

Fall 2019
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Editor and Publisher:
Nancy Stevens

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

EDMONDSON HEIGHTS COMMUNITY CLEAN-UP

DATE: Saturday, September 21, 2019
PLACE: Parking Lot Edmondson Heights Elementary School
TIME: 8:00 AM until 12 AM or until dumpsters are full.
SPECIAL NOTE: Please be prepared to show proof of Edmondson Heights residency with any document showing your address in hand.

The dumpsters will be at the school for this event Rain or Shine. Remember, first come, first served. Once the dumpsters are full you will be turned away. Per Baltimore County, the dumpsters cannot be overflowing.

THIS EVENT IS SPONSORED BY THE EDMONDSON HEIGHTS CIVIC ASSOCIATION, INC.

ACCEPTABLE FOR DISPOSAL

Yard Waste: Includes brush, leaves, small tree stumps, logs and wood pieces under 6 feet long. Brush must be cut down, no full size tree limbs.

SCRAP METAL: Includes metal furniture, lawn chairs, lawn mowers without fluids, washers, dryers and household junk that is primarily metal.

RESIDENTIAL WASTE: Includes non-metal appliances, furniture, repair and remodeling scraps, old rugs and carpeting.

UNACCEPTABLE FOR DISPOSAL

Electronic Equipment
Hazardous Substances
Paint, Chemicals, Pesticides
Oil, Gasoline, Anti-freeze
Concrete and Stone bigger than 18 inches
Reinforcing Bars, Steel Rods
Railroad Ties
Food Waste
Food Contaminated Refuse
Tree Stumps larger than 36 inches
Wood longer than 6 feet
Medical Waste

Explosive or Flammable Materials
Tires
Refrigerators
Computer Equipment
Monitors, Laptops, Printers
Telephones, Cell Phones
Stereos
Fax Machines
Video Devices
Asphalt
Air Conditioners
Recyclable Materials

EMAIL ADDRESS DATA BASE

Be informed, Get informed, Join the Edmondson Heights email data base and start receiving emails providing current and relative information. To join, send an email to: president@ehcaonline.org with your name and address and we will add you. We currently have more than 600 email addresses out of 1010 homes signed up to receive community news via email. *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.

Edmondson Heights Civic Association, Inc. Annual Residence Dues

The 2019 annual residence dues are still \$20 per residence and are due and payable January 1st through December 31st of calendar year 2019. Dues letter invoices were mailed to each homeowner of property within Edmondson Heights in early February 2019. 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 input.*
- *Sponsor activities of the Edmondson Heights Elementary School and Parent Teacher Association.*
- *Publish our quarterly Edmondson Heights Neighborhood Newsletters.*
- *Sponsor activities for the benefit of all community members such as Project Clean Spring, Community Picnic, National Night Out, and Spring and Fall Dumpster Community Cleanups.*
- *Encourage beautification of the community by sponsoring the Holiday Decoration and Summer Garden contests, as well as planting and maintaining the flower gardens under the 3 community signs.*

REMEMBER TO PAY YOUR DUES

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. You can also pay by PAYPAL (\$21 to cover the PayPal fee) by going to our website at www.ehcaonline.org and selecting the PayPal Link. All funds raised go back to support the betterment of the Edmondson Heights community.

Failure to pay dues as required may result in a delay in property sale or title transfer.

We live in a GREAT community!!!! Let's WORK to keep it that way.

Folks, please pay your dues as soon as possible. We thank you.

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!*

- | | |
|-----------|---|
| 9/3/2019 | Edmondson Heights Community Meeting at 7:30 pm in the EHES Cafeteria. |
| 9/21/2019 | Fall Community Clean Up in the EHES Parking lot from 8 am to Noon. |
| 10/1/2019 | Edmondson Heights Community Meeting at 7:30 pm in the EHES Cafeteria |
| 11/5/2019 | Edmondson Heights Community Meeting at 7:30 pm in the EHES Cafeteria |
| 12/3/2019 | Edmondson Heights Community Meeting at 7:30 pm in the EHES Cafeteria |

Councilman Quirk's 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

Income & Expense Report
01/01/2019-06/30/2019
6 Months Year-to-Date

Income

| | |
|---------------------|-----------------|
| Advertising Revenue | \$ 1,091 |
| Donations/Gifts | 5 |
| Dues 2017 | 20 |
| Dues 2018 | 660 |
| Dues Prior to 2018 | 1,390 |
| Dues 2019 | 8,080 |
| Interest Income | <u>2</u> |
| Total Income | \$11,248 |

