



# Westerlee Community News



A Proud Covenant Controlled Community

August, 2007

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

## Letter from the President August 2007



The hot days of summer with parched lawns and air conditioners humming are supposed to be lazy, but it seems like leisure time has gone the way of the horse

drawn buggy and home baked bread. But I don't want to bore you with philosophical ruminations about time (work or leisure) and I will spare you elaboration of the value of shading trees (although this topic should be extra obvious when the sun is scorching the yards). I want to report, instead, about what your community association is up to ("your \$15 membership fees at work") and what is happening in our neck of the woods.

Our Board has been diminished through resignations and, unfortunately, death. Jim Holman, our treasurer and a longstanding active and valued member of the Westerlee community passed away in June, very soon after learning about his severe illness. He and we had no inkling about this until weeks before Jim's passing. Ed Hastry resigned after he felt that his views were not sufficiently reflected in the work of our association, including the work of the president, I am sorry to report.

The Board was fortunate to round out to its full number of 13 members in the last board  
(continued on Page 2)

### Westerlee Community, Inc. BOARD OF DIRECTORS



**President**  
**Vice President**  
**Secretary**  
**Co-Treasurers**

**Klaus Philippsen**  
**Shirley Smith**  
**Marilyn Maxwell**  
**Joan Goudy and**  
**Marilyn Maxwell**

**Directors:**  
**Joan Goudy**  
**Ron Matthews**  
**George Simon**  
**John Williams**

**Bettye Gray**  
**Fred Hickok**  
**Wanda Richardson**  
**Chuck Sprague**  
**Charles Yingling**

## *Future Board Meetings*



The final board meeting for 2007 will be held at 7:00 p.m. on October 11<sup>th</sup>. There remains a question about where we can find a location to hold the numbers we expect, the block captains will notify you of the location.

## *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 whenever we have new information. It's the only way we have of getting this information disseminated in a timely way. It's easy to remember:  
[www.westerleenews.com](http://www.westerleenews.com). And, if you have any information you think should be there, please call or e-mail the webmaster. You can click on the link on the website, or call 410-744-3449.

**(Message from the President, continued)**

meeting. I want to extend a warm welcome to the new members who volunteer their time to be active in our community by taking on this responsibility. The new Board members are: Wanda Richardson, Paul Galindo, C. John Williams, and D. Fred Hickok.

A matter at the fringe of our community is the case of Frosty Refrigeration, which applied for re-zoning of the former Jehovah's Witness property on Powers Lane (see also previous reports and materials on our website, [www.westerleenews.com](http://www.westerleenews.com)). Marilyn Maxwell and I went to the Planning Board to testify, per our Board's vote, against the rezoning from residential to business/manufacturing for this property. However, the Planning Board voted in favor of the re-zoning, considering it somehow "in the public interest" and expressing that not much is lost in an area where so many intrusions occurred already. (mentioned were the water tower, the communication tower and the doppler radar facility.). We think, naturally, that insult shouldn't be added to injury to our residential community, and will carry this argument before the Board of Appeals on 8/8 (10am, Old Court House, Towson), which has the last word in the rezoning. Since our Councilman Sam Moxley was in favor of the re-zoning, we requested a meeting with him to go over the diverging positions as well as discuss other issues of concern such as:

- A. The demolition of the Shell Station at Powers Lane
- B. The ongoing unresolved traffic management situation on North Rolling Road

- C. The lack of quality shopping in the area
- D. The planned "promenade" development adjacent to the Spring Grove State property and the possible use of 14 acres of State property for the proposed development

As they say, the meeting between Shirley Smith, Marilyn Maxwell, the councilman and me was "open, constructive and productive". The dialogue will be continued.

On the Frosty Refrigeration issue Sam Moxley feels that the former church was "already somewhat like a commercial use" and he asked us about our view of the Powers Lane area in light of the comprehensive County wide rezoning cycle coming up in 2008. We expressed a desire to preserve the remaining rural character north of Powers Lane and the remaining open space. The Westerlee Community Association clearly sees Powers Lane as the "line in the sand" regarding expansion of commercial use into the yards of our community.

