



Westerlee Community News



A Proud Covenant Controlled Community

March, 2006

www.westerleenews.com

A Message from the President



The Gateway housing infill project on a portion of the former Hoffman Farm is nearing completion. The lack of foliage in the winter months lets the new houses become quite apparent from Cedar Circle Drive. We hope that the landscape buffer still to be planted with new trees and shrubs will quickly improve the situation. I am in contact

with Patriot Homes, the developer, so that they fulfill their obligations included in the "Restrictive Covenant Agreement" with our association. As part of their obligations they have to create a well planted landscape buffer on the north side of their development, a paved walkway between Cedar Circle and Dlong (along the former Nuwood right of way which was abandoned) and a trail that would allow us to walk up the Baltimore County open space located east of the communication towers.

We filed an application with NeighborSpace of Baltimore County to nominate the easterly portion of the former Hoffman's farm for open space preservation under the NeighborSpace program. The initial response from NeighborSpace was positive, however, NeighborSpace will obtain more information about the site, its current ownership and potential plans before they will decide to fund open space easements or acquisition..

Russell Automotive asked the Westerlee Board for consent to a zoning variance that would allow them to build a parking lot for about 30 employees at Powers Lane just west of Dlong on the lot of the former residential property that was demolished. The Board voted tentatively for approval pending review of drawings that will show the intended lot in more detail.

An application with the Baltimore County Development Review Committee (DRC) was filed by communication companies for a communication tower in the same location as the existing towers. I will find out what the application entails (an additional tower or rebuilding of an existing tower) and report about this in our annual meeting **on 3/14** at 7pm at Woodbridge Valley Elementary School.

You will see several references to this important meeting (continued on page 6)

Westerlee Community, Inc. BOARD OF DIRECTORS



President
Vice President
Secretary
Treasurer

Klaus Philipson
Chuck Sprague
Marilyn Maxwell
Dorn Wagner

Directors:
Ed Hastry
Flossie Johnson
Shirley Smith

Bettye Gray
Jim Holman
George Simon
Charles Yingling

Holiday Outdoor Decorating Contest

The 2005 Westerlee Holiday Lighting Contest was held with a 7:30PM to 8:30PM drive-by on Monday, December 19th as announced in our last newsletter. Thanks to Jim Holman, Betty Gray, Dorn Wagner, and Ed Hastry for their efforts in helping judge the winners for this contest. And a special thanks to all the other home owners who participated in this show of community spirit and making our community a pretty, as well as nice, place to live.



The Winners are:

1st - 2001 Fernglan Way
2nd - 2113 Chantilla
3rd - 2013 Cedar Circle

Charles & Lula Yingling
Allan & Rosemary Snyder
Tom & Patricia Avens

Close Contenders:

2118 Chantilla
2134 Chantilla
1202 Dlong Rd
2005 Cedar Circle

Peter & Candi Wienckowski
Adelina Parsons
Maurice & Virginia Maultsby
Fran & Beth Peckay

Honorable Mention:

2104 Chantilla
2117 Cedar Circle
2116 Cedar Circle

Richard Brooks
Lawrence Welle
Jon & Karen Straughn

Note: at the January Board Meeting, Chuck mentioned that, as compared with last year, more homes on Chantilla Road, and fewer on Cedar Circle Drive, were decorated this year. Prizes for 1st, 2nd and 3rd place will be distributed at the General Community Meeting on March 14th.

Abridged Board Meeting Minutes



The Westerlee Board met on Thursday, January 12, 2006 with a quorum present.

There was follow-up discussion on the proposed use of the Russel

Property at the corner of Dlong and Powers Lane for employee parking. After much discussion, it was decided to approve the use of the lot with stipulations that further Russel expansion on that side of the road be prohibited; no commercial vehicles be parked there; and that Russel beautify the area. A further recommendation was made that the final decision be dependent on our receiving drawings, which the board must approve: these drawings should indicate paving, lighting, fences, landscaping and curb cut. These criteria will be submitted in writing to the Russel management.

The Board then planned the annual meeting (date was to be determined later, dependent on Councilman Moxley's schedule)

We will ask Sam Moxley, our Councilman and Captain Barry Barber of our local Police Precinct to make presentations. In addition, we'll hold our election of officers, and vote on adding the Architectural Review Guidelines to our bylaws (a copy of which is attached to this newsletter).

Brief reports will be given by various members of the board regarding crime in the area and real estate values.

Several other issues were discussed, including some current homeowner violations of our bylaws. These will be addressed on an individual basis.

