



# Westerlee Community News



A Proud Covenant Controlled Community

April, 2006

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

## *A Message from the President*



After residents reelected me to the Westerlee Board and the Board then confirmed me as the President, I feel tempted to muse a bit about the relationship of the community to the Association, its Board and its officers.

Residents react in different ways to the presence of a Community Association and to the fact that there are covenants governing our community above and beyond the Baltimore County zoning and development laws.

For some the association is too permissive and allows too many "bad things" to happen. For others the association is too restrictive and is seen as interfering with the property rights of homeowners. Most community members pay their dues, but too many don't, although membership and dues are mandatory by our covenants and the force of the Maryland Homeowners Association Act. (For example, if we want to sell our property and are in arrears with the dues we don't have a clear title). Only a minority of community members participates in the work of the board or attend the annual meetings. I suspect that those who are the least involved have the hardest time to see that board members are just ordinary homeowners like everybody else with the only difference that they volunteer time for the community. There are no perks or privileges. However, whoever feels strongly about how certain things should be has only a chance to get there if he/she makes an effort to get those opinions heard.

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## Westerlee Community, Inc. BOARD OF DIRECTORS



President  
Vice President  
Secretary  
Treasurer

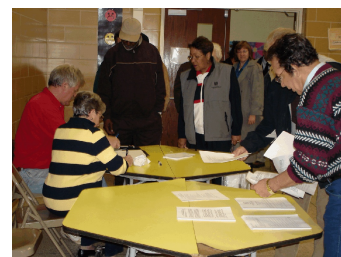
Klaus Philipsen  
Shirley Smith  
Marilyn Maxwell  
Jim Holman

Directors:  
Ed Hastry  
Ron Matthews  
George Simon  
Dorn Wagner

Bettye Gray  
John Kelly  
Bernard McClelland  
Chuck Sprague  
Charles Yingling

## *Westerlee Community Association Annual Meeting March 14 Abridged Minutes*

Klaus Philipsen made brief announcements, including the introduction of a slide show of photos of our neighborhood and adjoining properties.



Charles Yingling welcomed new residents, and Ed Hastry introduced Captain Barry Barber, captain of our local Police Precinct on Woodlawn Drive. Officer Deb McAuley, the Community Relations Officer, was also introduced.



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Captain Barber and Officer McAuley offered to send police officers to do a home security survey for any resident who requests it. Discussion ensued. Topics included: security at one's home while on vacation; the stop signs at the intersections at Dlong and Chantilla and at Cedar Circle and Fernglen; school children cutting through residents' yards; the risks of leaving mail with checks in our mailboxes.

Klaus Philipsen reported on the traffic on Rolling Road. He's asked the County Public Works Department that Rolling Road be re-striped to have only one lane in each direction, with striped shoulder to eliminate passing on the right. He was informed that the County is still considering the options and that they will not make changes without getting us involved.



Sam Moxley spoke on several important recently passed legislation issues: school overcrowding and the impact Windsor Mill Middle School will have,

particularly on the students at Southwest Academy; the use of the Spring Grove property (Moxley suspected that the State might want to make Spring Grove a juvenile detention facility); Legislation is being introduced to limit panhandling and collecting money at intersections by requiring that a permit be obtained to collect money at such intersections. It takes two weeks to get such a permit, and the permit would be good for one day only; this allows police to know who is collecting, and would preclude panhandling; for owner-occupied housing, there is another bill pending that would allow only a 4% per year increase in property taxes based on assessments; the council is currently looking at Route 40 inside the beltway as a potential area of attention in Baltimore County's Renaissance Initiative; several of the residents expressed concerns that our high school age students are

directed to go to Woodlawn Senior High School rather than Catonsville Senior High, and that the option to go to the school of one's choice is not available in Baltimore County, rather, the County is trying to address the problems at Woodlawn Senior High..

