



Westerlee Community Newsletter



A Proud Covenant Controlled Community

September, 2004

<http://home.comcast.net/~westerleenews>
E-mail: westerleenews@comcast.net

A MESSAGE FROM THE PRESIDENT

Dear neighbors and members of the association,

This brand-new newsletter is an indication how your Community Association Board is moving forward on the goal of making Westerlee the best community it can be. Notably Board member and past president Marilyn Maxwell has worked throughout the summer to put the news together and keep us all informed. In my last message I spoke about the spirit of cooperation and had listed specific objectives the Board had set. Let me repeat some of those and report on the progress:

1. Review all significant changes that homeowners undertake for compliance with the character and quality of the architecture and landscaping in the community, this is a mandate anchored in the covenants

We welcome homeowners improving and investing in their homes. The architectural committee has reviewed and approved five applications in the last year and ensured that the review process work smoothly, assisting the homeowner in compliance with Baltimore County regulations and the with the covenants. (Editor's note: see p. 8 for Richard Maxwell's article, *Architectural Design Review*.)

2. Review zoning changes and project proposals for the surrounding areas to make sure that the entry points into Westerlee become more attractive

We are in regular contact with our County Council representative Sam Moxley who notifies us about rezoning applications and upcoming projects. We have commented on the new Antwerpen operation on route 40 and submitted comments to the Zoning officer regarding lighting, landscaping and buffer requirements. We made it clear that the County gateway at route 40 could use upgrades and had an article to that effect published in the Catonsville Times.

3. Consider options for traffic calming and enforcement of speed limits and stop signs to make
(continued on page 3)

BOARD OF DIRECTORS

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President	Klaus Philipsen
Vice President	Chuck Sprague
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	Charles Yingling

BALTIMORE COUNTY HIGHLIGHTS

Baltimore County has many plans in the works for our area. Just a few of these are:

New Trash & Recycling Schedules

If we have not received them already, we will soon receive new trash and recycling schedules from Baltimore County. Please pay particular attention to how recyclables are to be packaged for pickup. Remember, it is our earth that sustains our life, and it is up to us to do all we can to promote conservation of its resources. It is not just a nice thing that we do when we recycle... it is our RESPONSIBILITY!!



When we get the new schedule, it will be posted on our web site <http://home.comcast.net/~westerleenews/>

in case you should misplace your copy.

Don't forget to look into the contest associated with the booklet. You might win a \$212 Hecht's gift card!

Baltimore Regional Transit Plan

Did you know that the MTA is planning a Red Line Transit Route that will affect our area? Klaus Philipsen, our Association President, is a consultant for this project. He recently shared this information with us:
(continued on page 9)



RED CROSS UNABLE TO SUPPLY ENOUGH BLOOD TO HOSPITALS

Community Safety Threatened Further
as Blood Shortages Occur Coast to
Coast

Baltimore, MD – July 13, 2004:

Communities across the country are not collecting enough blood to meet hospital demands, paralyzing the American Red Cross' national blood inventory system and resulting in the compromise of patient care in many area hospitals. This critical blood shortage is one of the most severe in American Red Cross history as response from blood donors has plummeted to a record low and the demand for blood products is higher than ever before. The Greater Chesapeake and Potomac Blood Services Region, servicing Maryland, Washington, DC, Northern Virginia, and York and Adams Counties in Pennsylvania, reports that local inventory of blood products is not high enough to meet even one day's worth of patient needs of certain blood types. (continued on page 4)

DID YOU KNOW THAT...

...there is a very active Police Community Relations Council in Precinct 2 (our precinct on Woodlawn Drive and Windsor Mill Road)? Shirley Smith and Marilyn Maxwell have been representing Westerlee at this monthly meeting for several months now, and have learned a great deal about the work the police do in our area, and about the many resources we have in Baltimore County. Visit our website at

<http://home.comcast.net/~westerleenews>

to find out more about it. We have reprinted a flyer given to us at the July 14th meeting. We apologize for the way it looks. The cover page is very unclear, but the rest of the pages are legible. It is very worth reading. The third page, particularly, gives valuable contact numbers to call in case there is a problem you need solved.