Future Board Meetings

You're Invited

Board Meetings for the rest of 2006 will be held on April 13th, July 13th, and October 12th. You are very welcome to attend. The April 13th meeting will be held at the home of Bettye Gray, 2128 Fernglen Way.

ByLaws, Voting, and Nominations



Do you remember that, unless your homeowner association dues are paid up, you have no voting privileges in the Westerlee Association? Here's a quote from our bylaws, which were approved in 2004:

ARTICLE IV: MEETINGS OF MEMBERS

Section 1. All-member meetings shall be held annually. Notice of meetings will be sent out to all members at least two (2) weeks before the expected meeting. For elections of Directors, members will be invited to nominate Directors to the Nominating Committee, and the Board shall publicize the slate from the Nominating Committee with the Notice of Meeting. Special meetings may be called by the President, the majority of the Board, or by a majority of the households.

Section 2. Voting. At either special or annual meetings, each household with current dues payment certified by the Treasurer and is entitled one (1) vote per household on any question considered. Only voting members may make or second a motion. Joint owners sharing one vote may make or second a motion. Voting must be done by written ballot.



You may send your dues payment (\$15.00) to Dorn Wagner, Treasurer, 1201 Nuwood Drive, Baltimore, Maryland 21228. Alternatively, you may pay them as you enter the general meeting on March 14. Each family (with dues paid for 2006) will receive a membership card on entering the meeting. This card will then be used to verify eligibility to vote.

We need nominations for Board Members! Won't you consider nominating yourself or someone else you think is willing to serve on the Westerlee Board? The commitment is minimal – we have just 4 or 5 board meetings a year, and each lasts about 1½ hours. Call one of the members of the nominating committee: Chuck Sprague, (410) 788-5041; Charles Yingling, (410) 747-0970; Flossie Johnson, (410) 744-6324; or Ed Hasty, (410) 719-0064 by **March 5th**. They'll make certain your name gets on the ballot. It's a wonderful public service to your neighbors!!



We received this notice recently from our local police precinct, and were asked to pass it on to you.



Crime Alert

The Reason:

Several male and female suspects have been asking caring and compassionate citizens for their help by asking them to use the telephone to request some sort of assistance. Once these suspects gain entry into the home to use the telephone for help, the suspects steal various items from the unknowing victims. In some cases, the suspects forced their way into a home and/or physically abused the citizen.

The Purpose:

To increase awareness of area residents and encourage all residents to contact the Baltimore County Police by calling #410-887-2222 or immediately calling 911 if they observe any potentially illegal activity.

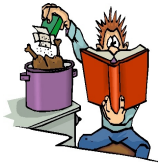
Several suspects have been arrested and a large amount of property seized that indicates there are more victims.

If you have been a victim of this type of crime and have not yet reported it or have any information as to a similar incident, please contact Investigative Services Team Det. Amy Page or Det. Jim Gill @ #410-887-6812.

Notifying Community Officer: Officer First Class Earnest L. Sasser
Community Outreach Team Office: #410-887-4714
Email: esasser@co.ba.md.us

Recipes

Chuck Sprague sent us the following recipes (from his wife Beverly's collection):



Pepperoni Pizza Dip

1 8-ounce package cream cheese, softened
½ cup sour cream
1 teaspoon dried oregano
¼ teaspoon garlic powder
¼ teaspoon ground red pepper
¾ cup pizza sauce
½ cup chopped pepperoni
¼ cup chopped green pepper
¼ cup chopped green onion
1 cup shredded mozzarella cheese
Tortilla chips

Beat first 5 ingredients until well blended; spread in a lightly greased 9-inch pie-plate. Spoon pizza sauce evenly over top; sprinkle with chopped pepperoni, and top with chopped green onions and green peppers..

Bake at 350°F. for 10 minutes. Sprinkle with mozzarella cheese, and bake 10 more minutes or until cheese melts. Serve with Tortilla chips.

Chocolate Mousse Pie

1 milk chocolate candy bar with almonds (7 ounces)
18 large marshmallows or 1 1/2 cups miniature marshmallows
½ cup milk
2 cups whipping cream whipped
1 pastry shell, baked

Place the candy bar, marshmallows and milk in a saucepan; cook over low heat, stirring constantly until chocolate melted and mixture is smooth. Cool. Fold in whipped cream; pour into crust. Refrigerate for at least 3 hours.