The Councilman and the Association representatives were more on the same page regarding Rolling Road. We all think that the current condition, with the two marked lanes that are used like four lanes, is unsatisfactory and dangerous. Our suggestion to make the road clearly two lanes with some turn lanes for left turns and otherwise allowed parking on both sides, was not well received by the County's Department of Public Works (DPW). We proposed a meeting with DPW and all adjoining community associations (Woodbridge Valley, Westview Park, Westerlee) to see if we could

all agree on a set of goals describing what we would like to see accomplished before we argue about specific solutions and striping concepts. Sam Moxley promised to set up such a meeting.

Regarding the demise of the gas station at the corner of Rolling Rd and Powers Lane, the councilman explained that no community approval or input was required for Russel Toyota's plan to raze the gas station and use the space for employee parking. He reported that Russell agreed to restricted access limited to one driveway at Powers Lane, allowing cars exiting from the lot only a right turn onto Rolling Road, and no left turn west onto Powers Lane. They also agreed to a landscape buffer towards Rolling Road. We will see if this change will not only look better in the end, but hopefully will also reduce somewhat the congestion and conflicts at this intersection area.

We also touched briefly on a sentiment that I have when I compare our County area with Pikesville, Hunt Valley, Owings Mills, Essex or Howard County. I feel we have not enough County investment in our area, too many underused or defunct commercial properties, and not attractive enough shopping and retail. Sam Moxley pointed to the US 40 beautification project which is underway at Winters Lane and points west, and mentioned the planned Promenade development on the books by Steve Whalen. This project, located south and east of Frederick Road and Ingleside, could be a boost to Catonsville. We will try to get additional information and provide that to you in the future.

This is a short synopsis of recent activities, not even mentioning the heroic efforts by Chuck Sprague and Charlie Yingling to put

in place a brand new block captain system covering our community in full (reported elsewhere in this newsletter).

In the meantime, I wish you a pleasant summer, peace and health. Don't forget to visit the Woodbridge valley pool, a facility adding a valuable amenity to our area which appears to suffer from lack of member interest and funding.

N.H. Philipsen

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

## 2007 Dues

Westerlee Community Association  
Dues for 2007 (\$15.00) can be sent to

Joan Goudy, Treasurer  
2008 Fernglen Way  
Baltimore, Maryland 21228

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## The Year Is 1907

One hundred years ago. What a difference a century makes!

### Here are some statistics for the Year 1907:

- ◆ The average life expectancy was 47 years.
- ◆ Only 14 percent of the homes had a bathtub.
- ◆ Only 8 percent of the homes had a telephone.
- ◆ There were only 8,000 cars and only 144 miles of paved roads.
- ◆ The maximum speed limit in most cities was 10 mph.
- ◆ The tallest structure in the world was the Eiffel Tower!
- ◆ The average wage in 1907 was 22 cents per hour.
- ◆ The average worker made between \$200 and \$400 per year.
- ◆ A competent accountant could expect to earn \$2000 per year,
- ◆ A dentist \$2,500 per year, a veterinarian between \$1,500 and \$4,000 per year, and a mechanical engineer about \$5,000 per year.
- ◆ More than 95 percent of all births took place at HOME.
- ◆ Ninety percent of all doctors had NO COLLEGE EDUCATION!
- ◆ Instead, they attended so-called medical schools, many of which were condemned in the press AND the government as "substandard."
- ◆ Sugar cost four cents a pound.
- ◆ Eggs were fourteen cents a dozen.
- ◆ Coffee was fifteen cents a pound.
- ◆ Most women only washed their hair once a month, and used Borax or egg yolks for shampoo.
- ◆ Canada passed a law that prohibited poor people from entering into their country for any reason.
- ◆ Five leading causes of death were:

1. Pneumonia and influenza
2. Tuberculosis
3. Diarrhea
4. Heart disease
5. Stroke

- ◆ The American flag had 45 stars. The population of Las Vegas, Nevada, was only 30!!!
- ◆ Crossword puzzles, canned beer, and ice tea hadn't been invented yet.
- ◆ There was no Mother's Day or Father's Day.
- ◆ Two out of every 10 adults couldn't read or write.
- ◆ Only 6 percent of all Americans had graduated from high school.
- ◆ Marijuana, heroin, and morphine were all available over the counter at the local corner drugstores. Back then pharmacists said, "*Heroin clears the complexion, gives buoyancy to the mind, regulates the stomach and bowels, and is, in fact, a perfect guardian of health.*" (Shocking? DUH! )
- ◆ Eighteen percent of households had at least One full-time servant or domestic help.
- ◆ There were about 230 reported murders in the ENTIRE U.S.A.!
- ◆ *Now I forwarded this from someone else without typing it myself, and sent it to you and others all over the United States & Canada, possibly the world, in a matter of seconds! Try to imagine what it may be like in another 100 years. IT STAGGERS THE MIND, EH?*

The preceding article was passed on to us by Bettye Gray. It's fun to read!

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## In Loving Memory of...

We've lost several of our dear friends and neighbors in the last few months, and we are very much saddened by this. They are:



Bruno Brotto  
Walter Teas  
Jim Holman  
Velma Seabrooks

## In Paradisum Deducant Te Angeli

(From an old hymn, translated: "May the angels lead you to paradise") and may they rest in peace.

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... was a very longtime resident of Westerlee, and a dedicated member of the Board of Westerlee. It was shocking and dismaying to us to hear of his demise, after a brief illness. Because of his dedication and commitment, it is appropriate that we reprint here the history of his life that was included in his memorial service. We think you'll agree that he was special, indeed, and we were fortunate to have known him!

### Obituary

James Glen Holman was born in Kinsley, Kansas on September 3, 1926. He and his sister, Dorothy Alice, grew up in Kinsley with their parents, Glenn Holman and Helen Champion Holman. Following graduation from high school, he served 2 years in the Navy. He then attended Kansas State College. He graduated in 1950 with a B.S. in Electrical Engineering and a B.A. in Business Administration. He later got his Masters degree from Johns Hopkins University in Engineering.

While at Kansas State College, he met Betty Roberts. They were married on August 20, 1950. The next week Jim started work with Westinghouse. He and Betty lived for a short time in Pittsburgh and settled in Baltimore in 1951. His son, Jerry, was born in 1953, and daughter, Debbie, in 1954. He worked

for the next 30 years in various capacities, including as a senior engineer and manager. He was a member of the American Institute of Electrical Engineers and the National Electrical Contractors Association. He was also a member of the Kiwanis Club and the Rotary Club. He was a very active person and enjoyed traveling and spending time with his family. He was a very kind and generous person and will be missed by all who knew him.

He is survived by his wife, Betty, and his children, Jerry and Debbie. He is also survived by his grandchildren, Jennifer and Michael. He was preceded in death by his parents, Glenn and Helen Holman.

### *Celestial Sights*

by Fred Hickok  
Director, Benjamin Banneker Planetarium  
CCBC Catonsville Campus

### August 2007

**Perseid Meteor Shower:** The annual display of meteors caused by the Earth passing through the debris path of Comet 1982 III should be especially good this year because the Moon is around its new phase and hence will not be brightening up the sky on the second weekend of August when the shower approaches its maximum. The point in the constellation Perseus from which the meteor trails appear to radiate rises in the northeast around 11 p.m. A peak of over 100 meteors an hour is predicted to occur around 4 a.m. on Monday, August 13, when we are on the forward side of the Earth as it hurtles through the stream of meteoroids. At other times within several days of this peak the rate should be closer to 50 meteors per hour. A good strategy for observing the shower is to lie on a lounge chair facing an unobstructed view of the northeastern horizon. There's no advantage in using a telescope or binoculars because they limit your view to small regions of the sky.

**Moon, Jupiter & Antares:** The first quarter moon, which occurs a quarter of the way through a lunar cycle after the new moon and which appears as a half moon, will be within a few degrees of the planet Jupiter and the red supergiant star Antares in the constellation of Scorpius during the evening of August 21.