A point of information... our local police precinct now has a substation on Liberty Road. At the same time that some of our police officers from the Woodlawn station have been assigned there, our own local precinct has been assigned more officers to cover the loss. So, we are still well protected.

ADVERTISING IN OUR NEWSLETTER

Advertising in our newsletter reaches 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 help defray the cost of the newsletters. Please be aware that all advertising in the newsletter is paid advertising, and does not reflect the views or recommendations of the Board of Directors or the editor of the newsletter.

Fees are 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

RUSSEL PROJECT NEAR COMPLETION

Have you noticed that the Russel project on Dlong is nearly done? That is due largely to the numerous phone calls over the months by Charlie Yingling (a board member) to the manager there. To their benefit, Charles has noted that the manager is always very agreeable (and even apologetic) when he calls, and that progress is always evident soon after his calls.

It shows that persistence does work! We once again can drive through an area that doesn't look blighted as we are on our way to and from our beautiful community.

Thank you, Charlie!

NEXT SCHEDULED BOARD MEETING FOR 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

Advertisement

FOR SALE: SNOW BLOWER-- BEST OFFER

Not run in a while, may need
some work.

Please contact Bob Proper at
410-455-0040



OUR DEAR NEIGHBORS...

... Hal Browning, of 2022 Cedar Circle Drive, a long-time resident of Westerlee, died recently. We are saddened by his death. Hal made many proposals for changes to our old bylaws, and these changes were incorporated into our 2004 bylaws revision...

... and Lorraine Kirk, of 2015 Cedar Circle Drive, passed away very suddenly. Lorraine was shy, but very jovial and had an infectious laugh. She was the beloved spouse of Earl Kirk.

(Message from the President, continued from page 1)

life in Westerlee safer for pedestrians, children and all residents

Traffic has been a topic at every Board meeting: We wrote to the County that we would like to work with them on re-stripping schemes for Rolling Road and we reviewed the County guidelines for the installation of traffic calming measures on Cedar Circle Drive to make it safer and discourage cut through traffic. However, the County requirements for installation of speed humps are

quite stringent and the board doubted that we could meet them. For example, we need to prove that we have more than 150 cars per hour during rush hour and 60% of residents along the street must agree to having speed humps. We would like to hear from you on this matter. In the meantime, we want to remind you that we, the residents, create a large portion of the traffic and it is our own behavior which makes the difference. Let's set a good example, obey the 25mph speed limit, and stop at the stop signs!

4. Ensure that purchasers of homes in Westerlee know that this is a covenant controlled community and that they are welcomed by and informed about the association.

Bettye Gray and Sue Haines both have contacted realtors who are active in our area to ensure they understand that they have to inform buyers about our covenants.

5. Create a better sense of the values of our homes to avoid homes being sold under value as has been the case in several past instances.

As you can see in the article on house sales in Westerlee, we have broken some value thresholds and seem to finally be able to sell our homes for what they really are worth. Obviously, the board has little influence over this but we want to encourage everybody who wants to sell their home to be patient and avoid "fire sales". Only good past sales create the "comps" that buyers look for when judging a listing price. A contribution we all can make to maintaining and growing the value of our homes is to keep them in good shape and with attractive "curb appeal". This includes not parking abandoned or commercial vehicles in the street or on the lot. The board will continue to enforce County regulations and the Westerlee covenants. Shirley Smith can answer any questions regarding County regulations and how to avoid citations from code enforcement officers.

6. Have an organizational structure that allows good communication among members of the Association and a support system in case of emergencies and situations of personal need and create a sense of community through events and generally neighborly relationships among members. We are also looking into the option of placing signs at the entry points of the community

This newsletter is an important method of communication and so is the Westerlee website for those who have access to the internet. Nothing, however, can beat the person to person contact, the chat on the street, the phone call or the visit at a time of need. Charlie Yingling, who has probably lived longer in Westerlee than any other Board member, is regularly contacting new residents and holding "conferences" in his front yard. Attempts to re-install the "block captain" system have failed to date, due to lack of volunteers who

would want to be block captain. All of us on the Board are committed to be there to respond to inquiries, suggestions and needs you might have and with 13 members we should be able to cover our neighborhood of 165 or so households. The entry-signs have not yet been pursued but are still on the agenda.

