



# Westerlee Community News

A Proud Covenant Controlled Community

Autumn, 2007



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



## *A Message from the President*

Dear Neighbors,

Don't you love those cozy acronyms the Government comes up with to make things really easy for us citizens? CZMP, what can it possibly mean? County's Zoning Mostly Painful? Well, the correct answer is Comprehensive Zoning Mapping Process. The County goes through this every four years.



What exactly is behind it? It means that anybody, property owners but also citizens who don't own a particular piece of land as well as organizations can file

an application for re-zoning. The idea is that if all rezoning requests are looked at once both the County Government as well as the people living in the county would get a better sense of what is going on and how the big picture is going to come out of many small steps.

Even in mostly built-out areas like ours, there are always changes afoot. The last bigger rezoning occurred for the land of the former Hoffman farm which is now the Catonsville Mews. As a community organization we have an obligation to monitor what is applied for in the vicinity of Westerlee and might affect us. From a review of the filings logged by the County as of the filing deadline of October 15, there are mostly applications from Russel Automotive for various pieces of land that we have to keep an eye on. For details see the meeting minutes of the last Board meeting elsewhere in this issue.

The 2008 CZMP covers a period of approximately 12 months and concludes with the County Council making the final decisions

## Westerlee Community, Inc. BOARD OF DIRECTORS



President	Klaus Philipsen
Vice President	Shirley Smith
Secretary	Marilyn Maxwell
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Directors:	Bettye Gray
Joan Goudy	Fred Hickok
Ron Matthews	Wanda Richardson
George Simon	Chuck Sprague
John Williams	Charles Yingling

on all the rezoning requests. If you have any questions and concerns, please do not hesitate to contact me. (410-685-2002 W, 410-747-5351 H, E-Mail: [kphilipsen@archplan.com](mailto:kphilipsen@archplan.com))

(More on page 6.... CZMP)

## *Did You Know About...*

... this very informative website? You can enter ANY zip code in the USA and view much data concerning that zip code. Note though that it reflects data as of the 2000 census.

<http://zipskinny.com/>

Chuck Sprague volunteered this article and the next one for our newsletter.



## *Fall Is Upon Us*

Now that the trees are soon to start shedding their leaves, we are faced with the annual problem of keeping our gutters clear, so that

street water runoff is not impeded by leaf blockage in the drains. Please do not leave leaves in the street.

Also, when walking through the neighborhood it becomes apparent that, in spite of the dry weather, our trees have flourished and often the new growth is now extending over the sidewalks. It only takes a few minutes to trim the branches back so the sidewalks are clear - and your neighbors and those passing by will be very appreciative of your efforts. That is part of what being a good neighbor is all about. Please help keep our community a good place to live. Thanks!

### *And, in That Same Vein...*

It was made known to me (the editor) that some neighbors are putting their leaves and grass clippings in the street to be blown away by passing cars and wind. Do you know that, besides being an annoyance to the neighbors, onto whose lawns these leaves and grass clippings blow, it is also harmful to the Chesapeake? So, I called the Department of Environmental Protection to get these booklets for you: *From My Backyard to our Bay*. They are very worthwhile reading. Please save them for future reference.

While I was talking to them, they also offered me enough of these GROWING HOME coupons for each family to get \$10.00 off a tree you might want to purchase. The Growing Home Campaign website is very informative:

<http://www.baltimorecountymd.gov/Agencies/environment/growinghome/index.html>

(Rather than typing all that in, if you just do a Google search for "Growing Home Baltimore County", the first hit will be the one you want. It'll give you a wealth of information on the types of trees that qualify, how to plant them, as well as the stores that will accept the coupons.

Happy raking and planting!!



## *Celestial Sights*

by Fred Hickok

Director, Benjamin Banneker Planetarium  
CCBC Catonsville Campus

### 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.

### January 2008

**Moon & Mars:** The Moon and Mars will start near each other in the east at sunset and during the night the Moon will slowly shift to the east away from Mars.

### February 2008

**Conjunction:** Venus and Jupiter, the two brightest planets, will be only half a degree (the diameter of the Moon) apart in the constellation of Sagittarius in the pre-dawn hours on February 1. On February 4 and 5 the waning crescent moon will appear near the two planets.