**Lunar Eclipse:** A total eclipse of the Moon will begin in the hours before dawn on Tuesday, August 28. The full moon will start moving into the direct shadow of the Earth at 4:51 a.m. and be completely in the reddish shadow by 5:52 a.m. By then the sky will be brightening up as the Sun will rise at 6:30, at which time the Moon will set.

### October 2007

**Venus & Saturn in Conjunction:** In the early morning hours of October 15 Venus and Saturn will appear about 30 apart in the eastern sky in the constellation of Leo.

### November 2007

**Leonid Meteor Shower:** An average of 40 meteors an hour should occur around the peak of this shower in the late night

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)

hours of the morning of Sunday, November 18, as the Earth moves through the debris path of Comet Tempel-Tuttle. Look toward the constellation Leo, which rises in the east around midnight.

## December 2007

**Geminid Meteor Shower:** An average of 60 meteors an hour should occur around the peak of this shower in the late night hours of the morning of Friday, November 14. Look toward the constellation Leo, which rises in the east around midnight. However, since the Gemini constellation rises around 7 p.m. on Thursday, November 13, the radiant point will be in the sky most of the night. As with all meteor showers the display extends over several nights.

**Mars at Opposition:** Mars will be opposite the direction of the Sun and closest to the Earth during the night of December 24, Christmas Eve. It will be in view most of the night as a steady orange star in the Gemini constellation.

Astronomy Activities for the Community  
Community College of Baltimore County  
Fall 2007

## Observing Sessions

Dundalk Campus, 7200 Sollers Point Road  
Turn immediately to the right and park in the parking lot  
Meade 16-inch LX200 telescope

## Friday evenings

September 7, 8-10 p.m.	November 2, 8-10
September 21, 8-10	November 16, 7-9
October 5, 8-10	December 7, 7-9

Call Public Safety at 410-285-9700 45 minutes before the session if you are uncertain as to whether the sky is clear enough for the session to be held.

## Planetarium Shows

Catonsville campus, 800 S. Rolling Road  
Room D-003  
Spitz 1024 system displaying 2300 stars

## Saturday mornings at 10 a.m.

September 22, 50 Years in Space  
October 20, Space Witch  
November 17, Searching for Life in the Universe  
December 8, Christmas Traveler

All activities are free of charge

Call 410-455-4560 for additional information.

## CCBC 50th Anniversary

This upcoming academic year is the 50th anniversary of the college. For a listing of the various events go to <http://www.ccbcmd.edu/anniversary/events.html>.

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## *Crime Is a Reality - Even Here!*

We in Westerlee are not exempt, as recent events have shown all too clearly! It frightens and dismays us, but there are some things we can do to minimize the risk. I have attached a flyer distributed by the National Crime Prevention Council which outlines some of the steps you can take to protect yourself and your home. One of the things mentioned in it is a home security survey by local law enforcement. It's FREE! (An aside: my husband and I had it done last summer – and it's very reassuring to know that we've taken all the prudent steps to protect ourselves and our home.) On our website ([www.westerleenews.com](http://www.westerleenews.com)) you can print out the request form and send it to the local police station. Officers will be happy to come out, assess your security situation, and give you some tips that cost little or nothing to implement.



Recently, I was sent an e-mail by a police officer with a tip that I have since found out is an "Urban Legend." However, it might work to frighten a thief from your premises. It suggested keeping your car remote near your bedside, and pressing the horn button if you hear a burglar trying to break into your home. In this day and age, we have become inured to hearing car alarms, but if a thief is trying to break in, it might deter him.

## *Letter to the Editor*

Dear Friends,

In response to the Westerlee Community News letter, Spring 2007, "Tree removal becomes a hot topic in Westerlee". There were two statements made that need to be corrected.

The first statement made, "In the history of Westerlee, NO falling tree has ever destroyed or severely damaged a house. Cutting huge Healthy Trees down out of fear they will fall on a houses etc., etc.

I can only assume that damage to cars, storage sheds, rolling roofs, due to tree sap, and every year ALL of us losing our electric due to trees falling over, doesn't count, so I will tell you of a Healthy Tree that fell on my house.