Wishing you a pleasant fall,



Association President

DO YOU NEED A COPY OF OUR COVENANTS OR BYLAWS?

Go to our website

<http://home.comcast.net/~westerleenews/>

or send a written request or e-mail to the Secretary at

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

westerleenews@comcast.net

Red Cross, continued from p. 2

"Today, there are patients in our local hospitals who need blood to survive, and this critical shortage is preventing our ability to ensure that blood will be available for every person who needs it," said Gary Ouellette, CEO of the GC&P Region. "We need donors of all blood types to come forward more than ever before, and we need them to come forward immediately."

While all blood types are critically needed, donors with Type O negative blood (universal blood type) are urgently asked to schedule an appointment immediately as a result of this crisis. Appointments are available at all American Red Cross blood Donor Centers and community blood drives and can be obtained by calling 1-800-GIVE-LIFE (1-800-448-3543). Apheresis appointments are available by calling 1-800-272-2123. (Article reprinted from www.my-redcross.org)

At a recent meeting of the Police Community Relations

Council, which Shirley Smith and Marilyn Maxwell attended, a representative of the Baltimore Chapter of the American Red Cross made the need abundantly clear. She asked that we make our neighbors aware of the need and apprise them of the blood drives currently scheduled for our area.

Friday, September 10th

Spring Grove Hospital, Rice Auditorium, Wade Avenue, Catonsville, MD 21228
9:00 a.m.-3:00 p.m.

Thursday, September 30th

Catonsville United Methodist Church,
7 Melvin Avenue, Catonsville, MD 21228
2:30 p.m.-8:00 p.m.

Blood may also be donated at the Red Cross Headquarters in the Seton Business Park,
4700 Mt. Hope Drive, Baltimore, MD 21215
every
FRIDAY from 8:00 am -2:00 pm and
SATURDAY from 7:00 am-2:00 pm

To schedule an appointment, call 1-800-448-3543

For questions regarding eligibility, call 1-800-272-2048.

Who is eligible? Donors must...

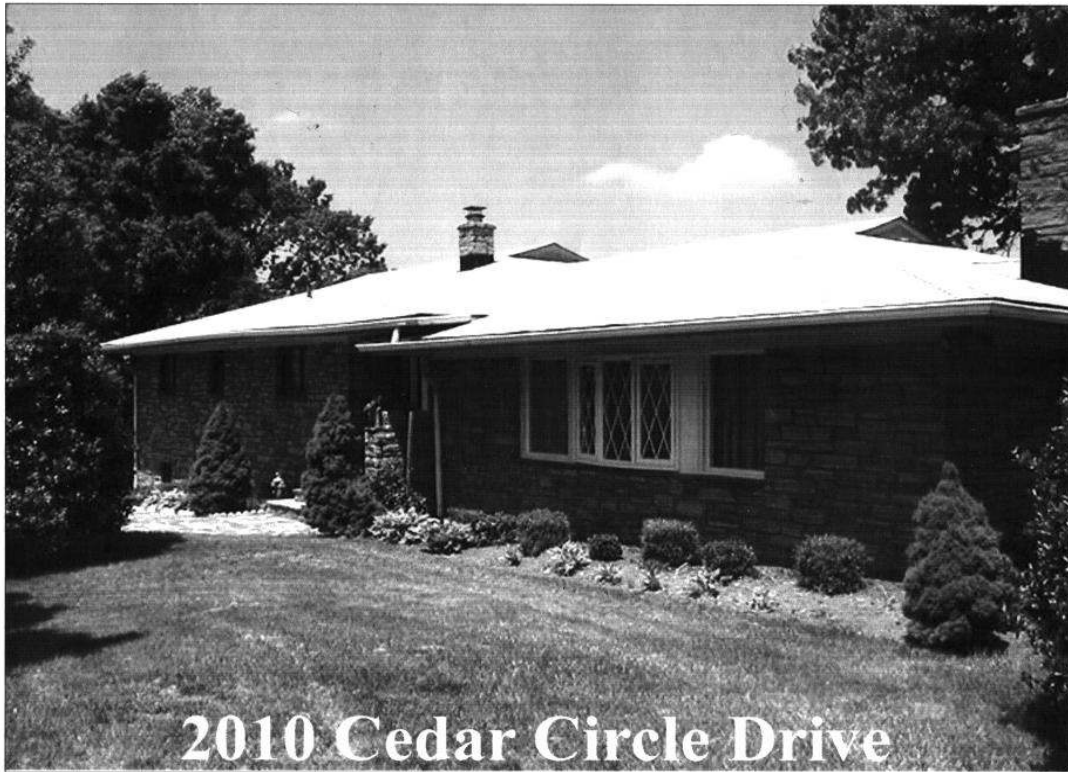
- *be in generally good health
- *be at least 17 years of age (or in Maryland only, be 16
- *years of age with written parental consent)
- *weigh no less than 110 pounds
- *have not received a tattoo within the past year
- *have not donated whole blood within the past 56 days