Klaus reported on the new development at Catonsville Mews. In a slide show projected on a large screen, Klaus showed the location of this new development in aerial view. He explained that when the development was proposed, we negotiated with the developers that they reorient the buildings so they don't look into our development. They seem to have abided by our suggestions regarding this; we also negotiated that Nuwood Road not be built through, and that a walking path be developed for the convenience of Westerlee residents only through their property. According to our original negotiations, trees were supposed to remain and the storm water management facility was supposed to be landscaped; right now it is very ugly; they are still promising that it will be beautiful at the end. The development has progressed ahead of schedule, since construction has been going on seven days a week.

George Kessler, a resident of 35 years on Cedar Circle Court spoke. He expressed his concern about the proposed pathway. He expressed his fear that the pathway will become a haven for drugs and crime. He also voiced his concern that an application had been made to build another tower. Klaus quelled this concern by stating that no application to build another tower had been made, but that an application had been made to add additional antennae to the existing towers.

Russel Project: Klaus told the members of the community that Russel plans to build a parking lot for employees on the corner of Dlong and Powers Lane and he showed aerial and other photos of the area in question. The area in question is zoned residential and must be re-

zoned in order for Russel to be able to proceed with the project.. The matter was brought before the Board of Directors who recommended that, in order to receive our approval, we be shown the plans in detail, including landscaping, paving, lighting, fences, landscaping and curb cut.

Realty Overview was given by Bettye Gray: 8 houses sold last year; 3 are on the market now; the market is still good; by law, covenants must be given to new owners by the seller.

Election of Board Members was held; John Kelley, Bernard McClelland, and Ron Matthews, new nominees willing to serve, introduced themselves, all votes were counted, and the following were re-elected: Bettye Gray, Ed Hastry, Jim Holman, Marilyn Maxwell, Klaus Philipsen, George Simon, Shirley Smith, Chuck Sprague, Dorn Wagner, Charles Yingling. New board members are: John Kelly, Ron Matthews, Bernard McClelland.

While the votes were being counted, the Association members present, were asked to vote on the adoption of the Architectural Review Guidelines as presented. The count was made with 30 families voting for the adoption. There were no nays. Therefore, we had the required number of votes to make the Architectural Review Guidelines part of the bylaws.

Marilyn Maxwell (That's ME!), editor of this newsletter and webmaster was presented with a dozen roses for her work on behalf of the Westerlee Community. Thank you!!!



The current board members welcomed the newly-elected new board members who were present.

The Board then proceeded with the election of officers from within its ranks, in accordance with our bylaws.

The slate was as follows, with each of the following indicating their willingness to serve in these positions (all ballots were in writing):

President: Klaus Philipsen; Vice-President: Shirley Smith; Secretary: Marilyn Maxwell; Treasurer: Jim Holman

All members voted, and the vote was unanimous as presented.

There was a brief recap of the annual meeting held in March. It was the general consensus that both the turnout and the food were good.

Ed Hastry commented that, regarding the security survey that the police representatives offered (Captain Barry Barber and Officer McAuley), the police were disappointed that there was no response from the community.

There are continuing problems with the stop sign at Dlong and Chantilla. First, there is a tree just before the stop sign, thus obscuring the sign until one is immediately upon it; secondly, an advance warning sign is needed to indicate that oncoming traffic does not stop. Ed clarified that he does not believe that captain Barber will advance this matter with the County transportation department. Klaus will contact the traffic department to notify them of desired changes.

Klaus reported on the Saturday morning walk with neighbors (April 8<sup>th</sup>) regarding trail at the Mews (Gateway) Development. He showed that it will only be on the Gateway property. It was pointed out that any extension of the path would be on County property, and that there is a "No Trespassing" sign there installed by the Department of Public Works. Several neighbors attended the board meeting to voice their opposition to any path behind their houses. Klaus made a commitment that any

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### ***Westerlee Board Meeting***

Abridged Minutes April 13, 2006

extension of a trail beyond the Mews (Gateway) property would be subject to Board discussion and further community participation.

