



Edmondson Heights Civic Association

A Covenant Controlled Community

Summer 2021 Newsletter



Volume 64, No. 6

Editor and Publisher: Jacquista Powell and Deborah McEachran



POLICE • COMMUNITY PARTNERSHIPS

When: Tuesday, August 3, 2021

Where: Edmondson Park
on the corner of Harwall and Granville Rd

Time: 7:00pm –8:30pm

National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. The evening provides a great opportunity to bring police and neighbors together under positive circumstances. Bring the kids, a lawn chair and mosquito repellent.

Join us!



Congratulations Class of 2021



Baltimore County MASTER PLAN 2030

The time is NOW to be heard. What is your vision for Edmondson Heights in the next 10 years? The kick-off has started. Community engagement is happening as we speak. Public feedback begins in the Fall. Let them know that you want government funds to serve our neighborhood. There's no such thing as too much representation. Speak now or wait 10 years for the next opportunity. Tell them we want:

- ◆ more policing
- ◆ cleaner streets
- ◆ more parking
- ◆ afterschool programs
- ◆ recreation programs

Go to: www.baltimorecountymd.gov/masterplan2030



NOISE COMPLAINTS

The #1 complaint received by the EHCA Board of Governors have been complaints of noise.

Surprised? Through emails and discussions, in monthly police involved community meetings, neighbors are seeking resolutions to the problem. The EHCA has decided to become involved by informing neighbors, via letter, of the concerns of our neighbors.

We do not advice neighbors to attempt to take matters into their own hands.

The only way to combat inconsiderate neighbors is to work together.

For continuous noise, you are asked to take notes of dates and times of the noise.

Include the description of the noise and how long it lasts.

To file a complaint, we suggest neighbors call 311 or go online to:

<https://www.baltimorecountymd.gov/report-problem#/>

For support from the Association, email the report number to the Association president.

All complaints can be made anonymously.

Noise that is considered unreasonable is:

- ◆ Loud noise after 11:00pm and before 7:00am
- ◆ Loud music and other household noise, at an inappropriate volume at any time.

In case of emergency you can always dial 911.

INDEPENDENCE DAY FESTIVITIES

The picnics, gatherings of friends and family (socially distant of course), the gallantry of the annual fireworks display at the Inner Harbor...what is there not to like about the July 4th Holiday? Well, if you live in Edmondson Heights, it's the 2 weeks of ongoing pops, crackles and snaps occur—ring well into the night. Oh, the joy they must be for some. However, for our elderly, our veterans, pets and residents with work the next morning, fireworks are sheer terror. Aside from being illegal and dangerous **fireworks are a nuisance** especially after 10:00pm.

It is on behalf of these neighbors that The Association would like to ask homes with firework enthusiasts to **PLEASE be considerate of your neighbors**. Not just on July 4th but everyday.



Backyard Fireworks Are Illegal in Maryland

The use of fireworks is **illegal** in Maryland, unless the fireworks are part of a public display for which the State Fire Marshal has granted a permit. Violators who possess or discharge illegal fireworks are subject to a misdemeanor fine of up to \$250.

To report suspected illegal use of fireworks, call **911**.

SLOW COOKER SOUTHERN BBQ PORK AND BEANS

- 2 1/2 lbs.** boneless pork loin roast, cut into cubes
- 2 cans** white beans, drained and rinsed
- 1 package** McCormick Slow Cookers Southern BBQ Ribs Seasoning Mix
- 1 cup** ketchup
- 1/2 cup** honey



Place beans and pork in slow cooker. Mix seasoning mix, ketchup and honey until well blended. Pour over beans and pork.

Cook 8 hours on LOW for 4 hours on HIGH.

Did You Know We Can Hear You?

The Edmondson Heights community, like many others, consist of homes joined together by walls. Much like apartments, the insulation does not provide a great deal of privacy. So often, what happens in our home can be heard by our neighbor. It's very likely that your neighbor can lay in their beds and sing along with us in our showers. Having a party most likely effects our neighbor's ability to park or even get a good night's sleep. These are the tales of life in a townhome community.

We've reached the tail end of the pandemic and have been quarantined for an entire year. It's expected that we reacquaint ourselves with family and friends. Gatherings and reunions can be fun for everyone; except your neighbors. Undoubtedly, we should enjoy our homes but should it be at the expense of our neighbors?

Ultimately, there are few perfect neighbors but we are all neighbors and consideration taken can be consideration given.



Expired Tags in Edmondson Heights

The EHCA Community as been experiencing a high volume of illegal parking, tag switching and of course limited parking. As of July 1, 2021, you can expect neighbors to be on the lookout for vehicles parked in Edmondson Heights, with outdated tags. You can expect there to be tickets, even towed, as we work with the Baltimore County Police Department to eradicate vehicle dumping.