**UPDATE ON BUILDING PLANS NEAR
CATONSVILLE GATEWAY**

You remember, we're sure, that townhouses are planned for the Hoffman property behind the 2000 block of Cedar Circle Drive (from 2019 west to Nuwood Drive).

The Westerlee Board has been working with the builders for almost two years now, and hired an attorney to make certain that the building will have the least impact on our homes and property values. As a part of this negotiation, it was effected with the county that Nuwood Road will never be built through. Of course, that is to our advantage. It will minimize traffic from these townhouses and the Catonsville Gateway Condos through our neighborhood. Another part of the negotiations that the builders agreed to was to change the layout of the
(continued on page 6)

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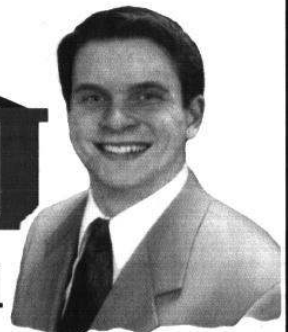
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WESTERLEE WEB SITE

We're on the Web!! Our web site will give you lots of TIMELY information, some of which we don't have room to publish here. It's a very good way to keep up with what's going on between newsletters. Check it out – and often!

Go to: <http://home.comcast.net/~westerleenews/>

When you type the URL into your browser's address line, be sure to include the tilde (~) (on the keyboard, press Shift and the key above the Tab key) before "westerleenews". After you've been to our web site, bookmark the page so you can return often! If you can't access the web site, e-mail me at westerleenews@comcast.net, and I will e-mail the URL to you. You'll then be able to click on it to go to our website.

You'll need the free program, Adobe Reader, available on the website, to read many of the files.

Catonsville Gateway Project, continued

buildings so that we will have the least view of them, and, perhaps more importantly to us, their view of our backyards will be diminished.

We had expected that building would have started by now, and called the developer recently to determine the status of the project. He assured us that the only obstacle is County permit approvals, and they expect to have them in 60-90 days. If they are granted then, building will commence after the winter is over.

NEW NEIGHBORS

Anthony and Brenda Johnson and their two sons, Anthony and Brian, have moved in at 2005 Fernglan Way. We welcome you to Westerlee, and we hope you will have many happy years in your lovely neighborhood!

Advertisement



*Just Sold My Listing at:
2106 Cedar Circle Dr.*

I have other customers who want to live in Westerlee.

So, if you are thinking of moving, give me a call.

Market Data—Free

Value Assessment of Your Home—Free

I have lived in Westerlee for 40 years and am a full time realtor. No matter where you decide to move, I can help you every step along the way.

Bettye Gray

410-744-4100 (office)

410-744-1188 (home)

Coldwell Banker Residential Brokerage



WESTERLEE REAL ESTATE NEWS

The following brief article and the first two tables were compiled by Nancy Hackley, a real estate appraiser in the Maryland, DC and Virginia area, and revised and submitted for publication in the newsletter by Sue Haines. The third table contains additional information that was submitted by Bettye Gray.

