



Westerlee Community News



A Proud Covenant Controlled Community

February, 2007

www.westerleenews.com

A Message from the President



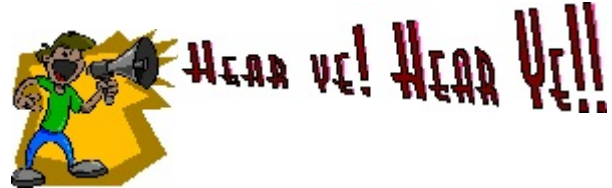
Dear Neighbors,

I would like to personally invite you to the Annual Meeting of our Westerlee Community Association, your opportunity to meet your neighbors and

the Westerlee Community Inc. board members and officers.

Come to the Woodbridge Elementary school on Pleasant Valley Drive in neighboring Woodbridge Valley on Tuesday, March 13, at 7pm! Democracy starts on the local level, the most local of which is your neighborhood. As a society we are only as strong as our communities, and they are only as strong as we make them. Even though our daily lives seem to become ever busier and there appears to be less and less time for the chat with the neighbor, for the voluntary work and the social gathering, we all benefit from a network of neighbors who keep an eye on our property when we are away or otherwise assist when we are in need. As a neighborhood we need someone who pays attention to decisions of the County Council, to the developments that are planned around us, to the conditions of our streets and of properties in our community if they appear to be neglected or are changed in a manner that might threaten the values of our properties, for most of us the biggest money investment we ever made.

This association, the covenants and the extra set of rules that govern Westerlee might sometimes feel like one big nuisance that just further curtails our freedom to do what we want to do. Consider that our freedom has to co-exist with our neighbor's freedom. What does that mean? It means that the freedom to do whatever we want can be limited even on our very own property as soon as the neighbor's enjoyment of his property is negatively impacted through our actions. On County level there are zoning ordinances. County rules, for example, forbid parking trucks in the neighborhood, they don't allow you to rent a portion of your house out to another party in an area of single family homes and they prohibit excessive noise at night. On our neighborhood level we have additionally the covenant control with the objective to maintain the original character and design of the neighborhood. Any change that owners want to make on their property needs therefore to be reviewed by the
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Who? You and all your neighbors

What? Our annual Westerlee meeting

Where? Woodbridge Valley Elementary School (Cafeteria)

When? Tuesday, March 13th from 7:00 to 9:00 p.m.

Why? To hear first-hand:

- * The President's report about the past year and actions of the board
- * Councilman Moxley's report
- * Home sales in the community
- * Treasurer's report
- * Discussion about block captains
- * Jehovah's witness property
- * Discussion about amendment to the covenants regarding tree protection
- * Nominations for vacant board positions
- * Questions and answers

Don't let your wishes go unheard this year!



Contacting Board Members

If you want to contact a board member, the following have e-mail addresses:



Klaus Philipsen	kphilipsen@earthlink.net
Shirley Smith	sjs@westray.net
Marilyn Maxwell	mtmaxwell@comcast.net
Jim Holman	jimbetholman@aol.com
Bettye Gray	bgray@coldwellbankermove.com
Ed Hastry	hastry@aol.com
George Simon	lulasimon@earthlink.net
Chuck Sprague	chucksprag@comcast.net

and the following can be reached by phone:

Ron Matthews	410-747-1477
Charles Yingling	410-747-0970



It Is with Sadness...



, that we advise you of the death of Dr. Antonio Galindo. He was the father of Paul Galindo who lives at 2011 Cedar Circle Drive. Dr. Galindo lived in Westerlee for about 40 years.

, and of the sudden passing on February 1st of Leland Walker of 2104 Fern Glen

Way. Janet, his wife, will certainly appreciate your prayer and concern.

We extend our sincere sympathy to you, Paul, and to you, Janet..



Personal Safety at Your Front Door



Here are some tips to keep you safe at home.

Never automatically open your front door. Make sure you know your caller's identity before admitting him/her.