Several years ago my neighbors Healthy Tree fell on my house. I had a hole in my roof, many damaged roofing shingles, 3 broken windows, 3 ripped out screens, the downspouts and 90 feet of gutters, in the front and side of my house torn down, all the aluminum siding in the front of the house had to be replaced, four broken flood lights, damage to another near by tree and of course my neighbors Hugh (sic) Healthy Tree laying on my house. Severely damaged house?

My neighbor called her insurance company, they came out and "inspected" the tree. It was deemed a Healthy Tree and "AN ACT of GOD" caused the tree to fall. Because this was a Healthy Tree no insect damage, no storms or high winds reported, no lightning strikes, my neighbors insurance company Refused to pay for any damages to my house.

Guess who was now responsible for my neighbors Healthy Tree falling on my house? ME!! My insurance company paid the bills, but only after a bill was submitted to them, reviewed and inspected by their agent. Problem, the contractors wanted their money as soon as the work was completed. Nobody wanted to deal with the insurance company. I spent hours on the phone trying to get people to respond quickly to my problem. Because of weather concerns, needing quick repairs, I had to pay everybody out of my own pocket!

To give our resident roofer a sales plug, Paul Galindo, came down the same day, took pictures for the insurance company, removed the tree off my roof and made all necessary repairs to the roof so I wouldn't get any water damage inside my house.

Due to this being my second "tree related" insurance claim, my homeowners insurance increased \$200.00 per year. I don't know what Westerlee considers a "Severely Damaged" house, but I know, I don't want to go through any more house repairs" due to a Healthy Tree.

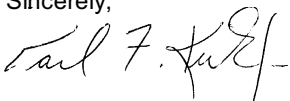
The second debatable statement made in the news letter. It was stated that when trees are taken down, "property values decrease"... Anyone who has ever watched television's Flip this House", has seen them cut down Healthy Mature Trees to "gain a view" and remove the threat of any future damage to the property. They also remove or trim mature, overgrown bushes, so you can see the house, plant flower beds to add beauty and put down sod for the "no weeds", nice lawn appearance. The property value INCREASES anywhere from 10 to 35 thousand dollars. The majority of the people in Westerlee want well maintained, well landscaped homes. There will always be a few in the community, that continue to neglect their landscape. Their bushes are untrimmed and overgrown, the grass is full of dandelions and weeds and their trees are in dire need of pruning or being removed. Since landscaping plays a major part in the sale of any home, I can only wonder if this poor landscaping behavior, from the residents, is hurting all of us in the sale of our homes?

To summarize this letter; To all the people who want tree ordinances...Are YOU going to pay for the damage a tree may cause to MY property? We already know that answer.

At the general Westerlee Community Meeting, in March 2007, there was a motion made, it was seconded and a vote was counted; 80% of the people that voted, CLEARLY sent a message "TO STAY AWAY FROM ANY TREE ORDINANCES!!!" There shouldn't be any more discussions.

If a person has "Any Fear AT ALL" that a tree is going to harm, his family, his property or his neighbors, he should have every right to do what ever he feels is necessary to prevent this problem! The majority of the Westerlee residents said "WE DON'T WANT ANY TREE ORDINANCES" !!!!

Sincerely,



Earl F. Kirk Jr.

***Westerlee Community Association  
Board Meeting  
July 12, 2007***

I. Meeting called to order at 7:03 p.m. Klaus called for a moment of silence in honor of Jim Holman, former Board member, recently deceased.

II. Board Members Present: Chuck Sprague, Klaus Philipsen, Ron Matthews, George Simon, Bettye Gray, Joan Goudy, Marilyn Maxwell, Ed Hastry, Charles Yingling, Shirley Smith

Board Members Absent: none

III. Approval of Meeting Minutes March Meeting. It was recommended that we clarify section 1D to read "we represent 164 homeowners" rather than "if 164 homeowners are...." Motion was made and seconded to approve the minutes with that exception. Motion approved.

IV. Homeowner at 2133 Cedar Circle Drive submitted an application for a shed to be placed on his property. The Architectural Review Committee consisting of Richard Maxwell, Shirley Smith and Klaus Philipsen approved the application; Chuck Sprague motioned to approve; Shirley seconded. All were in favor; the motion was approved.