Patricia Avens expressed that she has no problem if the walk doesn't extend beyond the Mews. She submitted the survey she had devised and collected for submission into the minutes, and asked that, if and when the board pursues further action, the opinion of the nearby residents be taken into account. This was agreed upon.

The need for the proposed Russel parking lot on the corner of Dlong Road and Powers Lane was discussed again, and it was agreed that we should wait for Russel to provide plans, which was a condition for our approval.

There were two issues regarding violations of the covenants that were discussed: Both homeowners will be contacted.

Dates and locations for upcoming Board meetings were set: July 13<sup>th</sup> at Charles Yingling's home, 2001 Fern Glen Way; October 6<sup>th</sup> at Shirley Smith's home, 2016 Cedar Circle Drive.

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### ***Homeowners Dues***


article submitted by Bettye Gray

FYI: When a house is sold in Westerlee, the Title Company is going to check to see if the Homeowner's dues have been paid. We are a Covenant Community, and the covenants go with the deed. So, at settlement, any unpaid dues will be deducted from the seller's proceeds.

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### ***New Treasurer***

Since Jim Holman is our new Treasurer, if you have not yet paid your dues for 2006, please send your check (\$15.00) made out to  Westerlee Community

Association to

Jim Holman, Treasurer  
Westerlee Community  
Association

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](mailto:westerleenews@comcast.net)

2124 Fern Glen Way  
Baltimore, Maryland 21228

### ***Keeping Westerlee Beautiful***

(article submitted by Bernard McClelland)

Advertisement



## **2118 Cedar Circle Under Contract in Ten Days**

I have other customers who would like to live in Westerlee. If you are thinking of moving, call me for a free market analysis. You may be surprised at how much your house is worth!

**BETTYE GRAY**

Coldwell Banker Residential Brokerage



410-744-4100 (Office)

410-744-1188 (Home)

Keeping Westerlee, our community, thriving and valued is essential. Westerlee is the nicest place to own a home in this entire area. But we must keep it looking

(continued on next page)



good to retain the value of the property. The homes and grounds must be cared for. Proper maintenance and care and cleanliness are essential: mowed lawns, trimmed bushes and trees, leaves raked and flowers/bushes planted are all part of proper care and will enhance the value of the property. Lawn treatment is very nice, also. We must all work to keep our houses and property looking nice. Neglect will ruin the Westerlee Community.

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(a message from the President, cont.)

Our bylaws required that we elected a new Board this year (must be done every two years) and the event was duly announced in our newsletter. We had a pretty good turnout and a spirited debate about several items (see meeting minutes elsewhere in this Newsletter). In spite of some discontent, all existing Board members were confirmed and three new members were added. Marilyn Maxwell, a past Board President and creator of the newsletter and the website, received the most votes and a flower bouquet from Charlie Yingling, one of the original residents of Westerlee. The Board then elected the following officers: Shirley Smith, Vice President, Jim Holman, Treasurer and Marilyn Maxwell, Secretary.

The current Board seems to be a pretty good representation of the diversity of the community in terms of age, gender and race and we will continue to do our best to find out what is in the best interest of Westerlee. We will continue to try balancing the interest of the community at large with the interest of individuals. Criticism, suggestions and initiatives are welcome and much preferred over grumbling in the background. Board meetings are open to the public and their dates are advertised in the newsletter and on the website ([www.westerleenews.com](http://www.westerleenews.com)).

Nobody will be able to freeze the status quo or avoid change. Change is inevitable, generationally as well as demographically. Much more than in the past we will be a community of different age groups, cultures and races. This will mean that we won't all agree on the best ways to maintain or decorate our yard, our house or which holidays to celebrate. What needs to remain constant is that Westerlee is a desirable location where residents can find happiness and maintain the value of their investment. I am looking forward to your continued support in this quest.