Westerlee sits amid the rich history of the Catonsville area. Just 20 minutes from downtown Baltimore and 40 minutes from Washington DC makes Catonsville a very desirable location. This is just one of the reasons the property values have increased at a remarkable rate. We have seen this trend for the past 4 years with no end in sight. Below are some of the most recent numbers for Westerlee.

YEARS	AVG. SALE PRICE	SOLD	DOM (Days on Market)
2000	196,000	8	94
2001	195,000	4	57
2002	220,000	10	12
2003	247,000	8	13
2004 (6months)	262,000	2	7

There is 1 house currently under contract.

Address	List Price	DOM	Contract Date
2106 Cedar Circle Dr.	385,000	5	7-7-04

Several homes have sold recently:

Address	Settlement Date	Acreage	Basement ?
2126 Cedar Circle Dr.	08/29/2003	.51	Split Foyer
1208 N. Rolling Rd	11/25/2003	.61	Split Foyer
2105 Chantilla Dr.	12/21/2003	.51	Split Foyer
2025 Cedar Circle Dr.	01/26/2004	.47	Yes
2148 Chantilla Dr.	05/27/2004	.24	Split Foyer
2005 Fernglen Way	07/20/2004	.46	No
2010 Cedar Circle Dr.	08/27/2004	1.38	Yes

ARCHITECTURAL DESIGN REVIEW

by Richard Maxwell

The process discussed in recent meetings and newsletters is working! In the last few months the Architectural Review Committee has received five requests for approval. These included additions to the homes at 2021 and 2000 Cedar Circle Drive; closing in the existing porch at 2006 Fernglen Way; adding a garage at 1907 Cedar Circle Drive; and adding a storage shed to the property at 2006 Cedar Circle Drive.

In all cases, the plans were examined with respect to the external appearance, the blending of the new with the existing old, and the compatibility with our community appearance. All of the plans have been approved with the proviso that the new construction must have a building permit to ensure compliance with the county codes via inspections.

Although we, as a community, are concerned primarily with external appearance, we want to be sure that construction conforms to existing codes for safety and durability.

The additions to the homes are in progress. The one at 2021 Cedar Circle Drive is essentially complete, and is well done. The addition was designed to provide a separate living space for a family member. This is certainly acceptable by our community covenants.

As our homes change hands, however, future owners should be made aware of the requirement for "single family" occupancy of homes in the community.

The other current addition, at 2000 Cedar Circle Drive, is underway. The foundation is complete and progress should proceed with winter in sight.

The plan for 2006 Fernglen Way is to enclose an existing covered porch to provide a larger kitchen and dining area. This is a trend in newer homes to provide more area for family and friends. A lot of entertaining seems to center about the kitchen.

Another successful effort at 1907 Cedar Circle Drive has added a detached two-car garage to the property. This has been completed, and it looks good! Landscaping around the garage and apron provides a finished appearance. The garage was constructed on site by professionals and provides space needed for classic cars and others.

A request for approval of a shed for garden tools and outdoor furniture storage at 2021 Cedar Circle Drive was submitted with a manufacturer's brochure. The request stated that the siding and roof of the shed would match

the previously approved additions. This approach was approved. The pad for the shed is in place.

In the past, for some it has been a practice to purchase a manufactured shed and have it installed on one's property without requesting approval from the Board of Directors. This is contrary to our covenants. One such case occurred recently at 2006 Cedar Circle Drive. To the homeowner's credit, when informed of the need for approval, he admitted he didn't know he needed approval, submitted his plans, and agreed to put in some plantings to shield the shed from view, or at least make it more compatible with the surroundings.

If you are planning an addition of any type, please submit plans or sketches to one of the Architectural Review Committee members: Shirley Smith (2016 Cedar Circle Drive, Richard Maxwell and Klaus Philipsen at least four weeks prior to the next scheduled board meeting. The members of this committee are qualified to not only review the plans, but may provide help during the early concept formulation. Building is always very stressful; we can sometimes make it less so.