V. Bulk trash container. This item was a follow up from the annual meeting in March. At that meeting, Sam had informed us that we can get a bulk trash container from the county. Chuck volunteered to organize it. Ed noted that, upon request, Jean at Sam Moxley's office will set up the whole thing.

VI. Gateway signs: report from Charlie and Chuck regarding the sign we wish to place at the entrance to Westerlee at Rolling Road. The sign would indicate that we are a covenant controlled community. It was proposed that we would place the sign in the existing flower bed on the southwest corner property, and we would maintain the landscaping surrounding the sign, thus improving the looks of the property. The same was suggested alternatively for the property on the northwest corner of Rolling Road and Cedar Circle, with no success. Klaus will follow up with owner of the rental property on the southwest corner. It was suggested that we need a bargaining tool. We have already tried that with the offering of landscaping the flower bed.

If this fails, it was suggested to place the signs on Klaus' property and/or Tom Avens' property (he has volunteered in the past).

VII. Concerns about board policy, enforcement action and property values was expressed by Ed Hastry. He had expressed that he would terminate his position on the Board if his concerns were not satisfied. Several e-mails went back and forth from Klaus to Ed and vice versa. Klaus asked for specific suggestions. Ed brought out a copy of our covenants that appears to have more items than the covenants we have posted and recorded as in effect. (The current board has no idea how this could have happened, unless Ed would have an older version which somehow was altered). Klaus will research the issue, and try to determine which is the correct set of covenants.

A. Ed is concerned about how properties are supposed to look. He feels that Klaus' property is not maintained properly. Klaus asked him to tell him what in particular is the violation? Chuck maintained that we will find a great deal of variation in how properties are kept in our neighborhood. There are very different standards. It was pointed out that Shirley and Charlie go through the entire neighborhood periodically looking at the properties. When you start talking about specific styles, that is a personal homeowner's decision. There are no covenant or county codes saying that you must have manicured lawns and trimmed trees.

B. Ron Matthews indicated that he has also heard criticism about Klaus' property. It was pointed out by another that manicured property is what some people want; others do not; we have a right to have some discretion how we maintain our

own property.

C. Klaus pointed out that Shirley and Charlie did a neighborhood sweep and sent a complaint to him about the state of his yard. He took their suggestions into account and trimmed bushes hanging into the street. He pointed out that since he has been president he has had several citations, including one for rodents in trees, complaints found unfounded by inspectors. In the past, neighborhood was more homogeneous. That is not the case now. We are ethnically, generationally, and culturally more diverse these days.

D. Paul Galindo: branches are too close to the road; he scratched his car trying to avoid another car coming around the corner too fast.

E. George: do we have anything in the covenants regarding landscaping? Not at the present time. If the covenants which Ed presented are truly in effect, then we do. Otherwise, there is nothing in our covenants that specifies how our properties must be maintained.

F. Marilyn asserted, with great trepidation that Ed has been a source of division on the board since he came on. She pointed out that once the board has made a decision, we must abide by it, no matter our personal feelings about the decision. .

G. Ed left the board, vacating his position as Treasurer, and we regret it; however, we cannot have one person imposing his opinion on the board. If the board comes to a conclusion, we must support the decisions of the board. We need to determine which covenants are the real covenants.

VIII. A. Board confirmation of Treasurer: Ed Hastry resigned so the position is now open again. Nine board positions are filled; we need to fill 4 more to maintain our complement of 13. Bettye motioned that we fill the position of treasurer before we fill the remaining 4 board positions.

B. Klaus pointed out that the responsibilities of Treasurer are simple: to file a once-a-year tax form, to collect and record dues, to prepare. To pay occasional legal expenses and reimbursements for expenses incurred, e.g., printing, and to prepare a Treasurer's report for each board meeting. Joan Goudy volunteered, but indicated that she has no financial expertise. Marilyn, who did this for a living when employed, volunteered to teach her. No one was opposed to this arrangement..