**Total Lunar Eclipse:** The Moon will pass through the Earth's shadow from about 9 p.m. to midnight on February 20. During the total phase from about 10 to 11 the Moon should have a dark red coloring due to that part of sunlight being bent around the edge of the Earth by the atmosphere.

### March 2008

**Early Easter:** Easter occurs on the first Sunday after the first full moon of spring, which begins on March 20. Depending on how the

phases of the Moon occur, Easter can range from March 22 to April 25. This year the full moon is on Saturday, March 22, so Easter is on the next day March 23. This will be the earliest Easter Sunday since 1913. The next time Easter falls on March 23 will be 2160. The earliest possible Easter Sunday of March 22 last occurred in 1818 and will next occur in 2285.



### ***More Boring Stuff about Yard and Grass Clippings***

Learn how to properly dispose of yard and grass clippings.

Yard and grass clippings can reach our local waterways by washing into storm drains. Keep green waste out of storm drains. Try grasscycling, composting, or participating in your local green waste program.

Grasscycling is the practice of leaving clippings on the lawn when mowing. The clippings quickly decompose, returning nutrients to the soil. Grasscycling makes caring for your lawn easier, and will not cause thatch. You can reduce mowing time by as much as 50 percent, because you don't have to bag or dispose of clippings. Leaving clippings on the lawn also reduces the lawn's water loss and its need for fertilizer. To grasscycle, it is best to cut grass when the surface is dry (no drops of moisture on the grass), and to keep mower blades sharp. Follow the "1/3 rule": Mow the lawn often enough so that no more than 1/3 of the length of the grass blade is removed in any one mowing. Proper mowing will produce short clippings that will not cover up the grass surface. You may have to cut the lawn more frequently, or double cut, when the lawn is growing quickly.

Backyard composting is the process of allowing nature to break down your green waste. When you mix your grass clippings, weeds, trimmings and water in a bin, beneficial insects and microorganisms decompose the mixture into finished compost. You can help speed up the process by keeping the pile moist, not soaked, and periodically mix it to add air to the pile. You may have finished compost in as early as six weeks. Finished compost can be placed over the soil as mulch, or mixed into the soil as a

wonderful soil amendment.

(This article was taken from the [www.earth911.org](http://www.earth911.org) web site and was written by the Earth 911 Staff.



### ***And Yet Another Insert***

There's one more insert in this newsletter. It's *Family First* from the Maryland Emergency Management Agency, and it's a magnetized checklist for emergency preparedness. I was introduced to it at a course I'm taking, and was so impressed that I asked the teacher to get enough for all of you. I hope you, too, find it worthwhile. The Editor.

### ***Westerlee Community Association Board Meeting***

The meeting was held on October 11, 2007. Besides the Board Members, several block captains were also present: Barry Browning, Irena Glemza, Scott Munroe, Carolyn Williams.

Klaus introduced and discussed the block captain concept. He invited guests (block captains) to stay or go on after the block captain segment is concluded. He noted that the board meeting will finish about 9:00 p.m.



The original idea was to bring the community together. Klaus stated that in every community there seems to be a lot of bitterness these days, as he experiences in many community meetings in his line of work but that block captains shouldn't be discouraged, and that communication is the key in overcoming this bitterness.

It was observed that some homeowners do not want to belong to the Association. It was pointed out that by the very fact of buying a home in this community, we are members of the Association, and as a Board we have the obligation to see that both the Covenants and County Codes are enforced.

Joan Goudy, as a block captain and a board member, talked about several complaints she

has heard from neighbors. At this point, we were made aware of concerns from residents, including, but not limited to, the following: vandalism, graffiti, and the cul de sac at the end of Nuwood is being used as a lover's lane. Other issues tackled were: Cars parked on lawns and grass clippings put into the street. County code does prohibit cars from being parked on lawns. However, from a covenant point of view we want to ask residents not to do this because it makes a bad impression. (An aside from the editor: grass clippings – we have beaten this to death in another section of the newsletter).

Bulk trash container. This is a follow-up from the Annual Meeting in March. It has been scheduled for the morning of **Saturday, December 1** (There is an article elsewhere in this newsletter giving more information. We will have two containers, one for metal and appliances, and the other for remaining bulk trash. No hazardous materials will be accepted. Paul Galindo will have his truck available to take paint cans. The dumpsters and the truck will be located at the end of Nuwood near the Catonsville Mews townhouses. Klaus and Paul will supervise the operation.

