



# Westerlee Community News



A Proud Covenant Controlled Community

September 2005

[www.westerleenews.com](http://www.westerleenews.com)

## A MESSAGE FROM THE PRESIDENT

Dear Neighbor,

This summer was sufficiently rainy to keep our community lush and green so much so that some of us had to struggle to keep the greenery in check. I hope you feel like I do, that coming in from the noisy commercial clutter of Baltimore National Pike, our community is an oasis of landscaped tranquility.

Naturally, our secluded little pocket community is not totally isolated from what happens around us. In the last few months residents along the midsection of Cedar Circle Drive have been waking up with the back-up beeps and roar of bulldozers and trucks noisily cranking up their activities at 6:30 in the morning, Saturdays included. Two of the planned townhouse rows are already standing now; the rest are springing up fast. Although many might feel sorry to see the peach orchards of the old Hoffman farm turn into townhomes, it seems that these infill homes make more sense here than if they had sprung up on the outlying farms of Baltimore County where planning laws try to maintain open spaces and rural character. As many of you know, we had negotiated the arrangement and orientation of the new homes and they now will be placed and terraced almost like originally proposed by our association. It doesn't appear that the stormwater pond at the bottom will look very natural but I will ensure that the landscaping plan and the trails and walkway connections agreed to by the developer will be implemented. The fact that the Nuwood right-of-way has been used to place the pond will guarantee that Nuwood Road will never be built through -- a connection that many residents at Chantilla Road, Nuwood and Cedar Circle had feared might happen someday.

Nuisances that perpetually come up in discussions with neighbors are: Youngsters who drag-race down our streets (recently pursued by two police cruisers), people discarding their fast food wrappings and other debris into front yards and a good number of folks speeding and running the stop signs.

Many of the original residents in the neighborhood who have lived here for many decades observe that the area is transforming and changing. Many properties are changing hands; additions are built and now we even have  
(continued on the last page)

### **Westerlee Community, Inc. BOARD OF DIRECTORS**



**President  
Vice President  
Secretary  
Treasurer**

**Klaus Philipsen  
Chuck Sprague  
Marilyn Maxwell  
Dorn Wagner**

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Susan Haines  
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**Bettye Gray  
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## IT'S A TWO WAY STREET

written by Chuck Sprague

There are many benefits of living in an organized and active community like Westerlee. Your Board of Directors seeks to protect your property values and quality of life by monitoring local zoning changes, enforcement of covenants, liaison with law enforcement and elected county officials, keeping you informed by newsletters and a web site and community meetings, and by taking actions where necessary to protect your interests and those of the community. And most importantly, by fostering a community spirit and environment where neighbors look after and care about their neighbors.

We are a very diverse neighborhood with different age groups, ethnic and religious backgrounds, and a wide variety of business and educational backgrounds and interests. And yet in spite of all these differences, there is a common bond that binds us together as a community - and that is: we care about our neighbors and our neighborhood. This is reflected by community spirit as shown when we donate a nominal amount of dues to the community organization each year to carry on their activities on our behalf, or by taking in the neighbors mail and newspapers when they are away and watching for suspicious activities that might be a crime in process while they are away.

There is another aspect of community spirit that also makes Westerlee a good place to live - and that is your

personal attention to the appearance of your property. Realtors sometimes refer to this as "Curbside Appeal". If we all make an effort to do this it results in "Community Appeal" which not only enhances your property value, but helps make people proud of where they live.

As a self check, ask yourself:

- 1) is my lawn mowed regularly,
- 2) do I trim any bushes that are near the sidewalk so that people can walk by without having to walk on the grass or in the street,
- 3) do I have curbside trees pruned periodically so they don't overhang the street and interfere with delivery trucks or emergency vehicles passing by, and
- 4) do I have any unused cars parked in the driveway or things scattered about the lawn that could be better organized.

Please do your part to keep Westerlee looking good and show your community spirit by supporting the Westerlee Community Association with your dues - and most important of all, take the time to meet your neighbor and offer assistance when needed.

As indicated by the title of this article, *It's A Two Way Street* - you help look after the community and it will help look after you.

## NEW NEIGHBORS

We welcome the Abukana family which has moved into the home at 1210 North Rolling Road. They moved here on August 1, and came from the Windsor Mill area. Please welcome them warmly when you see them. We are glad they're here!

(Other families have moved into the neighborhood recently, but Charles Yingling, our "ambassador," has not found them at home yet!)