IX. There are 4 open Board positions that must be filled. Four residents willing to serve were present.

A Wanda Richardson: 2025 Cedar Circle Drive;

B. Paul Galindo; 2011 Cedar Circle Drive

C. John Williams: 1205 Dlong

D. Fred Hickok: 2114 Fernglan Way

– Vote was decided by all current members to be held by acclamation. Bettye Gray motioned that all four be approved and serve on the board. Charlie Yingling seconded. All approved. Klaus asked for e-mail addresses from new members, since that is the way we communicate between board meetings..

X. Frosty re-zoning issue Status Report. Klaus gave a summary for the new members. Frosty wants to move to the Jehovah's Witnesses property, and to add to the existing building for a shop. For that reason, the property needs to be re-zoned to Business Manufacturing (from DR5 to BM). They want to do this out of cycle. First goes before planning board, then to the county council, then to board of appeals. The first two have supported the out of cycle application. Have only to go through the final stage. The board has unanimously opposed this re-zoning because there are remaining DR5 properties along Powers Lane. The voracious hunger of Russel has become evident. The process is now in the final stage – the County Board of Appeals. The council and Sam Moxley have not really listened to us, but have placed some conditions as follows: some changes in parking; add a walkway on

Powers Lane, and the rear lot acquired by Frosty would remain DR 3.5, residential. This would surround the re-zoned front lot (commercial) with residential uses on two sides (north and west) without any buffer or transition area.

We have teamed up with Westview Park Community Association (Steve Whisler) in opposing this re-zoning. Pete Zimmerman is engaged as the people's counsel, and Westview is also paying for a private lawyer to support the case. We would continue on the course of opposing this because of the domino effect which we believe would take place. The hope is that one or more members of the board would go with Klaus to the planning board the meeting on Thursday, July 19<sup>th</sup> at 4:00 o'clock; the Board of Appeals hearing is on August 8<sup>th</sup> at 10am. Being present and showing interest is very important. Klaus would state what the vote of the board was. Klaus' recommendation was to put all the e-mails on the web site, along with all the notifications. Paul and Marilyn volunteered to go to the meeting on the 19<sup>th</sup> at 4:00 p.m..

XI. Joan Goudy asked regarding the change of use of the gas station on Rolling Road and Powers Lane: shouldn't we have had some notification? It was determined that we should have been notified of the change of use. Klaus will follow up with the council why we weren't notified about this.

XII. Newsletter: Deadline for articles is August 2; the newsletter and the website are probably the best means of communication we have at the moment. We need some contributions. Whatever snippets you can contribute will be greatly appreciated

XIII. Regarding the issue of new neighbors claiming that they have never seen copies of the covenants or bylaws, all members are given covenants by Charlie. Sellers and title companies must give the covenants and by-laws to the buyers; otherwise, the transaction could be invalid due to violation of full disclosure laws.

XIV. Block Captain Progress (Charlie). It was agreed at previous board meetings that we should revive the block captain concept. Many members of the community believe that nothing is being done for them. Charlie and Chuck contacted many in the community and came up with a list of 11 volunteers for block captains. Woodbridge Valley has volunteered to help us train these neighbors. The next step is to get these block captains together to share their ideas, etc. By the next newsletter we will have a complete list of volunteers. Chuck wants to meet with block captains to hear their ideas, then meet with the board.

XV. Paul Galindo volunteered his home for the next meeting in October.

XVI. Chuck moved to adjourn: Shirley seconded the motion; meeting adjourned at 9:20 p.m.

Respectfully submitted,

Marilyn Maxwell

Secretary

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Note: Ed Hastry was referring to a section 14 in the Covenants. Subsequent review of the files determined that the version Ed used was once proposed by Fred Kirk as amendments which were not enacted, partly because they were written in an unenforceable manner and because covenant amendments can only occur with 2/3 majority of the homeowners. Ed's copy is therefore invalid.

## *Minutes of the Inaugural Block Captain Meeting*

Our thanks to all who attended the subject meeting. It was generally agreed by all that the meeting was productive and helped to set the stage for implementing the Block Captain concept in Westerlee. My apologies to those who were unable to attend due to the short notice of the meeting. I hope these minutes will provide you with information on what was discussed. Please call Charles Yingling with any questions you may have or ideas/comments you think should be noted.