Re: County Zoning process and Frosty rezoning. Status report. The last hearing was continued, and the date for the next hearing has not been announced yet.

There have been four applications for zoning change from Russel to date; the deadline for applications is 10/15. what had been applied for as a variance (the employee parking lot on the corner of Powers Lane and Dlong is now being re-applied for as a permanent zoning change.

Klaus distributed a map showing the additional zoning changes that have been requested on Power Lane. The Jehovah's Witness lot is not on this map because it is out-of-cycle. At least two neighbors on Powers Lane are considering zoning changes. The Hoffmans still have a farm piece and are reportedly considering to change the zoning on their lot behind church from DR 3.5 to higher density or even commercial. Klaus needs some understanding what the board feels about this rezoning. Where Russel converted old farmhouse on Powers Lane to a parking lot, Russel now

wants to change the zoning to BR commercial. Another parcel near old Circuit City, Russel wants to convert to from DR5 to business; this one appears to be not a big deal to us. Old Shell station: Russell wants to change from BL-AS to BR (Business Light Automotive Service to BR) Sam Moxley wrote to Klaus that he is now opposed to this rezoning, since Russel didn't comply with what they agreed to do at the Shell station (landscaping, etc.) Klaus made a collective motion that all the Russel rezoning requests should be opposed by Westerlee; If they do what they said they would at the Shell station, then two requests, 003 and 004 per map, could be supported. All were in favor

There is a cigar/cigarette store opening at the One Mile West shopping center. A resident has expressed concern about the possibility of this store inviting drug addicts into our neighborhood. Klaus consulted with Sam Moxley about this. His recommendation to the board is that we wait and see; if there are any complaints, then we would try to intervene. We should try to be positive about new business coming into the area, until and unless the business proves to be a serious nuisance. Westerlee's influence on business selection is very limited..

There is an abandoned car behind oil change place behind Wendy's. This appears to be a zoning violation. Paul volunteered to take this on and report it to county code enforcement. He will also remove the graffiti on the big rocks at the end of Nuwood. (Thanks, Paul!)

There have been several complaints about the landscaping between Chantilla and Catonsville Mews, specifically, not mowing in a strip adjacent to the Chantilla houses. Klaus reviewed the approved landscape plan and determined that the original landscape plan shows a wooded buffer for this strip. He contacted the construction supervisor, Steve Rosen, and inquired about the missing buffer vegetation. The contractor is replacing dead trees, but the supervisor was unwilling to add any other planting. Klaus has contacted Patriot Homes, who referred to the management company in this matter.

The next quarterly board meeting will be held on January 10, at Paul Galindo's; the April 10<sup>th</sup> meeting will be held at Ron Matthew's. The



remaining board meetings for 2008 will be held on July 10<sup>th</sup> and October 9<sup>th</sup>.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted,  
Marilyn Maxwell, Secretary



### *2007 Dues*

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



**Joan Goudy, Treasurer**  
**2008 Fernglen Way**  
**Baltimore, Maryland 21228**



### *Westerlee Web Site*

You've noticed, we're sure, that we have a web site, one with an address that is easy to remember:



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

Remember that we post items there that arrive between newsletters. We urge you to visit it often, and even to recommend changes and additions to us. You can do it by e-mailing us at [westerleenews@comcast.net](mailto:westerleenews@comcast.net). We hope to hear from you soon and OFTEN!



### 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

### *Future Board Meetings*

The next two board meetings (in 2008) are scheduled as follows (Please mark your calendar. You are welcome to attend):

**January 10, 2008, 7:00 p.m., at 2011 Cedar Circle Drive;**

**April 10, 2008, 7:00, p.m. at 2117 Fernglen Way.**

The locations for the two remaining board meetings, July 10<sup>th</sup> and October 9<sup>th</sup> have not yet been determined.



## *CZMP*

continued from p. 1, message from the President.

Below the time line as described by Baltimore County.

### *Filing Periods*

#### September 4, 2007 – November 30, 2007

The Baltimore County Code provides that, during the Open Filing Period (September 4-October 15), any person, association, corporation, county agency or other entity may, upon payment of the specified fee, file a petition for a zoning reclassification on any property in the county. Certain information must be filed with the petition, all of, which becomes a matter of public record identified by an Issue Number. Between October 1 and October 31, additional Issues can be raised, but only by members of the Baltimore County Planning Board. Between November 1 and November 30, Issues can be raised only by members of the Baltimore County Council.

