fund Donation

The Edmondson Heights Civic Association, Inc. made a \$400 donation to the Edmondson Heights Elementary School PTA Book Fair fund in April 2016. The donation was made to ensure that all children are able to enjoy purchasing a book and not be limited due to lack of money. The EHCA, Inc. makes this contribution annually.

This is one example of how your annual dues are used to improve and help our community. Please ensure that you pay your residence dues so that we may continue to provide this type of support to our school.

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EDMONDSON HEIGHTS COVENANT GUIDELINES

Residents should be aware that a legally binding set of restrictive covenants apply to all property in the Edmondson Heights Community and were established and initiated by the developer solely for the protection of property values within the community. It has been found that in developments such as our own, composed of groups of homes not individually styled, a certain amount of conformity must be enforced in order to preserve property values. They are a part of your deed, as an official document, recorded among the land records of Baltimore County as laws. By purchasing a house in Edmondson Heights, you have agreed to comply with these covenants even if you were not informed of or did not receive a copy of them at settlement. Covenant violation/s may make it difficult to sell or transfer your home without correction of the violation/s.

The Edmondson Heights Civic Association, Inc. (EHCA, Inc.) as successor and assignee has adopted the following Covenant Guidelines to insure that homeowners, who are considering alterations, comply with the Covenant Guidelines. These Guidelines have been modified and adapted from the Original Covenants that were established in March of 1953. This revision is effective May 1, 2015. Failure to comply with the Covenant Guidelines could result in EHCA, Inc. taking certain enforcement actions authorized under the Maryland Homeowners Association Act and the Maryland Contract and Lien Act. Such enforcement actions could result in delays in future property sale or transfer. Any deviation from the Covenant Guidelines will require a written submission outlining the type of work to be done and the materials to be used along with drawn plan/s delivered to the EHCA, Inc., Board of Governors, at P.O. Box 21150, Baltimore, Maryland 21228-0650. You may also deliver your plan/s to an Officer or Board Member at a regularly scheduled monthly general membership meeting. The EHCA, Inc. Board of Governors retains the sole right to approve or disapprove all plans. Upon approval from the EHCA, Inc. Board of Governors, residents are responsible for obtaining all necessary permits and inspections and for complying with all State and County laws and regulations. Residence dues as determined by the EHCA, Inc. Officers and Board of Governors are due and payable annually to EHCA, Inc.

EHCA, Inc. is charged with enforcing these Guidelines and will investigate all complaints and violations and, if necessary, send a violation notice. Depending on the violation/s, the homeowner will be given from 15 days to 90 days to correct the situation. If you are found in violation/s and you, or anyone acting on your behalf want to discuss it, you must submit a request in writing to meet with the Board of Governors of EHCA, Inc., PO Box 21150, Baltimore, Maryland 21228-0650, stating your situation and the reason for your request. If the violation/s is not corrected in the stated time period, the EHCA, Inc. attorney will begin legal action. The homeowner with the violation/s will be responsible for any and all legal fees.

Boundaries of Edmondson Heights are as follows: 1100 thru 1248 Newfield Road, 1000 thru 1235 Harwall Road, 1101 thru 1197 Granville Road, 1400 thru 1654 Forest Park Avenue, 1080 thru 1196 St Agnes Lane (Even Side Only), 1000 thru 1012 Sanbourne Road, 1437 thru 1531 Ingleside Avenue (Odd Side Only), 1400 thru 1561 Clairidge Road, 1400 thru 1561 Barrett Road, 1400 thru 1655 Kirkwood Road, 1400 thru 1659 Langford Road.

AWNINGS: Only canvas awnings, either in green canvas or green canvas with white trim shall be on the front of middle group homes and/or the side windows of end-of-group homes. All canvas awnings must be removed for the winter months. Rear awnings may be of any type or variety desired, but must not extend beyond the house line so as to be visible from the front street.

FRONT DOORS, STORM DOORS & FRAMES: Front doors may be painted any color desired, although white is preferred. Storm doors must be painted white wood, white baked-on aluminum or vinyl. Door frames must be replaced in the same style as the original design and must be constructed of wood or Fypon in white only. Vinyl or aluminum cladding, in white only, that maintains the original fluted design is acceptable. Security doors may be installed to replace storm doors but must be white. **White Storm or Security doors are required. End of Group homes must maintain the original design Acorn Pediment.**

END-OF-GROUP HOMES: Fascia boards running to the peak must be painted white or be covered with white aluminum or white vinyl. White shingles may be replaced or covered with white aluminum or white vinyl siding.

FENCES: Must not extend forward of the chimney. Fences are only permitted at rear of property. Chain link fences are preferred.

GUTTERS & DOWN SPOUTS: Must be white, brick red or dark brown. Conformity within the group is encouraged.

PORCHES: Front porches must be replaced in the original design and be of concrete. Steps must be poured or prefab concrete, quarry stone or brick. Rear porches may be of wood, concrete or metal.

ROOFS: Roofs must be replaced in the same style as the original slate in slate or asphalt and must be in a neutral color, preferably ranging from light gray to black. Attic fans or solar panels must be installed in the back or side of the roof and not be visible from the front of the house.

PAINTING AND STAINING: All exposed woodwork on the front, side, and rear of a house must be painted white (exception is rear porches). Front porch railings must be painted either black or dark green. Conformity within the group is encouraged. Front porches and the concrete wall below brickwork must be stained the color of concrete. Gray paint is unacceptable. Recommended concrete stain is Behr Premium Solid Color Concrete Stain, Flat Finish, White Base 800, Color Catalina Stone (819).

WINDOWS: Must imitate the original double hung construction. Both sashes must be able to be moved up and down. Windows must be white. Bay windows are permitted on End of Group homes only. Security bars or grills and glass blocks are permitted on basement windows only. Shutters are not permitted.

WOOD STOVES & FIREPLACES: Exposed exhaust piping must be bricked-in, bricks to match existing, and must be located in the rear of the house. If exhaust piping is going through the roof, the exposed pipes must be stainless steel and be located at the rear of the house.



TYPICAL
End of Group Covenant Compliant Home
Front Entrance Door Trim
 Two Original Design Fluted Pilasters and One Plinth Block on each side, Acorn Pediment, Standard Crosshead with 6 Fluted Teeth.

TYPICAL
Middle of Group Covenant Compliant Home
Front Entrance Door Trim
 Two Original Design Fluted Pilasters and One Plinth Block on each side, Standard Crosshead with 6 Fluted Teeth.
Acorn Pediment not allowed.

These Covenant Guidelines are subject to future changes at the discretion of the Officers and Board of Governors. This revision having been reviewed for legal sufficiency by legal counsel and voted on and approved by the Association Officers and Board of Governors and General Membership takes effect May 1, 2015 and supersedes all previous versions.



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