## SOME NOTES ON SAFETY ...

Even in our "SAFE" neighborhood, there are some personal safety issues we must keep in mind. In recent months some events have taken place that should make us wary. The text of the following article is from the Baltimore County website.

### A GUIDE TO PERSONAL SECURITY

Don't Be A Target For Crime

#### Precautions To Take While Walking:



1. Walk confidently.
2. Avoid shortcuts through parks, alleys, etc.

3. Walk/shop with a friend(s). There is strength in numbers.
4. Stay near people; avoid being alone in parking lots. Don't accept rides from strangers or hitchhike.

Be ALERT !

Call Police (911) when observing suspicious activity.

*If Someone is Following You On Foot:*

Go to a well lit store or house and call the Police.

*Precautions To Take While Driving:*

1. If someone is following you, drive to the nearest police station and sound your horn, or
2. Drive to the nearest well-lit 24 hour convenience store and sound your horn.
3. Never allow your gas to go below a quarter tank.
4. Always drive with doors locked and windows closed. (if necessary open windows slightly for ventilation.)

*Precautions To Take While Shopping:*



1. Park in a well lit and heavily traveled area.
2. Lock doors, close windows, and lock valuables/packages in the trunk, out of sight.
3. When returning to your vehicle, look to be sure no one is hiding under, nearby, or in the vehicle.
4. NEVER leave your car keys in the ignition, even for a short period of time.
5. Guard Your Cards
  - Check often for missing cards.
  - Don't leave your credit cards in your car.
  - Keep a list of your cards' numbers, and who to notify if lost.
  - After a purchase, be sure your card is returned.
  - If your card operates a bank teller machine, memorize your number. Don't carry it written down.
  - If your cards are lost or stolen, report it immediately and follow up with a letter.



Operation Identification (Identifying Your Property):



1. Photograph valuables too small to engrave.
  2. Make several lists of your property and keep them in a "safe" place at home or a safe deposit box. (Ladies, not in your jewelry box.)
  3. Mark your valuables by engraving your driver's License number followed by the letters "MD."
- Confidence Games And Swindles:*

Home Improvement and Repair Frauds:

1. Obtain several estimates and check to



see if the company is licensed with the State Home Improvement Commission.

2. Ask friends for recommendations and check references.
3. Be suspicious of high pressure sales tactics.
4. Check with the Better Business Bureau.
5. Do not pay until work is satisfactorily completed.

Telephone Fraud (if it sounds too good to be true, it usually is):



1. Give only to charities that you know.
2. Steer clear of the "Contest Winner" approach.
3. Ask the Social Security Administration

about organizations claiming to be government services.

4. Personally visit your bank and talk to bank security or the Police if you are notified by a "bank examiner" who asks you to withdraw money and hold onto it - this is a scam used by embezzlers.



5. Buy magazine subscriptions only through people or groups you know or directly from the magazine. 6. Check the

- Better Business Bureau
- State Home Improvement Commission
- State Insurance Commissioner's Office
- Consumer Protection Division of the Attorney General's Office

Never give credit card numbers over the phone!

#### Precautions To Take At Home:



1. Add good cylinder dead bolt locks to all doors leading into the living quarters.
2. Doors leading into the living quarters should be of solid wood or metal.
3. Additional locks/security devices should be added to windows and sliding glass doors.
4. Illuminate the exterior of your home at night. Good exterior lighting is the best and least expensive psychological deterrent to burglaries!
5. Trim back shrubs and trees so the criminal won't be able to use them for concealment.

Never allow strangers in your home.

Talk through the door.

Don't open doors to strangers.

#### Advertisement



## JUST LISTED AND SOLD IN 6 DAYS

## 2118 Fernglen Way & 2102 Cedar Circle Drive

### We received multiple offers above current market prices.

I offer internet and newspaper exposure, brochures, fliers, and Open Houses to achieve maximum exposure and the best price in the shortest time.

Having lived in Westerlee since 1964, I know the area.

I have other customers who want to live in Westerlee. So if you are thinking of moving find out what your house is worth. Give me a call for a free, no obligation market analysis.

**Bettye Gray**

**410-744-4100 (office) 410-744-1188 (home)**

**Coldwell Banker Residential Brokerage**



## A MESSAGE FROM OUR TREASURER

Westerlee Community was built in the early 1960s as a group of well built homes on partially wooded lots in southwestern Baltimore County. When the first part of the community was completed (from Rolling Road to Nuwood Drive including parts of both Cedar Circle Drive and Fernglen Way), the builder and the original owners established a Community Association governed by an Executive Board which uses Community Association Bylaws and Covenants to maintain the character of the community. The Executive Board members attend zoning hearings, area meetings of proposed transportation infrastructure projects, area safety and police community outreach meetings, executive board meetings, an annual community wide meeting, and other events that affect the community. A community newsletter is also published and distributed to all members of the community.

