



# Westerlee Community News

## A Proud Covenant Controlled Community



May 2008



### A Message from the President

After five years of wonderful, devoted service as President of our community association, Klaus

Philipsen has determined that, because of the demands on his time from his work, he can no longer serve us in that capacity, and has stepped down. We are extremely grateful, though, that he has decided to remain on the board. His expertise and advice have benefited us greatly, both as a board and as a community. We have all profited by his knowledge and experience in ways that it is difficult to comprehend, and we have not always recognized or appreciated it. His has been a service of complete dedication on our behalf. He brought about a better understanding of what a community association really is, and how we can enrich each other's lives. When you see Klaus, please give him a very warm "Thank You" for what he has done for us both as an association, and as *NEIGHBORS*.

Many of us who have worked very closely with him over the years are saddened that he will no longer be President, but are encouraged that he will remain on the Board to share his skill and knowledge with us. I, for one, am very grateful that he has agreed to help me with the transition. It is not an easy task. This community is so diverse, its members have such different interests and goals – and each of us tends to look just at how things and decisions affect US personally, and not at the whole picture.

Shirley Smith, too, has decided to step down from her position as Vice-President. Family commitments prevent her from giving all the time she knows the position requires. We are grateful, though, that she will continue to serve our community on the board, in the capacities of Covenant and Code Enforcement, and also on the Architectural Review Committee. She has done such a marvelous job in these areas over the years. If you don't see junk cars in our neighborhood any more, be grateful to Shirley who has spent many hours talking to Baltimore County Code Enforcement Officers – and gotten the job DONE!!

(continued on p. 2)



WESTERLEE COMMUNITY, INC.  
BOARD OF DIRECTORS

President: Marilyn Maxwell	
Vice President: Wanda Richardson	
Secretary: Fred Hickok	
Treasurer: Joan Goudy	
Directors:	Paul Galindo
Ron Matthews	Lena Parsons
Klaus Philipsen	Shirley Smith
Chuck Sprague	Karen Straughn
John Williams	Charles Yingling

### Board Meetings

Do you know that you are welcome to attend Westerlee Board Meetings? We quote from the Maryland Homeowners Association Act here:

"Subject to the provisions of paragraph (4) of this section, all meetings of the homeowners association, including meetings of the board of directors or other governing body of the homeowners association or a committee of the homeowners association, shall be open to all members of the homeowners association or their agents..." and

"(ii) Subject to subparagraph (iii) of this paragraph and to reasonable rules adopted by a governing body, a governing body shall provide a designated period of time during a meeting to allow lot owners an opportunity to comment on any matter relating to the homeowners association;

(iii) During a meeting at which the agenda is limited to specific topics or at a special meeting, the lot owners' comments may be limited to the topics listed on the meeting agenda..."

Message from the President, continued from p. 1

Bettye Gray and George Simon have also decided that, for many reasons, they can no longer serve on the Board. We thank them sincerely, for their years of service. Please – remember that all of our board members are VOLUNTEERING their time and talents; they are residents and neighbors just like you; they are looking to do what is BEST for Westerlee as a whole. If you have a criticism or concern, be up-front about it. Bring it to your Block Captain or directly to a Board Member. We may not be able to solve all your problems in the community (because we need to look out for the greater good), but, be assured, we are willing to listen. We are very grateful that we have such wonderful volunteers who want to hear what you want to say.

Especially when you read the minutes of the board meeting on April 10<sup>th</sup>, you will see that we are ready and willing to put into practice some of the 2008 initiatives you suggested at the General Meeting on April 1<sup>st</sup>, e.g., the electronics and bulk trash pickups, a block party, and a community-wide yard sale, just to name a few. These will all take much time and effort to plan and execute, yet the board members demonstrated their willingness, and some of these efforts are already in the planning stages.

I, personally, am very grateful that Fred Hickok has accepted the role of secretary on the Board, and that he will accept responsibility for the minutes of all the meetings, as well as editing and publishing the newsletters.

At the April 10<sup>th</sup> meeting, every board member showed a willingness to accept new and sometimes demanding responsibilities on our behalf.

I myself look forward to serving you and working with you, in continuing to make Westerlee a place to which we love to come HOME!!



## 2008 Dues

Westerlee Community Association Dues for 2008 (\$15.00) can be sent to

Joan Goudy, Treasurer  
2008 Fernglen Way  
Baltimore, Maryland 21228



**Many thanks to those who have already paid their dues.**

## 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)

Richard Maxwell at (410)744-3449  
or by e-mail at [mtmaxwell@comcast.net](mailto:mtmaxwell@comcast.net)

## Newsletter by Email

If you prefer to receive the newsletter by email (and save some trees or at least a few branches), please send your email address to [fredhickok1@comcast.net](mailto:fredhickok1@comcast.net).

Westerlee Community News is published by the Westerlee Community Association, Inc., and is edited by Fred Hickok. For further information or to submit articles for publication, contact him at [fredhickok1@comcast.net](mailto:fredhickok1@comcast.net)

## Don't want the Enquirer?

Here's how to stop the newspaper!!



The phone number is 1-800-387-6090

Or go to this link:

<http://www.examiner.com/delivery/cancel/>

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## Save \$\$\$ --> Sunpapers Discount

(Article submitted by Chuck Sprague)

If you get the Sunpapers delivered at home, (and you are a Senior Citizen), call the customer service number 1-888-539-1280 and ask for the senior discount. You will save 50% on your paper delivery.