Both recipes sound wonderful! If you have recipes you'd like to share, send a note to me, the editor, Marilyn Maxwell, 2019 Cedar Circle Drive, Baltimore, Maryland 21228, or e-mail them to me at westerleenews@comcast.net.

Westerlee Community News is published by the Westerlee Community Association, Inc., and is edited by Marilyn Maxwell. For further information or to submit articles for publication, contact her at westerleenews@comcast.net

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."

For that reason, 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 dates for the upcoming Board of Directors meetings are listed elsewhere in this newsletter.

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

Klaus Philipsen at (410)747-5351
or by e-mail at archphips@aol.com
Shirley Smith at (410)744-6171
or by e-mail at sjs@westray.com
Richard Maxwell at (410)744-3449
or by e-mail at rmaxwell@comcast.net

General Community Meeting

With this March newsletter you received a flier announcing our annual community meeting. Put it somewhere where it will serve as a reminder of this very important meeting. Also included is a copy of the proposed Architectural Review Guidelines addition to our bylaws. Read it carefully. You'll have the opportunity to vote on this issue at the meeting on March 14, 7:00 p.m. at Woodbridge Valley Elementary School.

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 defray the cost of the newsletters. 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

New Neighbors

We extend a heartfelt welcome to our new neighbors at 2102 Fernglen Way, Scott & Lauren Munroe, who moved here recently from Rhode Island. Their phone number is 410-788-6945.



Although they've lived here since August, we just recently learned of new neighbors at 2104 Cedar Circle Drive. They are John Crawford and Sue Vazakas. Their phone number is 410-744-0057.

and...

Maroof and Raheela Hussain and their 5 children are now living at 2122 Cedar Circle Drive. They moved here from Columbia, Maryland on January 27th, 2006. Their phone number is 410-744-6769.

Please update your directories, and give them a warm Westerlee welcome when you see them.

Selling your Home?

If you are planning to sell your home, whether yourself or through a realtor, you MUST give the new homeowners a copy of the covenants and bylaws. It's not only the NICE thing to do... it's the LAW!! According to the Maryland Homeowner's Association Act... (cont. on p. 6)



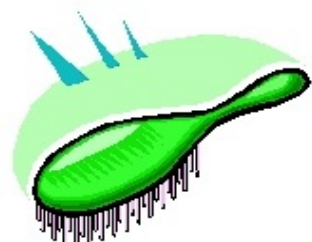
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Bertamini's Hair Studio
1719 Edmondson Avenue
Catonsville, Maryland 21228
410-747-7052



(continued from p. 5)

"The vendor shall provide the purchaser with the following information in writing:

(6) A copy of:

(i) The articles of incorporation, the declaration, and all recorded covenants and restrictions of the primary development and of other related developments to the extent reasonably available, to which the purchaser shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner and the owner's tenants, if applicable; and

(ii) The bylaws and rules of the primary development and of other related developments to the extent reasonably available, to which the purchaser shall become obligated on becoming an owner of the lot, including a statement that these obligations are enforceable against an owner and the owner's tenants, if applicable..."

If you need a copy of our covenants and/or bylaws, go to our website, www.westerleenews.com or send an e-mail to westerleenews@comcast.net.

A Thumbnail Sketch of Our Board Nominees

Bettye Gray, 2128 Fernglen Way: realtor; has lived here 42 years; has been on the board a total of 6 years (off and on).

Ed Hastry, 2003 Fernglen Way: active employee of Baltimore County; has lived here 14 years; has been on Westerlee board 1 year.

Jim Holman, 2124 Fernglen Way: retired Westinghouse employee; lived here 19 years; been on board 12 years.

Ron Matthews, 2117 Fernglen Way: retired schoolteacher; has lived here for 9 years.

Marilyn Maxwell, 2019 Cedar Circle Drive: retired schoolteacher & office manager; has lived here 17 years; has been on Board for 2 ½ years.

Bernard McClelland, 2114 Fernglen Way: retired, has lived here for 25 years.

Klaus Philipsen, 2018 Cedar Circle Drive: owns his own architectural business; has lived here 15 years; has been on the board 10 years.

George Simon, 1203 Wisteria Drive: oil heating technician; has lived here five years; has been on board for 1 year.

Shirley Smith, 2016 Cedar Circle Drive: retired healthcare manager; has lived here 14 years; has been on board 2 years.

Chuck Sprague, 2125 Cedar Circle Drive: retired from Westinghouse; lived in Westerlee 26 years; has been on the board (off and on) for 11 years.

