



Westerlee Community News

westerlee@comcast.net

November, 2003



A Covenant Controlled Community

A MESSAGE FROM THE PRESIDENT

What a beautiful, though rainy, autumn it has been here in Westerlee! Our trees make our community so special. I hope you have a chance to get out and enjoy the wonder of our Fall foliage!

And now... to the nitty-gritty...

We are so grateful for the responses we have received for volunteers to serve on our committees. Thank you so much for volunteering!

Do you know that, except for the Directors (who work very diligently to make Westerlee a lovely place to live), committee members will have to spend a minimal amount of time. Most of your involvement can be done by e-mail or by telephone. So, if you haven't already done so, won't you consider volunteering? You may contact a committee chairperson directly, either by e-mail or by phone. Here's how:

Neighborhood Safety

Roland Cothorne

hiramabiff69@msn.com

(410) 788-0190

Architectural Review Committee

Klaus Philipsen

archhips@aol.com

(410) 747-5351

Block Captains

Dorn Wagner

dornburley@aol.com

(410) 719-7510

Social Activities

Pam Wright

wtricoach@comcast.net

(410) 788-8333

Welcoming Committee

Charles Yingling

(410) 747-0970

Nominating Committee (for the next election of officers in 2006)

Flossie Johnson

(410) 744-6324

ByLaws Revision

Nayna Philipsen (Counsel Pro Bono)

Naynarn@hotmail.com

(410) 747-5351

BOARD OF DIRECTORS

Officers:

President

Marilyn Maxwell

Vice President

Klaus Philipsen

Treasurer

Dorn Wagner

Directors:

Roland Cothorne

Susan Haines

Debra Hart

Jim Holman

Flossie Johnson

Shirley Smith

Pam Wright

Charles Yingling

PHOTOS OF INTEREST

Here's one photo we took of a lovely tree on Fernglan Way -- decked out in all its fall glory. We hope you've had a chance to enjoy it!



and... it's GONE, FINALLY!



We are not at all sad to see it go! Our thanks go to one of our homeowners who convinced the county to remove it. We are indeed grateful!

If you see something unusual or beautiful in our community, and think it warrants a photo, or even an article in the newsletter, e-mail us at

westerlee@comcast.net

NEWSLETTER

Ordinarily, we will publish a quarterly newsletter to keep you informed of what is happening in the community. At the moment, though, we feel it necessary to publish more frequently, so that all of us can get back into the mind set of being members of a community association. Here, too, we need your help. Let us know what is happening in your part of our neighborhood. Is there anyone who is moving into (or out of) your immediate neighborhood; graduating from college; celebrating some life-changing event; or seriously ill? We'd like to know so that more of the neighbors can celebrate with them in their joy or take care of them in their need.

ARCHITECTURAL REVIEW COMMITTEE

Our covenants state that all external changes to our homes or lots must be approved by the Board of Directors, in order to maintain the integrity of the architecture and landscaping in Westerlee. For that reason, we have initiated an Architectural Review Committee which will be studying all plans. We are very fortunate to have Klaus Philipsen, an architect by profession, in our community. Klaus and the committee he leads will present their findings and make their recommendations to the Board only at the regular quarterly meetings. That means that you must plan ahead if you wish to add an addition or even a fence. The Board of Directors meetings for the coming year are listed elsewhere in this newsletter.

The committee will require a full set of architectural drawings for any changes to your home. If you contact Klaus at (410) 747-5351 or by e-mail at archphips@aol.com he will be happy to fill you in on the requirements.

MARYLAND HOMEOWNERS ASSOCIATION ACT AND THE WESTERLEE COMMUNITY ASSOCIATION

The Maryland Homeowners Association Act, passed in April of 1988, contains very pertinent information and requirements regarding the obligations of homeowners in a development. Here are some excerpts:

"By purchasing a lot within this development, you will automatically be subject to various rights, responsibilities, and obligations, including the obligation to pay certain assessments to the homeowners association within the development. The lot

you are purchasing may have restrictions on:

- (1) Architectural changes, design, color, landscaping, or appearance;
- (2) Occupancy density;
- (3) Kind, number, or use of vehicles;
- (4) Renting, leasing, mortgaging, or conveying property;
- (5) Commercial activity; or
- (6) Other matters."

§ 11B-111. Meetings of homeowners association or its governing body.

Except as provided in this title, and notwithstanding anything contained in any of the documents of the homeowners association:

- (1) Subject to the provisions of paragraph (4) of this section, all meetings of the homeowners association, including meetings of the board of directors or other governing body of the homeowners association or a committee of the homeowners association, shall be open to all members of the homeowners association or their agents;
- (2) All members of the homeowners association shall be given reasonable notice of all regularly scheduled open meetings of the homeowners association..."