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## Lawn Care Tips

Jon Straughn  
B.S. Agronomy  
University of Maryland

### MOWING:

- Keep your mowing height set at 3.5". During periods of heat and drought increase the height to 4".
- Mow frequently. Mowing causes the plant to tiller which increases turf density.
- Always adhere to the "1/3 rule". Never remove more than 1/3 of the plant tissue per cut. When the grass gets to 6", take it down to 4".
- Keep your blades sharp. Mower blades should be sharpened every year.

### WATERING:

- Lawns require about 1" of water per week. To determine how long to run your sprinkler to apply 1" of water, place a few aluminum pie

pans on your lawn. Turn on the sprinkler and check your watch. Go out with a ruler periodically and check the depth of water in the pie pans. Once 1" has accumulated, check your watch again. You now know how long to leave your sprinkler in one place and get the 1" of water down.

- Roots are lazy and will hang out in the top few inches of soil if they are allowed. Drought tolerance requires a deep root system. To force the roots of your lawn to go deeper, infrequent and deep watering is the way to go. Remember, 1" of water per week is all most lawns require but this should be done in a single application, rather than watering in smaller amounts more frequently.
- Water in the early morning (5-9 A.M.). If you don't want to get up early, purchase a timer. If you water during the day time, much of the water is lost to evaporation. NEVER water in the evening. You want the leaf tissue to stay dry to protect against disease. Watering early in the morning allows the leaf tissue to dry out during the day.

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## Safety Tips

### Deception Burglaries Blossom in the Spring

The Baltimore County Police Department is taking a proactive approach in alerting its citizens to certain crime trends that have occurred throughout the County in recent years. Unfortunately, this is the time when these types of crimes are known to occur.

Suspects, posing as legitimate workers, approach elderly homeowners at their residence with the intent of gaining entry under a seemingly legitimate role: local gas company, water department, cable company, tree trimmers, pavers, County inspectors, or government officials. One suspect will distract the homeowner while a second suspect will enter the home and search inside for valuables and cash.

Another type of ruse used to gain entry into the home is for a suspect to knock on the door and ask for a pen and piece of paper to leave the victim's neighbor a note. The suspect may appear to have difficulty writing the note, and will ask to come inside the house. Once inside the victim's house, the suspect will ask the victim to help write the note. As the suspect keeps the victim occupied, others enter the residence to remove money and valuables.

A variety of vehicles have been associated with these subjects including pick-up trucks, vans, and sport utility vehicles.

Be particularly alert to anyone in your neighborhood looking to perform home repairs, or asking to gain entry into your home. Be sure to ask to see identification and let them know you are going to call and get authorization from their company before allowing them access. If they are legitimate, they won't mind the wait.

Remember, do not intervene, but call 911 immediately about suspicious activity.

## **Protect Yourself from Home Improvement Scams**

Warmer weather signals the arrival of things pleasant - like spring, and unpleasant - like burglars and con artists. Baltimore County Police are alerting residents to take precautions to safeguard their homes and property against these unwelcome visitors.

To prevent the chances of being victimized, residents are urged to observe the following precautions:

- Keep doors and windows locked - even if you will be out for only a short time.
- Request identification from utility representatives - true representatives carry it, and will gladly show it to you. Call their company for verification.
- Only rarely will legitimate home improvement companies solicit door-to-door. They usually distribute fliers or make phone calls - it's more cost effective for them.
- Never pay in cash. Using a check keeps a record of the transaction and often provides identification of the person cashing the check.
- Beware of excuses such as "We just finished a job around the corner and had extra materials that we could offer you at a discounted price." Professional companies do not operate in that manner.
- Call police immediately if you notice someone unfamiliar to the neighborhood or acting suspiciously.

Be aware of various ruses that have been used to gain entry, including posing as utility representatives, asking for a drink of water, looking for property that is for sale, or selling home improvement services. Also in years past, victims have been working in their yard while suspects entered through unlocked doors.

County police want you to have a safe and productive summer. By working with us and following these tips,

we can ensure a good summer. Members of the community can request a free home security survey by calling their local precinct's Community Outreach Team.

## **Stop a Burglar: Lock Up When You Spruce Up**

The Baltimore County Police Department reports that about one out of five burglaries in the County is through unlocked doors or windows. Stop these thefts. Lock up while you spruce up!

If you're out working in your garden these spring days, make sure you keep your doors locked. Carry a key with you and lock your front door and your back door. Some criminals specialize in stealing from homes when people are outside doing yard work.

When you finish with that yard work, remember to clean up and lock up behind you. When you put your rake and other tools in the shed, garage or basement, don't forget to lock the doors. An open door is an invitation to a thief. Deny criminals the opportunity to steal by securing your home and property.

And finally, if you do see anyone suspicious lurking around your neighborhood, dial 911, and let the police know. An officer can cruise through the area to check things out, and you don't need to provide your name: the call can remain confidential.

## **Neighborhood Awareness: The Key to Crime Prevention**

Baltimore County Police are asking the public to remember that being a good neighbor can be one of the best crime prevention tools. This is particularly true at this time of the year when various criminals and con artists use the warm weather to take advantage of the elderly. Watchful eyes in the neighborhood can spot criminals and alert police and the community to their presence.

Spring is the time when "deception burglars" reappear in this region. Typically these are criminals on the move who begin working in the southern states and head north during the spring and summer to New England.