BOARD OF DIRECTORS MEETING MINUTES

August 3, 2004

The meeting was held at 7:30 p.m., with a quorum present. Highlights of the meeting follow:

- % The minutes of the April 6th Board Meeting were read and approved as written; the Treasurer's Report was read; Charles Yingling gave the report from the Welcoming Committee. He has been diligent in contacting new neighbors to give them their one year free membership card, covenants and bylaws.
- % Shirley Smith, the Board Member in charge of County Code Enforcement, was not able to be present, but she presented a report for the committee she leads. Several violations are being pursued: untagged vehicles and commercial vehicles parked in driveways. We expect that these issues, with the help of the County Code Enforcement Officers, will be cleared up soon.
- % The newsletter has been issued regularly. Marilyn suggested that the next newsletter be distributed sometime during the week of September 12 to accommodate school opening and vacations. The deadline for submitting articles for the next newsletter will be Labor Day, September 6. The suggestion was made to list in the newsletter the range of listing prices of homes on the market and to encourage people to ask for higher prices. Various

people volunteered (or were volunteered!) to write articles for the newsletter.

- % Klaus gave a synopsis of the ongoing problem of drainage on Fernglen Way. He has investigated with the county and neighbors. Upshot: No one specific cause has been identified nor is any easy remedy in sight. It has been arranged with DEPRM, the Department of Environmental Protection Resource Management, which is the department managing the buffer strip, to take down a fallen tree and assess the situation to see if county can do anything.
- % The striping of Rolling Road to include a turning lane (as discussed by Sam Moxley at the March general meeting) was discussed. Klaus has talked to the community conservation person at the County, Ray Heil and requested a meeting with him and Department of Public Works Board members to review conditions. County should have facts (traffic volumes, road lane width, accidents, speeds) ready for meeting. The DPW seems to be in no rush to perform the re-striping and understands that the measure causes community concerns.
- % In the same vein, board members would like to meet with County representatives to discuss ways to curb the volume and speed of traffic on Rolling Road.

Next board meeting scheduled: November 2, 7:30 p.m.
Meeting adjourned at 9:15 p.m.

Please note: These minutes are abridged. If you would like a copy of the complete minutes, contact the Secretary by letter

Marilyn Maxwell
2019 Cedar Circle Drive
Baltimore, MD 21228
or e-mail: westerleenews@comcast.net

Baltimore County Highlights, continued

The red line corridor would go from Fells Point to Social Security. One alignment alternative even has the line going up Rolling Road. There will be a public meeting roundtable in the fall. "Options being considered" (taken from their recent newsletter) "for the Red Line are enhanced Bus Service, Bus Rapid Transit, and Light Rail."

Info is on:
<http://www.baltimoreregiontransitplan.com/pages/redline.htm>
It's very interesting reading, and it directly affects us!

There is also a copy of the September 2004 Project News in PDF format on the Westerlee website. Go to <http://home.comcast.net/~westerleenews>

In the left hand column, click on
Red and Green Line Studies

Baltimore County Office of Planning Newsletter *Planning's Pages*

The Baltimore County Office of Planning publishes a newsletter called Planning's Pages three times a year. The most recent issue, that of August, 2004, is of particular interest to us in the First District. Here we will quote just the section devoted to Catonsville, but the remainder of the issue is of equal interest to us, since what is happening in our neighboring communities really affects us.

"Although Catonsville is the largest of the First District communities, it has a true 'village' feel with its tree-lined streets, large historic frame houses, sought-after schools and thriving commercial area on Frederick Road. This very walkable community has a designated commercial revitalization area, which enable businesses to be eligible for County-supported design assistance of building facades and loans for property renovations. The active Catonsville Chamber of Commerce sponsors a farmers' market as well as other promotional activities, and is developing a Community Development Corporation."

You can read more of the current issue at

http://www.co.ba.md.us/Agencies/planning/about_office/newsletters.html

and clicking on the August, 2004 link.

We will also link to all of these Baltimore County websites on our website:

<http://home.comcast.net/~westerleenews>

If you have trouble getting to our website, e-mail me at

westerleenews@comcast.net and I will e-mail you the URL. There is some interesting, very informative stuff there!

The Westerlee Newsletter is published quarterly by the Board of Directors of the Westerlee Community Association. Contact: Klaus Philipsen, President 410-747-5351, Newsletter: westerleenews@comcast.net. We welcome articles and suggestions.