The Executive Order that has covered all expired driver's and business licenses, identification cards, permits (including disability parking permits) is expiring. Effective immediately, customers with expired MDOT MVA products from March 12, 2020 must take care of these transactions by the dates below.

Expired Driver's License, CDL, Identification Cards **must renew by August 15, 2021.**

Expired Vehicle registrations, Business Licenses, Disability Parking Permits and other vehicle-related products must renew by June 30, 2021.

According to Zillow.com the property in the 21207 zip code have increased by 15.7% . Zillow predicts the value to increase 6.4% in the next year. However, in the Edmondson Heights community homes are selling at a value of up to 48.1% **under** the estimated value.

Mail carriers can refuse to deliver mail to a home with a damaged front porch.



Alleyways are the property of Edmondson Heights' residents and not the County Government.

HOWEVER, vehicles **blocking alleys** are subject to ticketing and towing.

To report a **blocked alley**, call the police at 410-887-2222.

Overgrown lawns may be report, to the Baltimore County Code Enforcement. This is often nesting ground for rodents and insects. Baltimore County Code Enforcement can correct the issue at the homeowners expense.

Failure to submit payment for the service could result in a lien on the property.

DIAL 311 for Code Enforcement



In Memoriam



The next EHCA Community Zoom Meeting is scheduled for September 7. Be sure to check your email for the link. Have a safe summer.

The Edmondson Heights Civic Association send our condolences to the family of our neighbor

Karen Ann Thomas. Karen was a resident on Kirkwood Road .She succumbed to a longtime illness on Christmas Day last year at the age of 60.



Karen leaves 2 sons, 2 sisters, a brother and a host of other relatives and friends. She was a member of Bethel AME and Spirit of Faith Christian Center.

It is with deep sorrow that we announce the death of **Linda Bell** (Langford Road), who passed away on May 31, 2021, at the age of 68.



Linda retired from the Maryland Department of Public Safety and Correctional Services in 2007.

She leaves behind 2 daughters, 3 grandsons and a host of relatives. Linda was also a member of the New Psalmist Baptist Church.

EHCA Board of Governors:

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Sharon Davis
Susanna Twigg
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As the Board of Governors our purpose is to work for and make decisions about our community. We attend board and community meeting, engage neighbors, help enforce covenant guidelines. If you are interested in becoming a member of the EHCA Board please feel free to email us: president.ehcaonline@gmail.com

Our sincere apologies to Nancy Stevens, for the omission, in the Spring newsletter. We can't do this without you.

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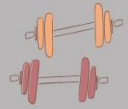
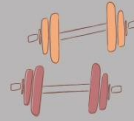
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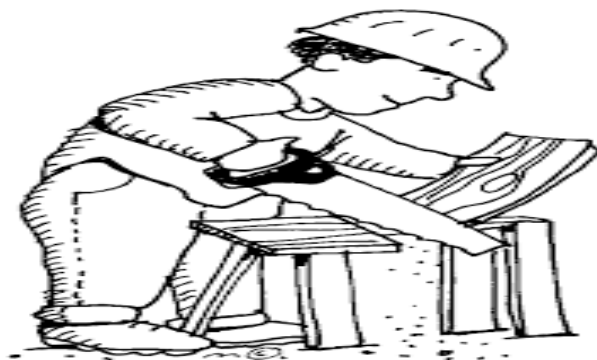
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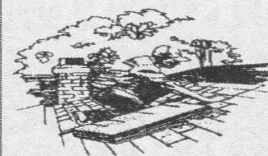
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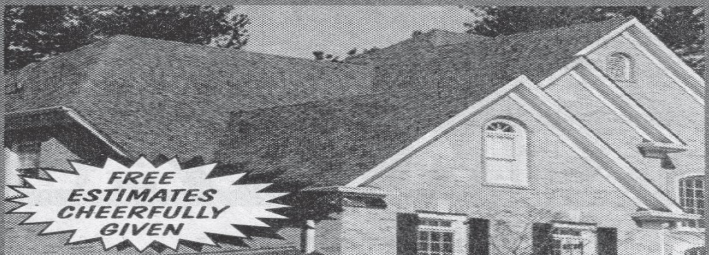
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Now it's your turn....

We want to shout out your child's achievements. Did you or your senior just graduate? Do you want to receive a 1 time **free** advertisement for your side business in our newsletter? Tell all of Edmondson Heights. Do you have a recipe, positive message, possible solutions to issues involving our neighborhood or other information to share? Perhaps there's the obituary of a neighbor you think we should know about. Neighbors now have the opportunity to contribute an article or article topic to the EHCA quarterly newsletter. Information must be pertinent to current or upcoming community events. Email: president.ehcaonline@gmail.com Subject: Newsletter

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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., P.O. 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 in 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 prefabricated 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 above Crosshead, 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 the General Membership takes effect May 1, 2015 and supersedes all previous versions.



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