Deception burglars generally work in pairs. One member approaches the victim, pretending to be someone benevolent: perhaps a contractor looking for work or a utility worker out to test a system. The criminal may also pose as a family friend of a relative, or the friend of a neighbor. While that criminal distracts the victim, another moves through the house, seeking



out valuables. Often the victim doesn't even know he or she has been victimized for hours or days.

Other criminals are con men, posing as contractors, who convince victims something is wrong with their home. They ask for payment in cash, do a shoddy job, and then disappear.

The elderly are the most likely targets of these criminals, since they tend to be trusting, and very concerned about their property, their relatives and their neighborhood.

Local residents can help their elderly neighbors by checking in on them, and keeping an eye on them. If, for example, a neighbor sees an elderly resident in conversation with a stranger, they could politely inquire about what is going on. If residents see strangers sizing up their neighbor's home, this could be a sign that something is wrong. In that case, a call to 911 will get an officer to the scene to check things out.

Involvement such as this builds stronger bonds between neighbors, and helps maintain safe neighborhoods.

## **Sheds and Garages: Lock 'Em Up**

The Baltimore County Police Department wants to remind residents to lock their sheds and garages. Officials say the best deterrent to keep thieves from stealing your property is a lock and key. Don't assume you are safe from these unwanted people just because you are at home.

Oftentimes, burglars watch and wait to see where you are and what you are doing. Sheds and garages are often left open and unattended as we do yard work or other outdoor activities. The thief is counting on us to become lax in our security.

To avoid losing valuables, remember to close and lock doors to your garage, shed and home. This is especially true if you are in the front yard and the storage area is in the back. It takes almost no time for a thief to come and go with your property.

Take the time to reacquaint yourself with your old neighbors and meet the new ones. Why not suggest a neighborhood watch to protect and watch out for one another's property. Let your neighbors know when a suspicious person has been spotted in your area. Neighbors working together for each other's well-being are the foundation for a happy community.

Make life difficult for a burglar, use locks and keys to protect your property. If you see a suspicious person or

notice an unusual situation around your house or that of a neighbor, call 911.

## **Keep Patio Doors Locked**

This time of year we all like to let the fresh air into our homes. And as the warm summer months approach we need to remember some summer safety tips to avoid those pesky summer pests: burglars.

Here are a few recommendations from the Baltimore County Police Department's Burglary Unit:

- Never leave a patio door unlocked while away from home. Security experts recommend a security bar placed between the sliding door and the doorjamb. These bars are often referred to as "Charlie bars." Don't assume that the latch on the door is secure enough to ward off a thief. Lock the door at night as well to keep out unwanted guests.
- Always lock windows on the first floor or ground floor. This applies even if there is an enclosed or screened-in porch. It takes so little time and effort to cut through screen mesh and gain access to a home or apartment.
- Always secure windows and doors in the basement. It can be easy to forget about this area of the house during the summer months when we're running in and out doing chores.

Some other areas to lock up when not in use: those sheds and garages. When not using them, lock them. Thieves often wait for residents to leave the area, if only for a moment, to raid the shed or garage. And don't forget to lock the windows of the garage too. If there is an entrance to the house through the garage, a thief can enter your residence while you are out tending to the garden or washing your car.

Enjoy all that summer has to offer but don't let your house become a target for burglars.

## **Elderly Warned to be Alert for Deception Burglaries**

Baltimore County police are warning residents - especially the elderly and their relatives - to be aware that deception burglars are again at work, and have struck in some County neighborhoods. These criminals generally target senior citizens by deceiving and distracting the victim. In recent crimes, the suspects have posed as water department employees, BGE workers, or contractors pointing to a problem with a fence or a roof. These criminals have also been known to use a mother and child to deceive their victims.

While the victim is distracted by this member of the team, an accomplice slips into the house, going through it quietly looking for valuables and cash. The victim is outside, totally unaware of the deception.

All residents should take certain precautions if there is a stranger at the door. Never step outside of your house with someone you don't know. Never allow a stranger to come into your house, even if it appears to be a person in trouble or someone claiming to be a friend of a neighbor. Be suspicious of utility workers who arrive unannounced. Utilities call ahead before they send over workers or technicians.

Residents should keep their house secure. Anyone worried about a suspicious stranger should call 911 right away with a description of the individual. Do not put off calling. Police need to know what is happening on your street right away.

Neighbors of the County's elderly can help as well, by watching what is going on outside the homes of seniors. Adult children of senior citizens should remind their parents of the possible dangers.

Investigators believe many deception burglaries don't get reported. In some cases, victims may not even realize they've been victimized until long after the fact. Weeks later they might go looking for a piece of jewelry or a precious heirloom, and it's just not there. In some cases, victims don't report these incidents because they are embarrassed, or they fear retribution. But these victims should understand that neglecting to call may allow a criminal to go free and victimize someone else.

### **Got a Bike? Engrave It - Lock It or Lose It**

Bike riding and warm weather are a natural combination. But if your bike is stolen, hiking will be more your speed over the next few months.

The Baltimore County Police Department suggests all bike owners engrave their bikes. It's very simple to do and if needed, owners can go to the local precinct and borrow an engraving tool. Officers say using the ID numbers from a driver's license or Maryland ID card is the best way to mark your bike. Never, never use a social security number as an ID number.

Another suggestion from officers is when storing a bike in a shed or garage, lock it and attach it to a lawnmower or other heavy and bulky equipment. Thieves do break into sheds and garages. Attaching a bike to a piece of heavy equipment makes it more difficult to just walk or ride away from the area.