If the person at your door is a stranger, ask for identification to be passed under the door. If they are unable to do this, do not admit them.

It is advisable to have a wide-angle viewer (peephole) in the door so that you can check a person's identity without unlocking your door.

If someone comes to your door and asks to use the

phone, offer to make the call for them, and have the person wait outside.



Abridged Board Meeting minutes January 11, 2007



Klaus gave a summary of Steve Whisler's (President of the Westview Community Association) concerns regarding the two properties on Powers Lane as he had related them over the phone prior to this meeting:

– Jehovah's Witness property: Frosty Refrigeration has bought the property to develop it as their business location. They are requesting a zoning change from residential to business/commercial. Some of the immediate neighbors are undecided on the matter. Klaus clarified that we have standing on this because at the time of the Catonsville Mews development, the County asked us to include Powers Lane in our care in terms of a Community Association that the County can contact, not in terms of the Westerlee Homeowners Association. We shall discuss this rezoning issue further at the General meeting in March.

Note: a board delegation met with Frosty after the board meeting. This is what was learned from that meeting:

- The company wants to move from their current location behind the video store on Rolling Road to the property on Powers Lane
- The rezoning would be from residential to business

– Russel property on the corner of Powers Lane and Dlong. Klaus explained that Steve Whisler appealed the decision of the Zoning Commissioner to approve the conditional use for commercial parking because he feels that Russel did not exhaust every opportunity to provide another way to solve their parking problem. He believes that the County is too lenient in granting variances for commercial use in residential areas.

Jim Holman read the Treasurer's Report for Nov. 1, 2006 - December 31, 2006, which showed we have an ending balance of \$4563.27

Charles Yingling and Chuck Sprague have been working on a project to place a sign welcoming to Westerlee at the corner of North Rolling Road and Cedar Circle Drive. The owner of the property was receptive, but he wanted to talk to his partner before making a decision.

The Board agreed that a Welcome Booklet should be given to all newcomers (from the beginning of 2006 to the present), and to all future newcomers to the neighborhood. A similar handout will be given to each

household represented at the General Meeting in March.

There have been two illegally parked tractor-trailer issues: one driver has had 7 tickets, but has continued to park illegally anyway. Lately, Klaus involved Sam Moxley on this matter who requested additional enforcement from the police precinct which seems to have been abated the issue for the time being. The second truck, a car transporter parks where there is no parking limiting sign.

Code and covenant/bylaw violations were noted: unlicensed cars and an unapproved addition to a home. Klaus agreed to follow up on this. At least two more unlicensed cars are parked in neighborhood, but they are usually under car covers, so there is little we can do about it.

The remaining Board meetings for 2007: April 12, July 12, and October 11.



Got Some Gripes? Here Are Some Solutions!

This article was submitted by Sue Haines.

✧ If you want the *Sunpaper* delivered close to the garage door because your family has some medical issues that a newspaper drop closer to your door could alleviate, call and request that it be done because of these medical problems. Be persistent. Call again and again, if necessary.

The following hint is given because our neighborhood has frequent power outages:

✧ If there is someone in your household that needs electricity for medical equipment (example: oxygen machines), call BGE and request a medical form, which you will then complete and have your physician sign. BGE will put a medical note on the account. And, if you call because the power is out, wait till the end of the recorded message. You will be able to talk to a live person then, and sometimes you can get some idea if it will be a long while before the power is restored. Call BGE's main number (410-685-0123); go to the billing option on the menu.



Unwanted Newspapers

(This article, was submitted largely by Chuck Sprague,

with some input by Sue Haines. It addresses the issue of unwanted newspapers)

If you walk around our community you will find a number of driveways cluttered with a collection of unwanted newspapers. This unfortunately detracts from the appearance of our community and ultimately the desirability of buying a home and living in an upscale development like Westerlee. Your help in resolving this problem is needed.