Dorn Wagner, 2001 Nuwood Drive: mechanical designer; lived in Westerlee 17 years; has been on board for 16 years.

Charles Yingling, 2001 Fernglen Way: retired Vice President of food company; has lived here for 44 years; has been on board for 6 years (off and on, starting in 1972).

These are the fine residents who have volunteered to serve on the Board. How about you? On page 2, under "Help Wanted" there are some telephone numbers to call if you'd like your name put on the ballot.

A Message from the President

continued from page 1

in this newsletter. The Board and I urge you to attend. This is an excellent opportunity to meet your neighbors, learn about your community and make your voice be heard.

Even if you are a happy resident without any major concerns you should attend to vote on the Board of our association which is up for election every two years per our bylaws.

Those of you who cannot find the time or for any other reason are prevented from attending the annual meeting or our open board meetings, you can always visit us online at Westerleenews.com. Board member Marilyn Maxwell who is also putting together this newsletter four times a year is our webmaster. On the website you can find useful information such as past newsletters, our covenants and bylaws and links to other County websites. We are always looking for volunteers who can help with the newsletter (writing, distribution etc.) as well as with the website. If you have suggestions about materials you would like to see posted, please let us know.

I welcome all new residents of our wonderful community to Westerlee and hope to see you all at our annual meeting!

N.H. Philipsen

Be Prepared

At a recent Police Precinct 2 meeting, we were given the following advice to prepare for an emergency (such as the snowfall we just had!)

Create a supply kit.

Include items such as:

- a radio, flashlights and extra batteries
- first aid materials
- non-perishable foods (including pet food, if you have pets)
- a manual can opener
- jugs of water
- changes of clothing, including sturdy shoes
- cash and credit cards
- medicines
- blankets and/or sleeping bags

Keep an emergency kit handy when away from home. Store important documents (insurance papers, wills, bank statements, birth certificates, etc.) in a fireproof box or safe deposit box.

Prepare in other ways.

- Make sure family members know how to contact each other. Have them keep a list of important phone numbers, including a non-local contact, with them at all times.
- Plan home evacuation procedures.
- If you have any pets, make sure they wear a collar with ID tags, in case they become separated from you. Find a safe place you can go with them if you need to evacuate.
- Choose a family meeting spot in case of an emergency.

Stay informed.

Tune in to news.

Any important messages from government agencies will likely come through the media.

Learn more.

You can get reliable information from:

- local authorities
- the Federal Emergency Management Agency (www.fema.gov)
- the Department of Homeland Security (www.dhs.gov)
- the Centers for Disease Control and Prevention (www.bt.cdc.gov)
- the Environmental Protection Agency (www.epa.gov/swercepp)
- the American Red Cross (www.redcross.org)

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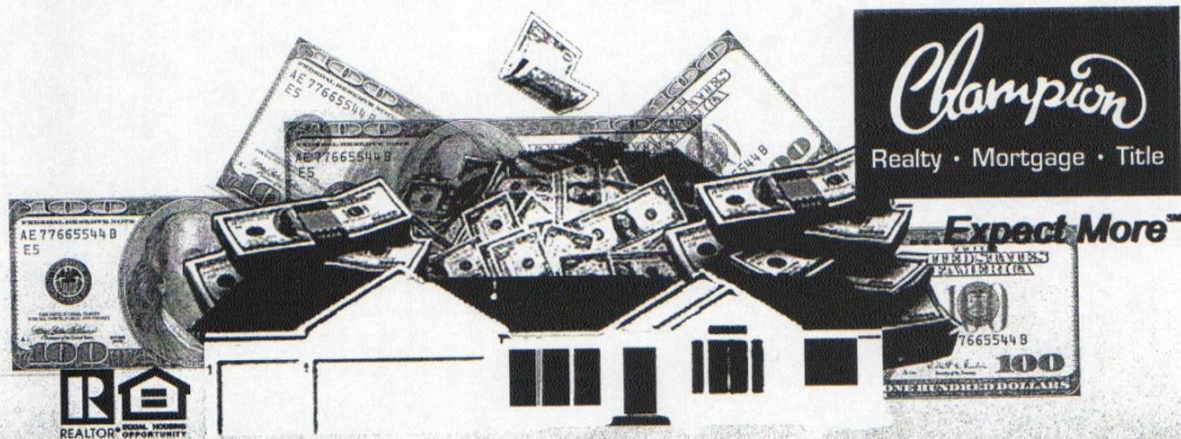
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