COMMUNITY ASSOCIATION DUES ARE MANDATORY

Have you paid your dues for 2003? Unless you have, you have no voice in decision making in the community, and, under Maryland Law, there are strict penalties for not paying association dues. For example, the Association has the right to place a lien on your property, which takes away a clear title to your property. In Westerlee, the Association will not do that unless dues are a year late. According to Maryland Law (Maryland Homeowners Association Act):

- ★ unpaid fees or assessments may be enforced by imposing a lien on a lot under the terms of the Maryland Contract Lien Act; and
- ★ lot owners will be assessed late charges or attorneys' fees for collecting unpaid fees or assessments and any other consequences for the nonpayment of the fees or assessments;

When the association accumulates a good reserve,

the board may choose to waive dues that year. That's why the board did this before 2003. The reserve is down now, and each property owner MUST pay dues.

Make your check payable to Westerlee Community, Inc., and mail it to

Dorn Wagner, Treasurer
1201 Nuwood Drive
Baltimore, Maryland 21228.

You may pay dues for 2003 and 2004 on the same check (\$30.00), since the dues for 2004 will be due in January of 2004.

DO YOU NEED A COPY OF OUR COVENANTS OR BYLAWS?

Contact the Board at its e-mail address,

westerlee@comcast.net

or send a written request to the President at

Westerlee Community, Inc.
2019 Cedar Circle Drive
Baltimore, Maryland 21228

CATONSVILLE RAILS-TO-TRAILS

Did you know that there are some great walking and bicycling trails in Catonsville? One part of it goes from Edmondson Avenue to Frederick Road. It's a great walk, along a very scenic, tree-lined path. From Edmondson Avenue, it starts behind the 7-11, just east of Rolling Road. Parking is available at the old streetcar building. It goes along the old #8 Streetcar Path, and ends at Frederick Road, just west of Mariner Health. Wear rugged shoes, though; right now the path is stone, and walking is somewhat difficult.

At the west end of Edmondson Avenue one finds the #9 Trolley Line walk. This one is pretty long and the round trip can be tiring, although the road is paved. It ends in Ellicott City near Main Street. A nice walk for a cool Autumn day.

CURIOUS?

Want to know what's going on at the Catonsville water pumping station on Powers Lane? We were

curious, and called. Here's what the contractor told us:

- % there's a new pump being installed;
- % there will be improvements made to the driveway;
- % a new roof will be installed;
- % improvements will be made to the storm water management pond that encircles the building.

CATONSVILLE GATEWAY BUILDING PROJECT

We talked to the developer the other day. They are awaiting some construction approvals. They expect to have them all by December, and are now planning to start construction in the spring or summer of 2004. He promised to keep us posted, and we will pass on the information to you.

RECYCLING REMINDERS

As we walk around the community on trash and recycling days, it becomes obvious that we need some reminders about how and what to recycle. Here are the rules from Baltimore County:

COLLECTION RULES FOR TRASH, MIXED PAPER, BOTTLES & CANS, AND YARD MATERIALS

Set-out Regulations:

Please set your trash, mixed paper, bottles & cans, and/or yard materials at your designated area the night before collection.

Collection Holidays:

(changes are noted in your collection schedule)
No collection, and drop-off centers closed:
New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas. If one of these holidays falls on your trash or yard materials pick-up day, please set the material out for collection the next day. If one of these holidays falls on your mixed paper or bottles & cans pick-up day, please hold the material until the next scheduled day for that type of recyclable.

Inclement Weather:

(how to deal with possible service interruptions)
If trash or yard materials collection does not occur on the day scheduled, leave the

material at your designated collection area and it will be picked up as soon as conditions permit. If mixed paper or bottles & cans collection does not occur on the day scheduled, retrieve materials and hold until next scheduled collection day for that type of recyclable. In extreme weather, some collections could be canceled and residents' drop-off centers closed. Particularly if extreme weather occurs, please pay close attention to the media, check the county's web site www.co.ba.md.us

or call their 24-hour message system (410-887-2000).

Trash Can Regulations:

1. Maximum filled weight: 50 pounds
2. Maximum capacity: 32 gallons
3. Lids on trash containers should fit snugly, but must not be secured or fastened with rope, wire, chains, springs, hinges, or by any other means. Failure to comply with these regulations could result in non-collection and/or injury to a collection worker.

RECYCLING IN WESTERLEE

Please – place your recyclables and/or trash curbside at your own property. It is unfair to your neighbors to place them on their property. Since there is no limit as to how much can be put out, there isn't any reason to place your recyclables or trash on the property of others. Be considerate!

Note that glass, cans and plastic jugs and bottles should be placed only in **BLUE** plastic bags (or in recycling bins). No other color, even white or clear, is acceptable or recyclable in the Baltimore County recycling program.