*N.H. Devlin*

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### ***It Saddens Us...***

... that we have recently lost two of our valued neighbors: Dr. Dennis Tribble, of 2127 Fernglen Way, and Beth Peckay of 2005 Cedar Circle Drive. Dr. Tribble left his wife, Janet, and Beth left her husband, Fran, and a 4-year old daughter, Sarah. We grieve with both these families, and we wish that both will be comforted in this time of sorrow.

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### ***Our Website***

Try to make it a habit to check our website frequently. It contains items of interest to all of us, and is updated frequently. It's the only way we have of getting information disseminated in a timely way. It's easy to remember: [www.westerleenews.com](http://www.westerleenews.com).

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### ***Recipes***

#### ***Chocolate Praline Cake***



One stick butter

1/4 cup whipping cream

1 cup packed brown sugar

3/4 cup chopped pecans

1 package devil's food cake mix with pudding

1 cup water

1/2 cup oil

3 large eggs

For frosting:

1 cup whipping cream

1/4 cup powdered sugar

1 square semisweet chocolate

Place butter, cream, and brown sugar in a small sauce pan. Cook over low heat, stirring, until the butter is melted. Pour the mixture evenly into two 9-inch round cake pans and sprinkle with chopped pecans.

Place the cake mix, water, oil, and eggs in a large mixing bowl. Blend with mixer. Divide the batter between the prepared pans, pouring it over the pecan mixture. Bake in preheated oven of 325° for approximately 35 minutes. Cool for 10 minutes before removing from pan. Cool before frosting.

Whip cream and powdered sugar for frosting. Place one cake layer, praline side up, on platter and spread half of the whipped cream on top. Place the second layer, praline side up, on top of the first and frost the top of it with the remaining whipped cream. Garnish with shaved chocolate.

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### ***Baked Parmesan Cheese***

(Appetizer)

8 ounce package of cream cheese softened

1 cup parmesan cheese (Kraft Shaker)

Mix together in a ball. Bake 350° for 30 minutes. Serve with crackers.

The first two recipes were submitted by Chuck Sprague, from his wife, Beverly's collection

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### ***Five Star Ghirardelli Double Decadent Chocolate Chip Cookies***

(This recipe is the one I used for the chocolate cookies served at the General Meeting in March. And, yes – that is the real name of the cookies. Marilyn)

2 bags (11.5 oz. each) Ghirardelli Double Chocolate Chips ( you won't need all of it)

1/4 cup butter, softened

3/4 cup brown sugar, packed

2 eggs

1 tsp. vanilla

1/2 cup all-purpose flour

1/4 tsp. baking powder

2 cups walnuts, chopped (optional)

Preheat oven to 350° F. Place 1 1/3 cups chocolate chips in a bowl and set aside. Place another 1 1/3 cups of chocolate chips in a large bowl and microwave on high for 1-2 minutes. Remove and stir until chocolate is melted and smooth. If not melted, microwave for additional 30-second increments until smooth. Stir in butter with a wooden spoon until blended. Add brown sugar and stir. Add eggs and vanilla and beat until smooth. Stir flour with baking powder in a small bowl; add to chocolate mixture and mix slowly until blended. Fold in reserved chocolate chips and nuts. Place bowl in refrigerator for 5 minutes. Drop by heaping tablespoon onto an ungreased baking sheet. Bake for 12-14 minutes. Cool 5 minutes on baking sheet, then transfer to wire rack. Makes about 18 cookies.

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### ***County Code Regarding Temporary Storage Units***

There are specific laws that were enacted by Baltimore County on November 21, 2005 affecting temporary storage units. The following is a quote from that law:

(continued on the next page)

“Be it enacted by the County Council of Baltimore County, Maryland, that Section 18-2-608 be and is hereby added to Article 18 - Transportation, Title 1 - Vehicles and Traffic, of the Baltimore County Code 2003, to read as follows:

§ 18-2-608 Temporary Storage Units in residential zones

A. Definition. As used in this section, “Temporary storage unit” means a portable container for the temporary storage of furniture, clothing or other personal or household belongings as part of the process of household renovation or moving or the relocation of household belongings to an offsite commercial storage location.