The introduction of the free *Baltimore Examiner* newspaper into our area started with unsolicited deliveries to all homes. Since then a number of residents have called the Examiner circulation department at 410-878-6188, Customer Service, and talk to Latonya Jones. Ask to be removed from the delivery list. Whether it was due to startup problems or lack of communications between the circulation department and the delivery contractor, not all cancellations were honored. Your community association would like to address this problem from a community-wide standpoint and will be in contact with the newspaper to solve the problem. To start this process we will need your name, address, and phone number **if you don't want to receive the Examiner any more.** You can send this information to Marilyn Maxwell, 2019 Cedar Circle Drive, Baltimore, Maryland 21228, or send an email to westerleenews@comcast.net, or call Ron Matthews at 410-747-1477. If he's not home, leave a message with your name, address, and telephone number.



In the meantime if you would clear your driveway of any buildup of unwanted newspapers it would be greatly appreciated.



Block Captain Concept

(We'll be hearing more about Block Captains at the General meeting on March 13, but we thought you'd like to hear about it here first, so you could get your thinking caps on. This article was submitted by Chuck Sprague. He and Charles Yingling are working diligently to see if there is interest in this.)

The proposed Block Captain concept for Westerlee is intended to foster increased neighbor to neighbor communications, safety, and localized information of community activities and concerns.



In General:

Each volunteer Block Captain will be chosen to represent an area of typically ten to fifteen homes and will serve as an additional source of information for residents on Westerlee Board activities and community

issues/information. (Much of the general information is also available on the community web site, but not everyone has access or doesn't use the computer for such information). He or she will also communicate to the Board any issues or concerns of that immediate residential area. Block Captain volunteers do not have to attend board meetings, though they are welcome as are all residents.

Charles Yingling will serve as a contact point for passing information to and from the board and will assist the Block Captain in welcoming new residents and providing them with information about our community as well as copies of the Covenants and Bylaws of Westerlee, and the latest Westerlee phone book.

It is incumbent upon the Block Captain to encourage neighbor-to-neighbor communications to help foster a more friendly community where neighbors help neighbors and show a concern for the community appearance and reputation for such good will. This will also provide increased safety by neighbors watching out for a fellow neighbor's property when they are away and reporting any suspicious activity that warrants police attention. It is also intended that the Block Captain will assist the Board in the process of periodically updating the Westerlee phone book by contacting each resident in their area to obtain current information about our residents.

Specifics:

An agenda item will be assigned for the next annual meeting of the Westerlee Community and a vote will be taken on whether to incorporate this concept or not. If approved, an article will be published in the next Westerlee Newsletter soliciting volunteers to serve as Block Captains.

Once a list of volunteers is obtained, the proposed coverage area for each Block Captain will be determined and Block Captains selected from each area. Block Captains will be then notified and instructions provided and questions answered.

Volunteers to serve as Block Captain should call Charles Yingling at 410-747-0970.



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association. Maryland Homeowner's Association (HOA) law gives HOA's this authority. The assumption here is that we, as a community, will in the long run all be better off this way, compared to a neighborhood with fewer

restrictions.

The annual meeting is an opportunity to ensure that the board handles the review responsibility fairly and to bring up current issues. For example, large tree removal has become a hot topic, and we will have to discuss how mature trees are part of the design of the community and if and how they should get protection under the covenants.

At the annual meeting we will have an information package about Westerlee ready for you along with a new directory as well as other useful information brochures such as disaster preparedness. The board of directors and I will report in some detail what we have done in the past year. We are looking forward to seeing you there!

Klaus Philipsen

President, Westerlee Community Association.



We Need You!



Westerlee needs your HELP!

Won't you consider volunteering for the Board of Directors? We need your input and opinions. Board members meet just four times a year, for about 1½ to 2 hours each time, sharing ideas and making decisions to strengthen our life here in Westerlee. So, you see, it's not a big commitment. Call or e-mail one of the current members of the Board and express your willingness to serve. Their e-mail addresses or phone numbers are on page two of this newsletter and in the current directory.

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