

Fall 2016  
Volume 57, No.3



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.**

### The 2016 National Night Out in Edmondson Heights



Our National Night Out held on Tuesday, 8/2/2016 in the Edmondson Heights Park was a delightful evening spent with our neighbors and friends. Councilman Quirk; his aide, Margaret Stokes; Fire Engine #13 with its crew; as well as our police liaison, Brenda Binns-Clark and her partner joined us. Our residents had the opportunity to speak with these county officials to get to know them better and to express their concerns and appreciation for all their hard work.

Both children and interested adults had the opportunity to check out the fire engine which always fascinates everyone. We also had Aubrey Poysa and her friend who did face painting on all the children who were brave enough to try it out. Lots of ferocious looking monsters were the result of their hard work. David and Janice Felzenberg delighted the children with balloon animals, always a favorite with the kids.

Everyone enjoyed all the food and the opportunity to make new friends with their neighbors. Don't miss this event next year on the first Tuesday in August 2017. We look forward to seeing you there !!!!!



### WINTER IS COMING!!!

**Snow, Snow, Snow** – Winter is coming. Please be mindful of your neighbors. If you see your neighbor shoveling a parking place, please be considerate and don't park in the space he/she worked so hard to clear. Also be mindful of your older neighbors, as the cold weather sets in, they just can't do what they did before. For those with more than one car, please don't park in your neighbor's spots. Move the car to the end of the street, park in your rear yard, etc. If for some reason you are running a business out of your home and have more than one car, move them off the street and away from the community until the snow has melted

## 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!*

09/06/2016	Edmondson Heights Community Meeting at 7:30 pm in the EHES Cafeteria.
09/10/2016	Trash Clean Up, 9 am in the EHES Parking Lot
09/17/2016	Storm Drain Painting at 9 am at the EHES parking log.
09/24/2016	Community Clean Up
10/04/2016	Edmondson Heights Community Meeting at 7:30 pm in the EHES Cafeteria.
11/01/2016	Edmondson Heights Community Meeting at 7:30 pm in the EHES Cafeteria.
12/06/2016	Edmondson Heights Community Meeting at 7:30 pm in the EHES Cafeteria.

## 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](mailto:president@ehcaonline.org) with your name and address and we will add you. We currently have 405 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

## EHCA, Inc. Income & Expense Report 1/1/2016—6/30/2016 6 months Year-to-Date

### Income

EHCA Annual Dues	\$10,975
Advertising Income	1,072
Spring Yard Sale in Park	165
Yard Sale in Park Book Sale	21
Interest	<u>2</u>

**Total Income** **\$12,235**

### Expenses

EHCA Community Sign	\$ 1,474
Mowing Contract	875
Postage Stamps	870
Newsletters (Spring & Summer 2016)	730
Garden Bed under new Sign	650
EHEC Book Fair	400
EZ Storage	364
Liability Insurance	325
Office Supplies	297
P. O. Box Rental	228
I Power Web Host (3 year contract)	190
EHCA Meeting Signs	173
Gift Cards—Contest Winners	120
Bank Service Charges	<u>30</u>

**Total Expenses** **\$ 6,726**

**Net Income** **\$ 5,509**

## Please Note the Following Announcement:

*At the 6/23/2016 meeting of the Officers and Board of Directors in the EHCA, Inc., a vote was taken to discontinue the twice-a-year Yard Sales in the Park.*

Participation by sellers has waned over the past 5 years. In addition, despite advertising via Next Door to all the surrounding communities and online through [www.catonsvilleyardsale.com](http://www.catonsvilleyardsale.com), buyers have not been attracted to our events.

The officers and Board of Directors recognized the buying opportunities offered online by such sites as Craig's List and many others similar websites in making this decision.

Below is an excerpt from the Edmondson Heights Civic Association, Inc., Articles of Incorporation as recorded and published in the Maryland State Land Records. A complete version of the Articles of Incorporation can be found on our website at: [www.ehcaonline.org](http://www.ehcaonline.org). This excerpt is provided with the intent of making homeowners and residents within Edmondson Heights knowledgeable of the purposes for which the Association was formed.

**Edmondson Heights Civic Association, Inc.  
Articles of Incorporation Extract**

The purpose for which the Corporation is formed and the business and objects to be carried on and performed by it are as follows:

To advance all projects which may be deemed to be to the advantage of the owners and residents of the community known as Edmondson Heights, and to do any act, matter or thing for the benefit of said community with particular reference to the protection of health, preservation of morals, wholesome recreation and general improvement in civic, literary, educational and social matters for those persons living in said community, all of which is to be done without financial profit, so that no part of the net earnings of said Corporation is to inure to the benefit of its members or any of them.