### *Log of Issues - Preliminary Recommendations*

#### December 1, 2007 – February 29, 2008

The Planning Staff analyzes each of the Issues raised during the filing periods. Summary data about each Issue, along with the preliminary staff recommendations, are published in the "Log of Issues." The Log and accompanying maps comprise a report to the Planning Board for the purpose of conducting public hearings in March 2007. Also during this period, notices are mailed to the owners of those properties, which are listed in the Log and to adjacent property owners. Signs are posted to announce the Issue number and Planning Board public hearing.

### *Planning Board Public Hearings*

#### March 1, 2008 – March 31, 2008

The Baltimore County Planning Board schedules a public hearing in each Councilmanic District during the month of March. Testimony is limited to those Issues within the district for which the meeting is held.

### *Planning Board Review and Recommendations*

#### April 1, 2008 – May 15, 2008

At a series of work sessions, open to the public, the Planning Board reviews and

discusses the various Issues. The Planning Board must formally adopt a recommendation on each Issue before May 16, 2008.

### *Transmittal Period*

#### May 16, 2008 – June 2, 2008

The Planning Board recommendations on each Issue must be transmitted to the Baltimore County Council within 20 days after the Board's vote. A revised edition of the Log of Issues is published to serve as the basis for the Council's public hearings in June.

### *County Council Public Hearings*

#### June 2, 2008 – June 30, 2008

The County Council schedules a public hearing in each councilmanic district during the month of June. Testimony is limited to those Issues within the district for which the meeting is held.

### *County Council Review*

#### July 1, 2008 – September 15, 2008

The County Council has the sole authority to determine the final zoning on each property. The Council may accept, reject, or modify the recommendations of the Planning Board. These options include retaining the existing zoning or applying to a property any zoning or combination of zones.

### *County Council Decisions*

#### September 2008

The County Council vote on each Issue must occur before September 16, 2008. As adopted by legislative action of the County Council, the revised Comprehensive Zoning Maps take effect 45 days after being signed into law by the County Executive.

### *Final Log and Maps*

#### November 2008

After the Council's vote, the Office of Planning prepares the final official amended Zoning Maps and published the final edition of the Log of Issues containing all of the decisions of the County Council.

The final log of issues reflects the County Council's action on each of the Map Issues. Information provided include ownership, location, existing zoning, requested zoning and proposed zoning.



*Friends and neighbors:*

*I have lived in Westerlee since 1964, and have been a Realtor since 1987. That's 20 years. In that time I sold 34 houses in Westerlee.*

*Currently, 2124 Fernglen Way is my listing for sale. It's a brick ranch w/3 BR, 2 1/2 baths and a 2 car garage. The family room has a stone fireplace. If you know of anyone interested in living in Westerlee, please give me a call. I love referrals.*

*Also, I will be happy to give you a current Market Analysis. Call me at home or the office.*

*Bettye Gray, Realtor*

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

*Coldwell Banker Residential Brokerage*



### ***New Neighbors***



We have new neighbors at 2105 Fernglen Way. It is the family of Iftakhar Mougali. Please make them feel welcome.

We heartily welcome you to our community, and we hope that you will have many happy years here.



when and where we need it. If the police don't get calls from us, they don't know that we need help. The more calls they get, the more often a car will be assigned to our area. You can remain anonymous if you wish. For all of our safety, please call.

### ***Vandalism Is Not Just an Annoyance***

Has your yard or car or house been vandalised? Have you seen graffiti on yours or neighbors' property? Is there any activity going on nearby that shouldn't be going on?

**PLEASE: call 911.** It's not just to "rat" on someone. It's to get protection from the police

***First Westerlee Community  
Clean Up Day  
December 1, 8am-Noon***

Bulk Trash Containers will be provided at the dead end of Nuwood Street off Cedar Circle Drive. Volunteers of your association will be at hand.

*This service will be provided by your community association in collaboration with Baltimore County and was suggested at the last Westerlee Annual meeting.*

*We hope that this collection will be a success and that you will use the opportunity to clean out your garage, shed, backyard or basement. We are a small community, if we do not collect sufficient materials, we will not be able to repeat this service next year.*

There will be two containers, one for general bulk items and one for metals and appliances.

A Board member will also make available a pick-up for paints, oil and household chemicals.