Expenses

| | |
|----------------------------|------------------------------|
| Lawn & Garden Care | \$ 1,300 |
| EZ Storage Fees | 562 |
| Postage | 550 |
| Community Sign Replacement | 432 |
| Legal Fees | 460 |
| Newsletter Expenses | 381 |
| Financial | 325 |
| P.O. Box Rental | 268 |
| Office Supplies | 203 |
| Community Activity Events | 25 |
| Bank Fees | <u>12</u> |
| Total Expenses | <u>\$4,518</u> |
| Net Income | <u><u>\$6,730</u></u> |



**EHCA Annual
Summer Garden
Contest Winners !!**

The Garden Committee volunteers toured the Edmondson Heights Community throughout the summer and recommended the following as winners of this years annual summer garden contest:

- 1455 Clairidge Road**
- 1432 Langford Road**
- 1636 Forest Park Avenue**
- 1130 Newfield Road**

Thanks to all our residents who work so hard to keep their front lawns and gardens so beautiful. We had so many to select from and they were all gorgeous.

Sponsored by the Edmondson Heights Civic Association, Inc.



Everyone had a good time as more than 70 neighbors gathered, for the Edmondson Heights 2019 National Night Out. This event is hosted annually, by the Edmonson Height Civic Association, to promote a partnership between police, community leaders and the residents.

This year we had an amazing turnout, as kids of all ages enjoyed dessert, games and taking turns exploring the Ladder Truck #13 fire truck. A special thanks to the Westview Fire Station 13 for taking the time to grill hot dogs, make sidewalk drawings and enjoying the evening with us.

Neighbors in attendance received information regarding the DHCD EmPower Weatherization Program, becoming a Minority Business Enterprise as well as the Maryland College Application Campaign. The Association received support from various local and State agencies willing to help enhance our community as well as neighbors interested in sharing their services with neighbors.

We would like to thank the Baltimore County Police Department for their attendance and support. We also received a visit from Delegate Pat Young and Margaret Stokes, legislative aide for Councilman Tom Quirk.

If you missed the event, we hope to see you at September's Community Clean Up event. It is the support of neighbors like you who make these events and our community a success.



The Value of Trees and Vegetation:

Trees, shrubs, and other plants play an important role in keeping our community green and safe. Trees and well-maintained vegetation are highly valued elements in neighborhoods and provide many benefits. The presence of trees, shrubs, and other lower-growing vegetation can transform a barren space into a pleasant, welcoming, and well-used place and influence the health and well-being of a community. Property owners, both public and private, need to be conscious about where they place and how they manage vegetation in light of visibility and safety concerns. Well-placed and well-maintained trees and vegetation can have a positive effect on people's behavior and perception, resulting in improved safety.

A Property Owner's Responsibility:

Streets, sidewalks, and other public rights-of-way are for everyone's use. They add value to private property by providing access to the property and a way to get to other places in the city. Property owners are responsible for maintaining part of the public right-of-way adjacent to their property, including the sidewalk, planting strip, shoulder, unpaved alleys, and walkways. Overgrown trees and shrubs endanger everyone when they block the view of traffic signs, signals, vehicles, and people or block a path or walkway. Trimming vegetation and caring for street trees are effective ways citizens and public works agencies can enhance neighborhood safety.

Keeping Vegetation Trimmed:

It is important to keep vegetation planted in the right-of-way trimmed back to prevent visibility obstructions. If overhanging vegetation is blocking visibility on streets, sidewalks, alleys, and other public right-of-way areas, it is the responsibility of the adjacent property owner to trim or remove it. All trees must be trimmed to maintain a clearance of 14 feet.

Vegetation and Obstruction of Right-of-Ways:

Trees, shrubs, and other plants play an important role in keeping our community green and safe. When **maintained**, they can transform a barren place into a pleasant and welcoming space. Alleys, sidewalks, and other public rights-of-way are for everyone's use, but overgrown shrubs, bushes, plants and trees that sometimes extend one to five feet or more through a fence line is a hazard.

Property owners are responsible for maintaining part of the public right-of-way adjacent to their property, including the alley, sidewalks, shoulders, and walkways. **Overgrown** shrubs, bushes, and trees are not only a danger to our children who often ride their bikes and play in our alleyways, it also causes damage to our neighbor's vehicles who drive through alleys to park in their rear yard parking pads. Since our alleys are two-way most times it makes it almost impossible for vehicles to pass each other.