Annual community association dues of \$15.00 are collected to defray the costs associated with the activities of the Executive Board and to cover the costs of legal representation if the need arises. These dues were announced late last year in the newsletter and again at the annual meeting early this year. To date, less than half of the households in Westerlee have paid the 2005 dues. Since the first of the year, I have answered requests from at least eighteen real estate agents and title company representatives for dues payment information. These dues must be paid up for the title search to clear. A lien may be attached to the property to collect any dues that have not been paid since the purchase of the property. Community Association dues of \$15.00 per year are certainly reasonable and they help maintain the quality of life that attracted you to Westerlee in the first place. Please pay your dues and help us keep Westerlee beautiful.

Dorn B. Wagner, Treasurer  
1201 Nuwood Drive  
Catonsville, MD 21228-3759

## ABRIDGED BOARD MEETING MINUTES

On Thursday, April 1, 2005, the Board met at Chuck Sprague's home to discuss several matters pertinent to the Westerlee Community.

The Treasurer's report was read and approved. Dorn Wagner, Treasurer, reported the ending balance to be \$4173.77.

Betty Gray gave a report on home sales in the area. There is a summary of this report elsewhere in this newsletter.

It was noted that Terri Jones, of Fernglen Way, has died.

Many have complained repeatedly about the speed and traffic on Cedar Circle Drive. A traffic count by Baltimore County was recently done: two sets of traffic counters were used; the one set up at 2100 Cedar Circle Drive was found not useful at all because of the construction that was going on there, and which slowed traffic considerably; the one set up in the 2000 block of Cedar Circle counted 64 cars per hour, and an average speed of 29 mph. Top priority for installing speed humps is for streets that have 150 cars per hour. This may change in the future. A recommendation was made to have it done again at more strategic locations.

The newsletter, which is published after each board meeting, was discussed and a deadline set for submitting articles.

Several board members made suggestions for articles and these have been published elsewhere in this newsletter.

Other local items of interest were discussed:

The Sunoco station on Rte 40 next to the Double-T Diner is closed and has been purchased by Russel, which is planning to build a driveway from their property on Powers Lane to Rte. 40.

Chuck relayed Klaus's note that Sorrentos will expand the existing sub shop at Rolling Road and Route 40.

The plans for the Gateway facade will be reviewed at the next meeting.

## ANOTHER E-CYCLING EVENT!

The last Baltimore County E-cycling Event in which we participated (in April) was so successful that we'd like to do it again. This one is scheduled for Saturday, October 22, 2005.

Start gathering your E-cyclables NOW!

### Types of Items accepted:

Computers, Scanners, Printers, Monitors, Stereos, TVs & VCRs, Digital phones and answering machines, Other home electronics

### What's Not Accepted:

Home appliances (such as microwave ovens, vacuum cleaners, blenders), Commercial or institutional material

We'll remind you again in time for the event, with further details. Thank you for helping keep our environment free of the pollutants found in electronics!



## SYMPATHY

We in Westerlee extend our deepest sympathy to Elizabeth Alston, a recently-moved-in neighbor (2135 Cedar Circle Drive), on the death of her husband, John. We are saddened that John never had the opportunity to experience life here in our beautiful community, among neighbors who care.

(Ed. note: the preceding should have been in our last newsletter. I apologize for omitting it.)

And to the family of Terri Jones, a long-time resident of Westerlee, we also extend our sorrow on her death – a friend and neighbor to many. She will be missed.

## SHORT LINES



Some time ago we reminded you about the walking and biking trails in Catonsville. You can find out more at their website: <http://home.comcast.net/~crtt/>, but here is a brief look at the trails. This description, is, in part, taken from their publication, *Shortlines*.

For those of you unfamiliar with the trail, the eastern trailhead is at the west end of Edmondson Avenue, across the street from *Catonsville Middle School*. From there you can walk two miles into Ellicott City, where the western trailhead sits behind the *Trolley Stop Restaurant*. Along the way you may see deer, relax on some of the benches, listen to the babbling brook, and be thankful you do not have to fight the traffic or parking. The path is paved all the way to the boardwalk at the end, making it accessible to all.

There's another trail which you can approach from Edmondson Avenue, right behind the 7-11, and which goes right down to Frederick Rd. It's a lovely walk on an autumn day.