To effectuate the aforementioned purposes, the Corporation shall enjoy, among other rights and privileges, the following powers:

(a) To purchase or otherwise acquire, hold, mortgage, pledge, sell, transfer or in any manner encumber, or dispose of goods, wares, merchandise, implements and other personal property or equipment of any kind.

(b) To purchase, lease or otherwise acquire, hold, develop, improve, mortgage, sell, exchange, let or in any manner encumber or dispose of real property wherever situate.

(c) To protect by whatever means necessary, the property represented by the Corporation and to safeguard and protect from undesirable encroachments the community in which said property is located.

(d) To obtain such legislation as will promote any objects that may be beneficial to said community and oppose such legislation as in the opinion the Corporation may be detrimental to the community.

(e) To do all and everything necessary, suitable, and proper for the accomplishment of any of the purposes or the attainment of any of the objects or furtherance of any of the powers herein-before set forth, either alone or in association with other corporations, firms, or individuals, and to do every other act or acts, thing or things, incidental or appertinent to or growing out of or connected with the aforesaid objects or purposes or any part or parts thereof, provided the same be not inconsistent with the laws under which the Corporation is organized.

(f) The foregoing enumeration of the purposes, objects and business of the Corporation is made in furtherance, and not in limitation, of the powers conferred upon the Corporation by law, and is not intended, by the mention of any particular purpose, objects or business, in any manner to limit or restrict the generality of any other purpose, object or business mentioned, or to limit or restrict any of the powers of the Corporation.

**Edmondson Heights Next Door**

[https://edmondsonheights.nextdoor.com/login/?next=/news\\_feed/](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](http://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](mailto:president@ehcaonline.org) with name and address and I will send you an email invitation to join. Join your many neighbors on this website for the betterment of our community



## BYLAWS EXCERPT

Below is an excerpt from the Edmondson Heights Civic Association, Inc., Bylaws, as recorded and published in the Maryland State Land Records. A complete version of the Bylaws can be found on our website: [www.ehcaonline.org](http://www.ehcaonline.org). This excerpt is provided with the intent of making homeowners and residents within Edmondson Heights knowledgeable about the dues and membership in the Association.

### ARTICLE X - Dues

The dues of owners of property within the confines of the area designated as that served by the Edmondson Heights Civic Association, Inc. shall be determined by the Board of Governors and then with a majority of the membership present at the next general membership meeting. Dues are payable in advance to the Treasurer of the Association, beginning with the Association's fiscal year, as of January 1. Effective 7-1-05, dues are at the rate of \$20.00 per year, and are due and payable January 1 through December 31 of each calendar year. Dues can be increased upon  $\frac{3}{4}$  approval of the Board of Governors and after a notification of dues increase has been published in the quarterly newsletter.

### ARTICLE XI - Membership

Membership in this Association is automatically conferred upon all residents and owners of property within the confines of the area designated as that served by the Edmondson Heights Civic Association, Inc. However, any member of this Association not owning any real property within the confines of the area designated as that served by the Edmondson Heights Civic Association Inc., and not current on dues shall not be eligible to hold elective office in the Association.

### **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.**

## **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 this year. Dues letter invoices were mailed to each residence in Edmondson Heights in early February 2016.

**Dues are mandatory and have been 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, and Fall Community Cleanup.

### **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 or by PAYPAL by going to our website at [www.ehcaonline.org](http://www.ehcaonline.org). All funds raised go back in support of the betterment of the Edmondson Heights community.

### **2016 SPRING/SUMMER GARDEN CONTEST WINNERS**

1123 NEWFIELD ROAD  
BALTIMORE, MD 21207

1550 BARRETT ROAD  
BALTIMORE, MD 21207  
BACKYARD

1177 GRANVILLE ROAD  
BALTIMORE, MD 21207

1416 BARRETT ROAD  
BALTIMORE, MD 21207

**Each winner received a \$30.00 Gift Card  
from Walmart.**



### **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.
- ◆ Helps the police as they patrol the neighborhood.

**Use fluorescent floodlights or compact fluorescent bulbs in the porch lights to reduce electricity usage and cost.**

## INTER-CONNECTEDNESS

Ask a biologist, ask a theologian: both will confirm that we are all connected to one another and depend upon one another to keep a balanced, healthy world. Our inter-connectedness is visible in our alleys. If one of us lets our empty trash can roll around the alley for too long, others are inconvenienced when driving or biking up the alley, the trash can or lid can get run over or smashed, and the alley looks in disarray. Our action or inaction affects the environment we share.