For more information on how to safeguard your bike and other valuables in your home, garage or shed contact your precinct's Community Outreach Officer.

### **ATV Education & Enforcement Effort**

Baltimore County Police are reminding ATV and dirt bike operators of the need to drive their equipment legally and safely, and to protect their dirt bikes and ATVs from thieves.

ATVs are very popular. As the weather gets warmer, police anticipate that more and more operators will be using their ATVs and more and more thieves will look for opportunities to steal them. ATV and dirt bike operators are reminded to keep their vehicles secure, since thieves try to take them from sheds, garages, and even the back of pick-up trucks.

Operators are also reminded about the laws governing the use of ATVs and dirt bikes. These rules have been put in place for the safety of ATV operators, their friends, family and neighbors.

- ATVs and dirt bikes cannot be operated on roadways or public property.
- They cannot be operated on private property without the express written permission of the property owner. The written consent must be with the operator at all times. Those who operate ATVs or dirt bikes on private property without permission could face trespassing charges.
- They cannot be operated within 300 feet of a residence.
- ATVs and dirt bikes cannot be operated between 8 p.m. and 7 a.m.
- All ATVs and dirt bikes operated anywhere in Baltimore County must display a Baltimore County registration permit. Registration can be obtained through the Baltimore County Bureau of Miscellaneous Permit Processing at 410-887-3616.
- A registration card must be carried and shown when requested by a police officer.
- Required safety equipment: Headgear is required for minors. All riders are required to have eye protection - protective devices or windscreens to protect the eyes.

Residents anywhere in the County interested in the legal, safe and secure operation of ATVs can check with the Community Outreach Team of their local precinct. Our Community Outreach Officer is Alisha Helphenstine, and she may be reached at 410-887-4714 or by e-mail at [ahelphenstine@baltimorecountymd.gov](mailto:ahelphenstine@baltimorecountymd.gov)

## **Celestial Sights**

by Fred Hickok

Director, Benjamin Banneker Planetarium  
CCBC Catonsville Campus

### **May 2008**

Around the middle of the month Mercury will be in view as a fairly bright steady star for about an hour low in the west above where the Sun set. Saturn and the bright star Regulus in Leo the Lion appears high in the south while Mars forms a triangle with Castor and Pollux in Gemini the Twins high in the west.

### **June 2008**

In the southwest in the early evening Mars appears to the right of and Saturn appears to the left of Regulus. Meanwhile Jupiter appears in the southeast in Sagittarius the Archer constellation. Bright stars in Sagittarius make a teapot shape. The center of the Milky Way Galaxy is to the right of the spout of the teapot.

### **July 2008**

Earth is farthest from the Sun (94.5 million miles) on July 4<sup>th</sup>. Jupiter is in the sky most of the night. Its 4 largest moons can be seen with a pair of binoculars.

**Free Planetarium Show: *50 Years in Space***  
Saturday, May 10, 10a.m., room D-003  
800 South Rolling Road

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## **Biographical Sketches of Board Members**

### **Paul Galindo**

Hello. I live at 2011 Cedar Circle Drive and have lived here half of my life. I own and operate a roofing company which also does most home improvements. I have served on the board for two years and my phone number is 410-746-2070. Please call me any time. Most of you know or have seen my wife, Dawn, and my girls walk the neighborhood a lot.

### **Joan Goudy**

I have been a resident of Westerlee for the past 33 years. I have been retired for about two years. I was a French and German teacher in the Baltimore County School System for about ten years, and, then, a Center Connection Specialist at Liberty Senior Center for seventeen years. I worked there with frail seniors. My husband, George, passed away of pancreatic cancer seven years ago. I have two children and two grandchildren. My son and his family live in Littleton, Colorado and my daughter still lives with me at home. I enjoy traveling and love animals of all kinds. I have two cats, Margaret and Nicholas, and a dog named Lou. Since retirement, I have, finally, had the time to meet more of my neighbors and join the Westerlee Community Association. I feel very fortunate and blessed that I can "give back" something to my neighbors and community.

### **Fred Hickok**

I grew up in Tarrytown, New York, and attended Sleepy Hollow High School. At Princeton I majored in astrophysics and played attack on the lacrosse team. I earned a Master's degree in astronomy at the University of Toronto, where I met my wife, Helen, who is from Barbados. I started teaching and directing the planetarium at Catonsville Community College in 1970. I completed a Master's degree in the history and philosophy of science at the University of Maryland at College Park and have been on the board of the Benjamin Banneker Historical Park and Museum for 20 years. Helen and I moved here in 2006 from a small horse farm 6 miles away in Windsor Mill. We have 4 sons, all of whom play lacrosse and do scuba diving. We often go ballroom dancing.

### **Ron Matthews**

The Community of Westerlee has been my home for approximately 11 years. For 31 year I served as an instructor for the Baltimore City Department of Education in the field of Art Education and have continued to practice my profession, be it drawing/painting or interior and exterior design. Retirement has been pleasurable for me for the past 13 years.

For the last two years I was elected to the Board of Directors of Westerlee and recently was re-elected. I appreciate the confidence you demonstrated by selecting me to continue to serve on the Board and I look forward to fulfilling your expectations in the coming years. My contribution to the community takes the form of working for positive unity by responding to the needs of our community, hoping to give as much wisdom and a sane approach to problem-solving and, of course, striving to encourage the proud tradition of supporting our community.