B. (1) Allowable use; public property. A person may not park or locate a temporary storage unit on any public road or street within a residential zone in the County for a period of more than 5 days.

(2) Private Property. A person may not park or locate a temporary storage unit on any private property within a residential zone in the County for a period of more than 60 days.

C. Conditions of use; public property.

(1) A temporary storage unit may not be placed in any right-of-way or easement or within 30 feet of any intersection and may not create a sight obstruction for any vehicular or pedestrian traffic.

(2) Advertising is prohibited on a temporary storage unit with the exception of the name and phone number of the vendor of the unit.

(3) A temporary storage unit shall have reflectors on the side of the unit that is closest to the roadway in order to alert motorists to its presence.

D. A person who violates this section is subject to a civil penalty of \$100.00, enforceable in accordance with article 3, Title 6 of the Code.”

## ***More Code Violations***

### Typical Livability (Rental) Code Violations

- ★ Unsanitary conditions of common areas, structures & premises
- ★ High grass & weeds
- ★ Improper disposal of bulk items
- ★ No trash/garbage containers
- ★ Trash cans – no lids, not rodent-proof or watertight
- ★ Defective roofs, windows, frames, stairs, porches, handrails
- ★ Defective exterior paint, walls and foundation
- ★ Rodent/insect control

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If you find that you are in violation of any of these codes, please see to it that they are corrected now. We need to keep Westerlee beautiful.

### **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  
Baltimore, Maryland 21228

## *Plan to Attend A Transit RedLine Workshop in May*

The following article is taken from the Baltimore County website. To read more, go to

<http://www.baltimoreregiontransitplan.com/>



At the May 2006 community workshops, the Maryland Transit administration (MTA) will share updated alignment information

and get your feedback on potential station locations, station features and issues that are unique to your specific community.

### Workshop agenda

- opening presentation – the meeting will start with a new presentation about the overall study and describe the alternatives for the entire corridor. Several maps showing these alternatives will be present for your review and comments. You will also see how public comments from the November 2005 workshops have become part of the planning process.
- breakout discussions – next, you and your neighbors will break into smaller groups for in-depth discussions regarding station locations and ways the station can support the vision of your community.
- open house – at the conclusion of the meeting, the study team members will be available to address your questions and concerns about the overall red line project.

The Spring 2006 Workshop for Our Area Will Be Held on Tuesday, May 23<sup>rd</sup> from 6:30 to 9:00 P.m at

Woodlawn High School  
1801 Woodlawn Drive  
Baltimore, MD 21207  
in the cafeteria

Please arrive at the start of the workshop and join us for the entire meeting.

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### *A Little Bit of Humor*

A very dirty little fellow came in from playing in the yard and asked his mother, "Who am I?"

Ready to play the game she said, "I don't know! Who are you?"

"WOW!" cried the child. "Mrs. Johnson was right! She said I was so dirty, my own mother wouldn't recognize me!"



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### *Some Snippets From Westerlee's Past*

From the Westerlee Board Meeting of May 7th, 1962: "The officers discussed a June dance to be held at Normandy Hall."

Sept 8, 1962: "Representatives of the Association have been making every effort to have the County correct the unsatisfactory condition of the streets in the community caused by the installation of water and sewer mains and also have been attempting to have the notices rescinded requiring widening of the street and installation of sidewalks on Fernglan Way west of Nuwood Drive."

Sept 4, 1962: "The Board of Directors resolved that the following standing Committees should be created and established:

1. Legislative and Zoning Committee
2. Restrictions Committee (sic!)
3. Entertainment Committee

Respectfully submitted: Henry M. Decker,  
Secretary"