Our inter-connectedness is visible in our storm drains. If one of us drops litter while walking or driving around Edmondson Heights, that piece of litter ends up in the storm drain after a storm. Sometimes the litter gets stuck and can be rescued by a neighbor (the rest of us are grateful to those of you who make rescuing litter a regular practice). Unfortunately, much of the litter is small enough to flow down and make its way to the Chesapeake Bay, where it pollutes the water inhabited by fish and crabs which we like to eat, and trashes the beaches where we like to swim. One action or inaction affects our environment which in turn affects us all.

We all need reminders about inter-connectedness. We are slowly working on a project to stencil colorful reminders on or above our storm drains here in Edmondson Heights. About 10 drains already have artwork on them-- take a look around the neighborhood (**hint: check near the school first**).

Our inter-connectedness means not only that we are all affected by actions of others, but that we all have a role in keeping a balanced, healthy world. Put it on your calendar **NOW** to work with your neighbors in one of the following two ways (or both):

**Saturday, September 10, beginning at 9 am.** Meet at the school parking lot with your yard gloves and trash bags. Plan to divide into teams to scour the streets and alleys of our neighborhood to pick up litter. It affects us all! Questions? Contact Rosa Johnson at **443-525-0874**

**Saturday, September 17, beginning at 9 am.** Meet at the school parking lot to divide into teams to 1) clean the surfaces to be painted (with broom and then wire brush); 2) serve as safety scouts, watching for traffic; 3) select the messages/images to be stenciled and use spray paint in bright colors to paint on the storm drains. [Some potential images-- crabs, fish, turtles, cranes. Some potential messages: A healthy harbor starts here! Trash in the street pollutes what we eat! Storm drains are only for rain!] Plan to wear clothing and shoes that could potentially get a little spray paint on them. Plan to come and work as a team, for indeed, we are all inter-connected!

**Have a Question? Please contact: Deborah McEachran at 443-462-7154.**

## STREET PARKING

On Street Parking. The manner of parking in Edmondson Heights has been brought to the attention of the Woodlawn Police Department. Be conscious of how you are parking. Parking regulations state that a vehicle that is stopped or parked on a two way roadway shall be stopped or parked parallel to the right hand curb or edge of the roadway, with its right hand wheels within 12 inches of the curb. Cars must be parked in the direction of traffic in all cases. Please be aware that a warning or tickets may be issued.

## ALLEY PARKING

Per Baltimore County Code, "No vehicle shall be parked, stopped or left unattended in any alley in the county leaving less than twelve (12) feet of clearance parallel to the vehicle." Vehicles that block alleys can prevent emergency vehicles from passing and also prevent trash and recycling pickup that can lead to a scattering of materials and rodent problems.

**VEHICLES THAT BLOCK ALLEYS ARE SUBJECT TO TICKETING AND TOWING.**

**Drive cautiously in the alleys. You never know when a child will dart out into the alley.**

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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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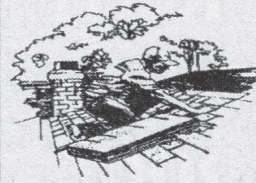
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# F.R.S. Contractors Inc.



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**410-789-3267**  
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State Master HVACR #01-2331  
AACO # D1-1732



**Estimates are always FREE. Call us today. 410-789-3267 or 1-800-833-3267**

**We accept all major credit cards, cash and checks. Financing is available upon credit approval.**

*We are currently running a Furnace and Air Conditioner Replacement Special effective until November 30, 2016.*

## **\$3,995**

Up to 1-100,000 B.T.U. 80% efficient RHEEM Model R801S gas fired up flow Furnace and 1-30,000 B.T.U. RHEEM RA14 030 (2-1/2 Ton) with matching "A" coil 14 S.E.E.R. Central Air Conditioning system completely installed to your existing duct work, gas lines, adequate electrical service and chimney. Also includes Programmable Thermostat, Insulated Refrigeration Line, outside pad for A/C unit and condensate drain line.

We use only RHEEM Super High Efficiency Equipment with a 1 Year Warranty on all materials and workmanship, a 20 Year Limited Factory Warranty on Furnace Heat Exchangers and a 10 Year Limited Warranty on all RHEEM Parts.

**Family owned and operated since 1981, F.R.S. Contractors is a Rheem participating contractor providing quality licensed and insured installation and service of RHEEM HVAC Equipment to the greater Baltimore area including Baltimore City, Baltimore County, Howard County, Anne Arundel County and Carroll County.**

**F.R.S. Contractors has been a BBB accredited business since 08/01/1988 and currently has an A+ rating.**