### **Marilyn Maxwell**

I've lived in Westerlee for 20 years now at 2019 Cedar Circle Drive, and reside here with my husband, Richard, two dogs and 1 kitten. I'm "retired", but I've served on the board as Secretary, newsletter editor and webmaster for about 5 years now, and volunteer two days a week at our local Police Precinct (Woodlawn). In another lifetime, it seems, I taught school (junior high mostly) for 19 years, and then served as an office manager for the next 15 years. I bring organizational skills (can a teacher not be organized)? To my new position as President of the Westerlee Board of Directors, I bring a love of nature, and a great desire to see a real sense of community maintained in Westerlee. I love Westerlee and its people!!

### **Lena Parsons**

I have been a resident of Westerlee for the past 32 years and have been working in the Insurance Industry for over 40 years. I deal with Commercial Accounts,

bonds and flood coverages and am currently employed by Schoenfeld Insurance Associates in the Mt. Washington area. I am active in my church being part of the Ladies Choir along with my Daughter Cathy. We are also part of the Divine Mercy services and are Eucharistic Ministers to the Home bound for St. Agnes Church on Rt. 40. Other activities include being Vice President of the 40 West Lodge OSIA and Recording Secretary for Ravens Roost 55 in the Catonsville area.

### **Klaus Philipsen**

I received a master's degree of architecture in Stuttgart, Germany in 1975. I have worked as an architect and planner in England, Germany and the US and since 1992 am president of ArchPlan Inc., an architecture firm in downtown Baltimore specializing in community revitalization, building rehabilitation and adaptive re-use, historic preservation and transportation planning.

I was a member of the MD State Economic Growth, Resource Protection, and Planning Commission's Subcommittee on Planning Techniques for ten years, am a board member of the Thousand Friends of Maryland, was appointed to the Baltimore County Design Review Panel and am co-chair of the Urban Design Committee of the Baltimore chapter of the American Institute of Architects (AIA). I have been appointed to the Transit Oriented Development Council under Governor Glendening, have worked on the Governor O'Malley Transition Team and am currently appointed to the Maryland Scenario Workgroup. Current transit consulting work includes architectural and urban design planning of the future Red Line in the Baltimore Region, consulting on enhancements and branding for the MTA Quickbus 40 in the Baltimore Region, design of a new bus maintenance facility in Baltimore and design of a bus transit center in Langley Park, MD. I have lectured on smart growth, preservation and the nexus between land use and transportation on a variety of occasions.

I am married to Nayna Philipsen, J.D., Ph.D., RN, Director of Program Development, Helene Fuld School of Nursing, Coppin University. We have six adult children.

### **Wanda Richardson**

For the past four years I have lived in the Westerlee community at 2025 Cedar Circle Drive with my husband and twelve-year-old daughter Candace. I am a licensed graduate social worker by profession and currently work for the Maryland Department of Health and Mental Hygiene. I am also an active member of the ALPHA KAPPA ALPHA Sorority Inc, in which I volunteer my time providing social services to others. As Vice President of the Westerlee Board of Directors I bring listening and decisions making skills that I believe will be in the best interest of the community.

### **Chuck Sprague**

My wife Bev and I moved here in 1980. We were blessed with 5 children and now have 18 grandchildren. I have served as President of the Westerlee Association and have been a member of the Board for many years. In 1991 I retired from Westinghouse after 30 years where I last served as international programs manager. Our main hobbies are golf, duplicate and social bridge, gardening and yard projects, concerts, plays, book clubs, and computer clubs. We enjoy living in Westerlee where neighbors are friendly and help each other.

### **Karen Straughn**

My husband Jon and I could not believe our luck when we found a home for sale in a nice neighborhood only 3/10 of a mile from the townhouse we had shared for the past year since getting married. My husband had been living in Ellicott Mills for 12 years, but our daughter Sadie and Labrador retriever Sunshine agree we found a great place to live. Since our move to 2116 Cedar Circle Drive in July of 2003, our love for our home and community continues to grow, so it seemed a natural fit that I should become more involved in the matters of importance to those who reside in this neighborhood. I look forward to being involved in events that help us all come together as neighbors. Presently, I work for the Maryland Insurance Administration and have a strong background in both insurance and legal issues, as well as a desire to create fun in the neighborhood, which I hope will be an asset to the community. As a board member and neighbor, I look forward to meeting those of you I don't know and helping to keep Westerlee a great place to live.

### **Charles Yingling**

My wife, Lula, and I have lived in Westerlee for 47 years. We, and our daughter, Sherry (now married), were among the very first residents in this development. At that time, there was just one paved entrance from Rolling Road; the rest were dirt roads! I was employed in the grocery business for two companies, and worked my way up from clerk to Vice President until I retired. I was on the Westerlee Board of Directors from 1972 to 1973, serving as board member and Treasurer. I've been on the board currently for the last five years. You can usually find me, on nice days, in my "Office" at the garage door.

### **Thank-You to Bettye Gray**

Bettye Gray has lived in Westerlee for many years, and has served us well on the board since 2004. As our local realtor, she has acted as our "real estate expert", and has worked in the best interests of us, her neighbors, to buy and sell properties in Westerlee, the community she loves. She has given us much expert advice on the board, and has counseled us well in the ins and outs of real estate. She has given us many "real estate reports" both at board meetings and at our general meetings. Her wisdom and advice in this area have been invaluable, and we will truly miss her guidance. Thank you, Bettye.

### **Check out our Website!!**

It's been completely redone:

[www.westerleenews.com](http://www.westerleenews.com). Tell us what you think.