Name tags and the most recent directory information for each Block Captain's individual area were passed out at the start and Chuck reviewed the eleven suggested discussion items listed in our previous letter. Comments/suggestions were as follows:

- Send a separate dues letter to each resident. This would be a more formal way of reminding them of their debt and less easy to forget or miss when contained as part of the newsletter or web site.
- Publish a list of currently paid residents by name thanking them for their support as an incentive to be recognized publicly as a paid member. Some thought this might be likened to a dues contest.
- Sponsor a landscape walk with a tour of selected houses to see their landscaping in the back of the lot as well as the front. The host at each of the houses would answer questions and provide information on the landscaping if desired. At the option of the host some would provide soft drinks, coffee, tea, or "munchies" to provide a friendly and informal atmosphere. It was even indicated that the Baltimore Symphony provides music by a few of their members for such occasions.
- Try to have No Parking signs installed on both sides of the entrance to Westerlee on Cedar Circle Drive. Apparently the resident who lives across Rolling Road from the entrance has a swimming pool that is rented and many of the users park along the Westerlee Cedar Circle entrance, thereby creating a congested and dangerous intersection for those leaving or entering the community.
- Provide a fenced in "dog park" at the dead end of Nuwood where pet owners can bring their pets and let them loose within an enclosure. It was suggested that this would not only be good for the pets but encourage pet owners to get to know each other and appreciate the community service.
- There was discussion by the guest, Ron Matthews, that the Westerlee sign being pursued should be low to the ground and could be located a block inside the community if necessary. It was pointed out that prior Westerlee Board approval had been given for the general design of the sign and the specific location so as to make it visible to Rolling Road traffic from both directions as well as those entering the development. Regarding the land owner approval for location of the sign Charley indicated that the owner has been avoiding responding to our request and that Klaus had indicated that he would make a personal call to the owner to discuss this issue with some incentives if necessary.
- Ron also brought up the issue of more frequent community meetings that he had previously presented at a Board meeting and received no action. It was suggested by Chuck that this item, and the many other suggestions that were discussed, should be discussed with the residents by the Block Captains. The resulting feedback of what the majority of the residents prefer would then provide better information for the Board to act on.
- Regarding the condition of the rental property where the proposed sign would be located, it was suggested that we should attempt to befriend the renter by direct contact and acquaint them with the customs in this country. This would usually be a part of what the Block Captain for that area would do.
- With the recent occurrence of a break-in in our neighborhood and the theft of numerous yard statues, it was pointed generally felt that the "neighbors watching out for neighbors" element of the Block Captain concept would negate the need for a Neighborhood Watch Committee used by some developments to help prevent crime.
- In response to the comment that some residents had negative comments on what do they get for their dues, it was agreed by all that we need to educate such objectors as to the many things that are provided by the association. These include among other such things as protection of the value of their property by enforcement of the covenants and bylaws with legal action where necessary, establishing a community position with county officials and keeping residents informed of pending zoning changes and events in the area that could affect our community property values or safety, sponsoring community activities, arranging for county services such as a dumpster for bulk item disposal or street cleaning, keeping abreast of road maintenance or proposed road changes or stop signs that could affect the safety or convenience of our residents, etc.

- Those present were in general agreement that they would like to attend the next Westerlee Board meeting (with ample advance notice of where and when) with no special segmented time period for them. All felt it would be informative and they could provide feedback from the resident concerns or suggestions in their area and leave the meeting at will if they so desired.
- In answer to the question of when Block Captains should start implementing the concept, Charley indicated that he would have individual name plates with contact information available for each Block Captain by August 15th. These would be presented to each household so they know who to contact.

In answer to the question "What is the process for meeting suggestions to be implemented", Chuck indicated that in general these items are introduced at the next quarterly Board meeting and a vote taken on whether to implement, investigate further, or drop the item with no action. And of course residents' feedback provided by the Block Captain would play an important role in making such determinations.