Please be considerate of your neighbors and remember vegetation overgrown beyond private property lines that encroach on the public right-of-way is a civil matter and should be resolved by the property owners and/or tenants. So, get those trimmers out and have a safe and happy summer and fall!

Phyllis Green, Secretary
Edmondson Heights Civic Association, Inc.

DID YOU KNOW THIS ????????



Did you know that Baltimore County's Rat Attack website offers valuable information on how we can prevent and rid our community of rodents? Rats are prolific breeders, meaning they produce many offspring. Although Baltimore County is proactive in doing their part to keep our neighborhoods free of rodents, as residents we too have a responsibility.

Listed below are 10 simple solutions and tips offered by Baltimore County Rat Attack Program. In addition, their website includes links on Rat Facts, how to submit a rat complaint, and Enforcement/Penalties. (https://www.baltimorecountymd.gov/Agencies/permits/ratattack/rat_control.html)

1. **Know your enemy.** Review the Rat Facts (visit website for more details)
2. **Be Aware.** Inspect your property regularly for signs of rodent activity.
3. **Be neat.** Keep your yard free of trash debris high grass or accumulations of building supplies. If you must store materials or equipment outside do so neatly. Organizing and/or elevation stored items helps to reduce harborage and allows you to inspect under and around them more easily.
4. **Don't feed the Rats.** You may not realize that pet food, dog manure, open garbage cans or cans without tight fitting lids or bags of garbage, bird seed or other food scraps left outside are an open invitation for rats to visit you and establish a home in your yard. Never put household garbage or food scraps in compost piles.
5. **Cut off their water supply.** Dump pails, unused flower pots, toys or equipment in which water can accumulate (standing water also provides a breeding area for mosquitos during the summer months).
6. **Protect your home.** Close any holes you find in the foundation of your house, eliminate cavities under steps, sidewalks, or porches. Close threshold gaps at exterior doors. Provide a heavy one fourth inch mesh screen over sump pump outlets or a tight fitting lid on your sump pump well.
7. **Think about your own activities.** Be sure to clean up any outside eating areas. Minimize spillage around the Bar-B-Q. Greasy residue on a patio or porch, or food residue allowed to build up on cooking equipment may attract rodents for extended periods of time. The feeding of wild animals such as birds and squirrels must cease and vegetable gardens or even fruit trees may have to be removed for rodent abatement measures to be effective.
8. **Don't build in problems.** Try to utilize construction methods that minimize or eliminate crawl spaces under decks or sheds. If a building low to the ground is unavoidable, utilize heavy one fourth inch wire mesh to close perimeter gaps. Remember rats can slip through spaces of one half an inch and are energetic diggers. Wire mesh should extend below ground at least 1 foot to deter tunneling. exists. Rodent infestations must be addressed by everyone if they are to be successfully controlled or eliminated.
10. **Fight the Rat.** When you see a rat, rat run, or rat burrow, take action immediately. The problem won't just go away. Fill in the burrow to see if it is reopened, indicating an ongoing infestation. You should take measures to exterminate the existing population. You may wish to utilize a certified professional pest control operator.

Just remember, any abatement must be accompanied by a continuing effort on your part to use the Rat Control Tips.

Article contributed by Vita Savilla,
Edmondson Heights Civic Association Board Member



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 Clairridge 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 took effect May 1, 2015 and supersedes all previous versions.

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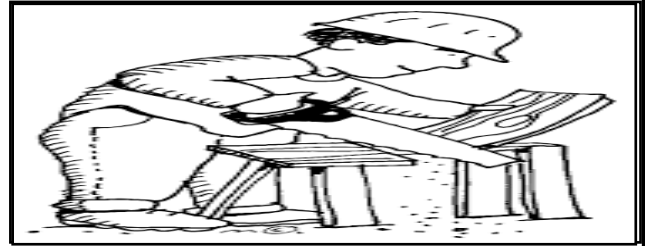


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Edmondson Heights Civic Association, Inc.
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***THE EDMONDSON HEIGHTS
NEIGHBORHOOD NEWS
Fall 2019***

Edmondson Heights Next Door

[https://edmondsonheights.nextdoor.com/login/?next=/news feed/](https://edmondsonheights.nextdoor.com/login/?next=/news%20feed/) 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. Join your many neighbors on this website for the betterment of our community.