### **We're having a yard sale—**



At the annual board meeting we received a lot of interest in putting on a community yard sale. Ms. Wanda Richardson and Ms. Cathy Parsons have expressed a desire to help coordinate the community yard sale. They could certainly use some volunteers in planning this event so if you want to help, please call Wanda at 410-869-1974 or E-mail her at [Wandapace-rich@comcast.net](mailto:Wandapace-rich@comcast.net) or Cathy at 410-455-5445 or email her at [JoeyMatthewsFan1@aol.com](mailto:JoeyMatthewsFan1@aol.com)



**Meeting Minutes**  
**Westerlee General Meeting April 1, 2008**



- I. Meeting called to order at 7:05 p.m. Klaus asked Board members to introduce themselves. He introduced himself and his wife Nayna. Including Board Members, there were approximately 50 residents present.
- II. New in the community since two years ago: Fred Hickok (present); Charlie read names of new neighbors not present:
  - A. 2105 Fernglen Way – Iftakhar Mougai
  - B. 2112 Chantilla Road --Patricia Strange
  - C. 2124 Fernglen Way – Sungfoo Oh
  - D. 2112 Fernglen Way – Patrice Lewis
  - E. 2152 Chantilla Road – Michelle Lindsay
- III. Report of Samuel Moxley, Councilman First District talked about happenings in the county:
  - A. CZMP is something we will talk about later in the meeting.
  - B. Recession: The money that comes from the Federal Government, first goes to the state, and then to the County. We are going to continue to see a very slim budget; there is no room for cost-of-living increases. Baltimore County needs to be fiscally responsible.
  - C. One of the benefits from the County affecting our community is Dumpster Day, which makes it more convenient to dispose of items.
- IV. The Department of Recreation and Parks (EDRECO) is pushing for some type of clubhouse in our area, and we will continue to look for space to do this.
- V. Zoning Update Klaus Philipsen
  - A. Zoning controls what you can do on your land; the map shows those areas which are directly adjacent to our community. In Baltimore County, according to the CZMP (Comprehensive Zoning Mapping Process) in most cases, re-zoning happens only once every four years.
  - B. A big applicant for zoning changes in our area is Russel Motorcars. Our community association's board has entered written testimony regarding all these proposed changes. On the lot on the corner of Dlong and Powers, Russel wants to have employee parking. It has already been granted conditionally, but now they want to change it to permanent re-zoning. The Baltimore County Planning Board and County Council have until later this year to decide on this and all the zoning change requests. The lots permitting commercial parking as an exception two years ago, they now want to change to BR zoning, which means they could put a showroom or shop there. We oppose the re-zoning.
  - C. The Hoffmans have applied to re-zone the east portion of their property to DR 16, which means they could put 16 homes per acre on the property. Frosty wanted to make an adjacent lot BR. The indications now are that they are no longer interested in this property. There is now a Baptist Church there. Moxley's office asked that the Hoffman's property be down-zoned to DR 2. The 3<sup>rd</sup> possibility for this property is to have Neighborspace acquire some of this Hoffman property (per Westerlee's application) and to preserve parts of this property as open space.
  - D. The former Shell Station: Russel expanded and took the Shell Station down, and they want to re-zone it from automotive service to BL zoning, more in keeping with the nature of their business.. We have complained to Sam Moxley that they have not complied with our request to beautify the lot. Sam noted: Russel has presented a landscape plan, which they have not complied with yet, stating that they cannot landscape during the winter. They are planning to remove the billboard between Russel property on Rolling Road and the Double T, and to move the billboard between Russel and the Double T on Baltimore National Pike farther onto the Russel property.
  - E. Sam Moxley noted that the desire to keep some open space might mean that there would be less development. DR 16 (on the east portion of the Hoffman property) could mean that they could build about 100 townhouses or apartments.
  - F. If Neighborspace decides to purchase the property as open space, we (Westerlee) would have to provide upkeep on the property.
- VI. The Treasurer's Report was read by Joan Goudy, Treasurer
- VII. The Westerlee real estate report was read by Bettye Grey
  - A. 2112 Fernglen Way closed on June 29, 2007 for \$370,000
  - B. 2105 Fernglen Way closed on January 4, 2007 for \$345,000
  - C. 2152 Chantilla Road closed on July 2, 2007 for \$345,000