The notes and the graphic below were taken directly from the Baltimore County Recycling website. Check out the website for yourself if you still have any questions on recycling.

www.baltimorecountyonline.info/recycling

or call the Baltimore County customer service line if you have any questions (410-887-2000).

WHAT TO RECYCLE AND HOW TO PREPARE IT FOR DROP-OFF

GLASS JARS & BOTTLES	METAL CANS	PLASTIC JUGS & BOTTLES	MIXED PAPER (INCLUDES CARDBOARD)
			
WE CAN RECYCLE	WE CAN RECYCLE	WE CAN RECYCLE	WE CAN RECYCLE
<ul style="list-style-type: none"> Glass jars and bottles (any color) Empty and rinse Discard caps & lids Labels & rings may stay on 	<ul style="list-style-type: none"> Aluminum and steel food and beverage cans Empty and rinse Labels may stay on Lids may remain inside 	<ul style="list-style-type: none"> Narrow-neck plastic bottles and jugs with a number 1 or 2 or no number at all on the bottom Empty and rinse Discard caps Crush if possible 	<ul style="list-style-type: none"> Newspapers (glossy inserts are OK) Magazines Phone books Catalogs Writing and computer paper Mail (plastic windows are OK) Paperboard boxes (like cereal and shoe boxes)
WE CAN'T RECYCLE	WE CAN'T RECYCLE	WE CAN'T RECYCLE	WE CAN'T RECYCLE
<ul style="list-style-type: none"> dishes and ceramics drinking glasses window glass light bulbs mirrors Corning Ware® or Pyrex 	<ul style="list-style-type: none"> aluminum foil aluminum trays 	<ul style="list-style-type: none"> wide-mouth plastic containers (such as margarine and yogurt containers) plastic trays or film Styrofoam® plastic bags, film or wrap motor oil or antifreeze bottles swimming pools 	<ul style="list-style-type: none"> plastic bags or wrappers milk or juice cartons paper towels or tissues paper laminated with plastic, wax or metal pizza boxes waxed cardboard
<p>FOR DROP-OFF CENTERS: Bottles and cans do not need to be bagged or sorted.</p>			

Note: All of the above recyclables are sorted and marketed from Baltimore County's facility located in Cockeysville (3 on reverse). Questions? Call 410-887-2000, Baltimore County Department of Public Works, Bureau of Solid Waste Management.

WHERE TO TAKE OTHER MATERIALS IN BALTIMORE COUNTY (Location map on reverse)

FOR RECYCLING: Antifreeze, metal household appliances, motor oil, scrap metal, vehicle or boat batteries - Facilities 1, 3 or 4, or call 410-887-2000, Baltimore County Department of Public Works, Bureau of Solid Waste Management.
Usable building materials - Facility 4, or call 410-887-2000. Gasoline and paint - Facility 4, April through October, or call 410-887-3745, Baltimore County Department of Environmental Protection and Resource Management.

FOR PROPER DISPOSAL: Household hazardous waste - Facility 4, April through October, or call 410-887-3745, Baltimore County Department of Environmental Protection and Resource Management.

ADVERTISING IN OUR NEWSLETTER

Advertising in our newsletter would reach many of your neighbors who might need a service performed that you do professionally. It's a good way to spread your message, and allow us to give our business to our neighbors. At the same time, it will help increase the coffers of Westerlee Community, and give us a reserve to save for one of the projects in particular that we have in mind to enhance our community. We are interested in putting up signs at the entrances to identify our community. The proceeds from the advertising fees will help us reach that goal, as well as helping to defray the cost of the newsletters..

Fees will be per newsletter as follows:

A quarter page ad \$10.00
A half page ad (vertical or horizontal) \$20.00
A full page ad \$40.00

You will be responsible for creating the artwork and layout and can send it, with your check, to
Westerlee Newsletter
2019 Cedar Circle Drive
Baltimore, Maryland 21228

COMMUNITY NEWS

We grieve with one of our neighbors, Carolyn Williams, of 1201 Dlong Road, whose father passed away recently. We pray that you will be comforted, Carolyn, in this time of great sorrow.

Also, our long-time friend and neighbor, Lee Rawls, 2025 Cedar Circle Drive, died in early September. He and his wife, Ann, were one of the first families in Westerlee. Certainly you saw Lee working in his yard. It was his pride and joy!

SCHEDULED BOARD MEETINGS FOR 2004

Tuesday, February 3, 2004

Tuesday, May 4, 2004

Tuesday, August 3, 2004

Tuesday, November 2, 2004

Association members are welcome to attend any of the meetings of the Board of Directors. If you wish to attend, please phone one of the Directors to find out the location. Meetings start promptly at 7:30 p.m.

Building plans will be studied and approved only at these meetings.

According to our bylaws, we may have a maximum of 13 members on the Board. We have room for 2 more. We would welcome you.