## RECENT REAL ESTATE SALES IN WESTERLEE

(submitted by Bettye Gray)

List Price = LP; Bedrooms = BR; Full Baths = FB; Levels = Lvl; Fireplaces = Fpl; Gar - Garage; Bsmt = Basement

### 1904 Cedar Circle Drive

LP = \$424,900; 3 BR, 3 FB, 2 Lvl, 2 Fpl, Bsmt = Y; Gar = 0; Acres = .46; Age = 49.

### 2103 Fernglen Way

LP = \$349,900; 3 BR, 3 FB, 1 Lvl, 2 Fpl, Bsmt = Y; Gar = 3; Acres = .43; Age = 44.

### 1210 N. Rolling Road

LP = \$290,000; 4 BR, 2 FB, 2 Lvl, 2 Fpl, Bsmt = Y; Gar = 1; Acres = .46; Age = 49.

### 2138 Chantilla Road

LP = \$249,000; 4 BR, 2 FB, 2 Lvl, 1 Fpl, Bsmt = Y; Gar = 0; Acres = .27; Age = 29.

### 2104 Cedar Circle Drive

LP = \$439,000; 4 BR, 3 FB, 1 Lvl, 2 Fpl, Bsmt = Y; Gar = 2; Acres = .29; Age = 40.

### 2017 Cedar Circle Drive

LP = \$389,900; 4 BR, 2 FB, 2 Lvl, 2 Fpl, Bsmt = Y; Gar = 1; Acres = .49; Age = 48.

### Under Contract:

### 2118 Fernglen Way

LP = \$359,900; 4 BR, 2 FB, 1 Lvl, 1 Fpl, Bsmt = n; Gar = 0; Acres = .31; Age = 42.

### 2102 Cedar Circle Drive

LP = \$454,900; 3 BR, 2 FB, 1 Lvl, 1 Fpl, Bsmt = Y; Gar = 2; Acres = .38; Age = 40.

## ARE YOU PAYING PRIVATE MORTGAGE INSURANCE?

submitted by Bettye Gray

If you are still paying Private Mortgage Insurance (PMI) each month to your lender, now may be the time to investigate whether or not you are eligible to have it removed. Generally, once you have 20-25% equity in your home, this monthly expense can be removed. With the rapid appreciation in real estate values the past several years, you may be entitled to have your monthly mortgage insurance payment removed.

For further information, contact your lender directly or call me at (410) 744-1188, and I will help you.

(The preceding article is printed in response to the many enquiries Bettye has received about PMI.)

## OUR WEB SITE



Our website, [www.westerleenews.com](http://www.westerleenews.com), has all the latest news about happenings and people in Westerlee. It also contains many links to other websites that are pertinent to our life here. If there's news you think should be there, send an e-mail to [westerleenews@comcast.net](mailto:westerleenews@comcast.net), and, if appropriate, we'll make sure it gets a prominent place. Bookmark the page, and visit often. New items are always placed on the first page, under the "Breaking News" title.

# WESTERLEE

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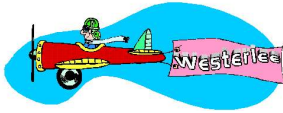
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## Advertising in Our Newsletter



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 (I will be glad to help) and can send it, with your check, to

Westerlee Newsletter  
2019 Cedar Circle Drive  
Baltimore, Maryland 21228

## RECIPES

I've not gotten any responses from you, our residents, so I'll give it one more try!!

Here are a couple of my own – some one-dish meals – perfect for an autumn supper. Send yours to:

Westerlee News Recipes  
2019 Cedar Circle Drive  
Baltimore, Maryland 21228  
or e-mail them to [westerleenews@comcast.net](mailto:westerleenews@comcast.net). I hope to hear from you!



### Chicken Parmigiana

- 1 tbsp. olive oil
- 1 c. chopped onions
- 2 stalks celery, chopped
- 1 carrot, cut into fine strips
- ½ green bell pepper
- 1 clove garlic, minced
- 4 c. chopped fresh tomatoes

- ½ tsp. leaf thyme
- 1 tbsp. fresh basil, chopped
- 1 tsp. salt
- 1 c. freshly ground pepper
- 1 ½ lb. chicken breasts, boned and skinned
- 12 oz. vermicelli

Heat olive oil in large skillet. Add the chicken breasts to the skillet and sauté for five minutes on each side. Remove chicken. Sauté for three minutes the onions, celery, carrot, green pepper and garlic. Add tomatoes and spices. Cook gently uncovered, for about 45 minutes, being careful not to burn. Return the chicken to the skillet, just long enough to re-heat. Serve over vermicelli. Serves 6.