Prohibited are:

- ✓ **Explosives and flammables**
- ✓ **Liquids (except paint, see above)**
- ✓ **Logs greater than 8" diameter and 6' long**
- ✓ **Items too heavy to lift manually**
  
- Car tires are permitted but must be separated from other items.
- Refrigerators and air conditioners need to be separated or must have been drained of all refrigerants.
- Cardboard and paper need to be separated for recycling.
- Glass, plastic, aluminum and tin containers need to be separated for recycling.

Note: Before you deliver articles to the collection site, please check our website [www.westerleenews.com](http://www.westerleenews.com) for any potential changes regarding the collection which might result from the County approval process which had not been completed at the time of this print.



***Block Captains***

At the Westerlee Community meeting last March, those present voted to institute a Block Captain program. At each Board Meeting since then, we have striven to implement the program. Finally, due to the untiring work of Charles Yingling and Chuck Sprague, it has come to pass.

The purpose of the block captains team is to attempt to bring back some of the closeness that we once experienced as a community by more intimate communication. It's a difficult task, we know, because in the past, when life was not so hectic, we had time to interact with one another, and to enjoy each other. Life is much more stressed now. We want to know when there is someone ill or dying in a family, so we can ALL be concerned; we want to be available when help is needed. This can help bring us together!

The Block Captains will take your concerns and **suggestions** about life here in Westerlee to the Board of Directors, who will then see if there is something on which they can act. The goal is to open the lines of communication. We wish to serve you in a practical way. We want



to take your concerns into consideration, and, if reasonable, to act on them. Know that we are **trying**; we won't always please everyone.

(This article was written in collaboration with Paul Galindo and Charles Yingling, and edited by Marilyn Maxwell.)

Please **welcome** the block captains when they call on you.

## 2007 Westerlee Block Captain Assignments

Blk #	Street	Addresses	Block Captain	Phone	Address	#
<b>1</b>	<b>Rolling Road</b>	<b>1208-1214</b>	<b>Paul Galindo</b>	<b>410-746-2070</b>	<b>2011 Cedar Circle Dr.</b>	<b>3</b>
	<b>Cedar Circle Dr.</b>	<b>1900-2003</b>				<b>12</b>
<b>2</b>	Cedar Circle Dr.	2004-2019	Janet Kinnally	410-788-1062	2012 Cedar Circle Dr.	16
	Cedar Circle Ct.	1200-1201				
<b>3</b>	<b>Cedar Circle Dr.</b>	<b>2021-2106</b>	<b>Barry Browning</b>	<b>410-747-8272</b>	<b>2022 Cedar Circle Dr.</b>	<b>14</b>
<b>4</b>	Cedar Circle Dr.	2107-2118	Carolyn Williams	410-788-6019	1205 DLong Rd.	12
	DLong Rd.	1202-1205				3
<b>5</b>	<b>Cedar Circle Dr.</b>	<b>2121-2203</b>	<b>Connie Boyle</b>	<b>410-744-4392</b>	<b>2037 Cedar Circle Dr.</b>	<b>16</b>
<b>6</b>	Chantilla Rd.	2100-2112	Irena Glemza	410-788-8977	2100 Chantilla Rd.	15
<b>7</b>	<b>Chantilla Rd.</b>	<b>2113-2124</b>	<b>Rosemary Snyder</b>	<b>410-788-4650</b>	<b>2113 Chantilla Rd.</b>	<b>14</b>
<b>8</b>	Chantilla Rd.	2125-2154	(Position Vacant)			
<b>9</b>	<b>Fernglen Way</b>	<b>2001-2012</b>	<b>Joan Goudy</b>	<b>410-747-8702</b>	<b>2008 Fernglen Way</b>	<b>8</b>
	<b>Wisteria Dr.</b>	<b>1200-1203</b>				<b>3</b>
	<b>Nuwood Dr.</b>	<b>1200-1203</b>				<b>4</b>
<b>10</b>	Fernglen Way	2100-2114	Scott Munroe	410-788-6945	2102 Fernglen Way	15
<b>11</b>	<b>Fernglen Way</b>	<b>2115-2128</b>	<b>Cheryl Wiggins</b>	<b>410-744-1554</b>	<b>2118 Fernglen Way</b>	<b>14</b>
					Total	164

Block Captain Coordinator: Charles Yingling 2001 Fernglen Way 410-747-0970