- D. 2117 Cedar Circle Drive has been on the market for almost a year. The asking price was \$589,900, then reduced to \$529,900, and is currently listed for \$499,900.
  - E. 2105 Cedar Circle Drive closed on September 21, 2007 for \$430,000.
  - F. 2124 Fernglen Way closed on February 28, 2008 for \$320,000.
  - G. 2025 Cedar Circle Drive was withdrawn from the market.
- VIII. Architectural review, code enforcement report was given by Shirley Smith, Vice President. She explained that our covenants prohibit any building without approval of the Board of Directors. The purpose is to maintain character of the community. The Architectural Review Committee, consisting of Klaus Philipsen (an architect), Richard Maxwell, a retired engineer, and herself, Shirley Smith. Over the years they have had numerous proposals submitted and only one, for a carport, has been denied (because it was not in keeping with the esthetic standard of the community). She also spoke about Code enforcement, the purpose of which is to ensure that all residents comply with state and county code. Cars with flat tires, no tires, no license plates, etc., are prohibited by code. Residents are notified that they are in violation, but are given time to comply with code. Commercial vehicles are not to be parked on residential property. The codes and the Architectural Review submission requirements only apply to the exterior. You can do anything within your home that you desire.
- IX. Police report – Marilyn Maxwell, Secretary and Police Officer Brian Glass. Marilyn recommended strongly that we call 911 if there is something going on that seems suspicious. She then introduced Officer Brian Glass. He reported the crime statistics for our community (which are very low in relation to other communities in the area)
- A. In 2008 to date, there have been two burglaries, one 2<sup>nd</sup> degree assault (definition: assault without a dangerous weapon), tow destruction of property reports, and four traffic stops.
  - B. In 2007 there was one 1<sup>st</sup> degree burglary (definition: using explosives, a deadly weapon or a dangerous instrument in the course of committing any theft or any felony) two 4<sup>th</sup> degree burglaries (definition: breaking in and entering a dwelling), one 2<sup>nd</sup> degree assault, six destruction of property complaints, two juvenile complaints, one hit and run accident, and six traffic stops.
  - C. He encouraged residents to look at their landscaping, and trim bushes and shrubs in which thieves can hide, and to participate in the police sponsored residential security survey.
- X. Bulk Trash Removal, 2007 program and 2008 plans were reported on by Chuck Sprague. In the future, electronics and paint collections will be separate; we will plan to do it again.
- XI. Ron Matthews asked for suggestions by the community. These could be forwarded to the Block Captains, who would then forward them to the Board of Directors. He pointed out suggestion cards and a box where these can be deposited at the end of the evening.
- XII. Block Captains introduced themselves. Those present were Barry Browning, Paul Galindo, Cheryl Williams, Joan Goudy, Donetta Hatcher, and Irena Glemza. Charles Yingling explained that the idea of the Block Captain program is to make Westerlee a better place in which to live. Klaus noted that Charlie has made this block captain program happen.
- XIII. Questions, answers, discussion. Moderator Fred Hickok. Fred asked that everyone bring their chairs together to form a circle to facilitate discussion. He noted that we have no agenda right now, but are just have an open discussion.
- A. It was suggested that we have a yard sale for the whole community. It would be wonderful if somehow we could have a yard sale with someone who has had one before, and has some expertise, helping out. A lot more traffic if you can say multi-family yard sale.
  - B. Karen Straughn works for the MD Insurance Administration, and mentioned that she brought brochures that everyone could pick up.
  - C. Cheryl Wiggins – brought copies of an article that explained how to have the Baltimore Examiner discontinued if we so wish.
  - D. Paul Galindo: issue with dogs; please pick up after your dog; use your own property to walk your dog. What can we do to get dogs not to defecate and urinate on somebody else's property. We have a leash law that needs to be followed. Fred: suggestion: try mothballs.
  - E. It was mentioned that the stop sign at Fernglen and Cedar Circle is not obeyed. Suggestion: Advance warning stop sign ahead; Klaus noted that there is an advance warning sign.
  - F. Adelina Parsons added that Chantilla is like NASCAR. Cars are coming around Dlong at about 75 mph. This is of great concern to the neighbors on Chantilla.
  - G. Update on Westerlee sign: currently dormant because we haven't found a willing party to put it in. Alternatives: can we mount a Westerlee sign on the utility pole. We would have to ask BGE. Charlie and Chuck had already designed the sign. It was asked if we could ask the County about installing the sign on a property easement. The response was that the county deals only with regulatory signs.

- H. Karen Straughn noted her concern at the danger involved when turning from Rolling Road onto Cedar Circle. A solution was suggested that, if we want to have a turn lane there, perhaps we could write this on our suggestion cards, Klaus could address Mr. Weber with the issue. Suggestion: for your own safety, turn on your signal early.
  - I. More than one family in a dwelling issue: Klaus reported that in some instances these residents, say that they have visitors, or that they are relatives. Subleasing is not permitted, nor a several households. If we have good reason to believe that there is more than one family living in the house, contact the block captains or board, and they will report the situation to the County zoning inspector.
  - J. Russel is using our streets to test cars. If we have any specific reasons to believe they are using our streets, contact the board and we will act on it since Russel had committed to not do that.
- XIV. Chuck Sprague read the bylaws regarding the election of board members. Ballots were distributed.
- XV. Next Board meeting on April 10, at which time the officers of the board will be selected by the then board members.
- XVI. Meeting adjourned at 9:00 p.m.

**Westerlee Community, Inc.**  
**April 10, 2008**



Meeting called to order at 6:38.

I. Minutes from the General Meeting on April 1<sup>st</sup> and the meeting on February 19<sup>th</sup> were approved as written.

II. Treasurer's report was read by Joan Goudy, Treasurer, and was approved as written.

III. Neighborspace: report to board about open space application was made by Michelle Frome, Land Space Administrator of Neighborspace. Klaus recapped the history of this application concerning the Hofmann farm parcel 199: In December 2005 Westerlee made an application to Neighborspace. The goal of Neighborspace is to maintain open space and to help communities such as ours to attain their goals. We got a letter from Neighborspace in November, 2006, indicating their interest. Michelle reported on the status of the application. Neighborspace wants to confirm our interest in this space. She indicated that getting to communicate with the owners has been very difficult, but that, finally, she was able to talk to them. Neighborspace offered to consider buying all or parts of the land at fair market value based on current DR 3.5 zoning. Considering the Councilman's application for down zoning to DR1 this would be a fair offer. There was a question and answer period on the following topics:

- a. Maintenance: Westerlee would have to maintain the land and sign an agreement with Neighborspace about a maintenance partnership
- b. Status of NeighborSpace: Neighborspace has non-profit status, so the donor would have a tax break if they would sell.
- c. Partial preservation as open space: review of the options. Are we interested in buying all or just part of it?
- d. It was asked from the floor if Neighborspace could sometime in the future resell the land. Her response: Neighborspace is not in the business of re-selling land. The land would be maintained as open space in perpetuity. If Neighborspace were dissolved, they would have to turn the land over to another land trust.
- e. What would happen if a community could not maintain their agreement to maintain the land after a period of time, Neighborspace would then try to find another entity that would maintain the property.
- f. Access: Michelle asked if the Association would support our decision to purchase part.
- g. In response to a question about who could use the land. The land may not be closed off by a gate, but must be open to all. It was then asked if we could put up a sign indicating that Westerlee is helping to maintain the property?. The answer was yes. The motion was made that we would prefer the whole area, but would settle for the part nearest to us. The motion was seconded. All were in favor. The motion was passed.

IV. Election of new board members.

- a. Lena Parsons lives on Chantilla, has lived here for 32 years. Charlie nominated her. The vote was taken by acclamation: All were in favor. Lena was then elected to the board.
- b. Karen Straughn has been in the community since 2003. She works for the Maryland Insurance Administration, and is an attorney. Paul nominated her. By acclamation (all were in favor), she was elected to the board.

V. Election of Officers of the Board: Charlie Yingling presented the slate of officers on behalf of the nominating committee which also included Wanda and Chuck

- a. Charlie announced that Klaus will continue to work on the board, but not as President. After many sincere thank you acclamations for his years of faithful and even sometimes intense service, he was given a small token of appreciation.
- b. Charles then nominated Marilyn Maxwell. It was moved that we accept her as our President. Klaus noted that he has worked with her, and feels that we are in very good hands. He mentioned that the more we share with the community that we are a volunteer board, the better off we will be.
- c. Charlie announced that Shirley has found it impossible to continue as Vice president due to her family responsibilities. Charlie nominated Wanda for the position of Vice-President. She is a licensed social worker, and can counsel and deal with people. Shirley will continue to serve on the board, especially in the areas of code and covenant enforcement.
- d. Secretary vacancy: Fred Hickok, who has lived in Westerlee for two years, has volunteered. Charlie nominated him as secretary.
- e. Wanda then asked if there is anyone else who wants to nominate themselves or someone else. This was not the case. The motion was made to accept the slate of officers as presented. It was decided that we would vote the nominees as a group and not use ballots. All were in favor of voting in this fashion. The vote was unanimous, and the slate of officers was accepted as proposed.

- VI. Discuss 2008 initiatives: the following initiatives were brought up as possibilities at the General Meeting on April 1<sup>st</sup>. A vote was taken, and it was decided that we would carry these out from Spring to Fall of this year, and that we would notify community in a general way in the upcoming newsletter.
  - a. Community-wide yard sale: Wanda will head up; Marilyn and Cathy Parsons will help; they will set up the logistics of the yard sale.
  - b. Karen Straughn and Paul Galindo will help organize a Block Party. Klaus offered his yard to hold the party, and it was suggested that we get a Porta-Potty as well as rent a tent. Cedar Circle Court was also suggested as a location. A Crab Feast was suggested for which people would pay a fee, and beer would be provided. It was decided that people would be more inclined to come if the food were free, so hot dogs and hamburgers were suggested. This was approved by the majority. Karen and Paul will contact some neighboring communities to see how they do it, and will report back at the next board meeting. This party will be scheduled for the Fall.
  - c. Electronics and bulk trash pickups: we should do both on the same day. The only problem with last year was that the landfill for paint had already closed. Paul will file the application for the dumpster. We should order the dumpster, and ask community members to provide trucks: one for the paint and one for the electronics. It was asked if we can get a document shredder company to come out for a few hours. It was decided that this is not necessary.
- VII. Ron brought up the suggestions that were handed in at the general meeting, some were read. There was discussion that the block captains should be enlisted in helping with the implementation of some of these suggestions. It was decided that he and Paul will collate the suggestions and give them to the Board, which will then decide which suggestions can be implemented. Ron passed around a copy of a letter to the school thanking them for letting us use their facility.
- VIII. Newsletter articles: Deadline: April 26 Karen's husband, who is in landscaping, will submit an article about lawn care. Fred Hickok, as the new Secretary, will become the new newsletter editor. Marilyn will help him get started, and will look for desktop publishing software that will work on a Mac.
- IX. Set dates and locations for future board meetings:
  - a. July 10, 6:30; Chuck Sprague's home, 2035 Cedar Circle Drive
  - b. October 16, 6:30; location undecided.
- X. Other business:
  - a. Traffic on Chantilla is very dangerous. It was explained that Baltimore County has thresholds for installing speed humps. They are speed and the traffic volume in the peak hour. Lena Parsons will take on the process of notifying Baltimore County's department of traffic engineering to see if traffic calming measures can be installed on that street. It was noted that since we last tried, the criteria for getting them installed might have changed.
- XI. The motion was made and seconded to adjourn the meeting. The meeting was adjourned at 9:00 p.m.

Future Board Meetings: July 10, 2008 at the home of Chuck Sprague, 2125 Cedar Circle Drive  
 October 16, 2008 at Woodbridge Valley Elementary School (Cafeteria)

All meetings start at 6:30 promptly. All are welcome.