### Crab Quiche

- pastry for 9-inch pie (can use a bought one)
- 2 eggs, beaten
- ½ c. mayonnaise
- 2 tbsp. unbleached white flour
- ½ c. non-fat milk
- 6 oz. crabmeat
- 8 oz. shredded Swiss cheese
- a c. chopped green onions

Line a 9-inch quiche dish with pastry. Trim excess pastry around edges. Prick bottom and sides of pastry with a fork. Bake at 400° for 3 minutes; remove from oven, and gently prick with a fork again. Bake an additional 5 minutes.

Combine eggs, mayonnaise, flour, and milk; mix thoroughly. Stir in crabmeat, cheese, and green onions. Spoon mixture into pastry shell. Bake at 350° for 30 minutes or until set. Let stand 10 minutes before serving. Serves 6.

## CONSTRUCTION PLANS MUST BE SUBMITTED FOR APPROVAL



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:

"No garages, outbuildings, fences or other structures shall be erected without prior permission of Westerlee Community, Inc., its successors or assigns, or its duly appointed agent, and no building shall be built closer to the front street than forty (40) feet, no closer to the side street than twenty-five (25) feet."

Because of that, an Architectural Review Committee studies all plans and submits their findings and recommendations to the Board only at the regular

quarterly meetings. That means that you must plan ahead if you wish to add an addition, a shed, or even a fence. Architectural plans must be submitted four weeks before a board meeting to give the Architectural Review Committee and the Board adequate time to review the plans. The date for the one remaining Board of Directors meeting for 2005 can be found elsewhere in this newsletter.

The committee requires a full set of architectural drawings for any changes to the exterior of your home. If you have any questions, contact one of the Architectural Review Committee members:

Klaus Philipsen at (410)747-5351  
or by e-mail at [archphips@aol.com](mailto:archphips@aol.com)

Shirley Smith at (410)744-6171  
or by e-mail at [sjs@westray.com](mailto:sjs@westray.com)

Richard Maxwell at (410)744-3449  
or by e-mail at [rmaxwell@comcast.net](mailto:rmaxwell@comcast.net)

## BOARD MEETINGS FOR 2005

Do you know that you are welcome to attend the Westerlee Community Board Meetings which are held quarterly?

The final board meeting for 2005 will be held on November 10.

Call or e-mail a member of the board to find out where the meeting will be held.

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A Message from the President, continued from Page 1.

a brand new house on Fernglan Way. New residents sometimes take issue with things that old-timers long have found charming: The lack of streetlights, the narrow streets in the upper section where pedestrians share the road with cars, the narrow small driveways and garages and large trees that some now see as a threat to their house.

Our current association board represents a good mix of old and new residents and provides a forum for lively discussions about threats and opportunities in the neighborhood. Despite some opinion differences, as other articles in this newsletter prove, the entire board shares a desire to keep the neighborhood safe, clean and well maintained and to promote a sense of civic pride in every resident.

The importance of civic structure, civility and cooperation among neighbors has been brought home in terrible clarity by the storm along the gulf coast. Our community problems and sorrows seem very small by comparison.

However, keeping an eye on details and caring about our community even when everything seems to be basically all right, will ensure that each one of us can continue to find peace, rest and support in our small local neighborhood called Westerlee.

As always, the entire board welcomes your comments and ideas. Feel free to drop me a note, stop by my house or call me.

(Address: 2018 Cedar Circle Drive, Work phone: 410-685-2002, e-mail: [kphilipsen@archplan.com](mailto:kphilipsen@archplan.com))



Klaus Philipsen, President  
Westerlee Community Association

## GARDEN TIP

When the leaves fall, consider recycling them as compost right in a corner of your yard. You won't believe how quickly the pile will shrink to almost nothing. This will save you bagging and will save Baltimore County the cost of collection and trucking them away.

Baltimore County encourages residents to handle their yard waste at home by promoting home composting. Home composting reduces the amount of yard waste that has to be collected, thereby reducing collection and processing costs as well as air pollution. Composting is the natural process by which yard waste decomposes into a dark crumbly material called humus. The humus, also called the gardener's "Black Gold," can be used to enrich and enhance all types of soils. For more information about composting or possible future compost bin sales, please contact Clyde Trombetti, Public Information Specialist, at 410-887-2791.

Advertisement

### *Bertamini's Hair Studio*

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