



# Westerlee Community News

## A Proud Covenant Controlled Community



August 2008



### A Message from the President

"Summertime – and the livin' is easy..."  
That's what Gershwin wrote in *Porgy and Bess*.

It's true. There's time for swimming, cookouts, vacations, family time. And then there's the flip side: mowing, outdoor chores and yard care. Elsewhere in this newsletter, Jon Straughn, a Westerlee resident and landscape specialist, has written an article on caring for our yards in an environmentally responsible way. We must congratulate most homeowners for the way their properties are kept. Westerlee is a beautiful, well-maintained community on the whole. We take great pride in the appearance of our homes and yards.

However, a few brief notes on this are worth considering: We on the board have received several complaints about the unkempt manner in which several yards, particularly rental properties in our neighborhood, are maintained. We have addressed this question with the owners, who ultimately are responsible for the care of the properties. To date, we have seen no improvement, and, in one instance, where the weeds are very tall, we will take up the problem with the County. Elsewhere in this newsletter you'll find a general list of issues that have been taken up with the County, and which have been resolved, or are in the process of being resolved.

There are some very important events coming up – some that you've heard about in past newsletters, and some you've not yet. We'll be having a community party on **Saturday, September 6<sup>th</sup>** – it's going to be FREE – free food and entertainment; as we did last year, we're scheduling a "dumpster day" on **Saturday, November 8**. On the same day, we'll be having an electronics pickup, as well as an opportunity to dispose of paint cans, as we did in the past, and a period for using a document shredder. It's a great way to clean out your garage or basement! Oh, and by popular demand, we are reinstating the Christmas decorating contest!

The Board of Directors is made up of concerned homeowners, just like you. They don't necessarily have any special skills, although some do. What they do have in common is a love for Westerlee, pride in their  
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WESTERLEE COMMUNITY, INC.  
BOARD OF DIRECTORS

President: Marilyn Maxwell

Vice President: Wanda Richardson

Secretary: Fred Hickok

Treasurer: Joan Goudy

Directors:

Ron Matthews

Klaus Philipsen

Chuck Sprague

Charles Yingling

Paul Galindo

Lena Parsons

Shirley Smith

Karen Straughn

### Flags for Labor Day



Charles Yingling will have the block captains place lovely American flags on each property the weekend before Labor Day. These flags are sponsored by the Westerlee Community. They'll show our patriotism in a beautiful way!

### Westerlee Community Party

Date: **Saturday, September 6**

Time: 4:00 p.m. to 8 p.m.

Location: 2018 Cedar Circle Drive



Calling all neighbors!! Meet new neighbors or spend time relaxing with old friends. All this is courtesy of your Westerlee Community Association. That's right....FREE to residents of our community. Catering will be provided by Beefalo Bob's, including hamburgers and hot dogs, pit beef, pit ham, pit turkey, shredded beef barbecue, green and pasta salads, as well as other side dishes, snacks, desserts and nonalcoholic beverages. Enjoy spectacular feats of surprise and illusion with The Magic of Richard Walker. So bring your appetites and help make our first annual community party an event to remember!!

To help us plan accordingly, please call or email one of the following and provide us with your street address  
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Message from the President, continued from p. 1

neighborhood, and a desire to see it flourish with a sense of community. Some are retired, many work full time. They come from all parts of Westerlee. I say all this because we need one more board member. Won't you consider serving? We meet, ordinarily, just five times a year for two hours at the most. It's not a big commitment. Please see one of the present board members if you think you'd be able.

And, while I'm on the subject of the Board, let me remind you that all board members are VOLUNTEERS. We do not earn any salary of any kind, and we try our best to fulfill your wishes and requests. I would ask you, if you have a CONCERN, please don't turn it into a COMPLAINT. We do our best to help to maintain the integrity and beauty of the neighborhood, but it's not our job to solve every problem among neighbors.

And finally, it seems there's been more petty crime recently than in the past, both here and in nearby Woodbridge Valley. Please – please, call the police if you see something happening that you think should not be happening. If it's an emergency, call 911. If it's not an emergency, call the Baltimore County non-emergency number: 410-887-2222. Or, if you see a trend, call or email me (410-744-3449, or [marilyntmaxwell@gmail.com](mailto:marilyntmaxwell@gmail.com)). I volunteer at the local precinct, and can share your concerns there.

There are some things you can do to help yourself. Lock your front doors and windows if you are working (or playing) in the backyard; don't let strangers in, even if they just ask to use your phone; watch out for people you've never seen before, and who are just wandering around the neighborhood; invest in a good lock for your front door; install good lighting around your home – burglars like to work in the dark.

I've done some rambling here, but all of the issues I've addressed are important to our life in Westerlee.

I wish you all, my dear neighbors, a very happy, fun-filled, safe summer. Enjoy your swimming, your cookouts, your sports, your beautiful neighborhood. If there is any way I can be of service to you, please don't hesitate to call (410-744-3449) or email me ([marilyntmaxwell@gmail.com](mailto:marilyntmaxwell@gmail.com)).

*Marilyn Maxwell*

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### ***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).

## ***2008 Dues***

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

Joan Goudy, Treasurer  
2008 Fernglan Way  
Baltimore, Maryland 21228



Many thanks to those who have already paid their dues.



### ***Westerlee Website***

Be sure to check out our website ([www.westerleenews.com](http://www.westerleenews.com)) to get current information on our activities.

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## ***A Very Personal Note***

Just after our last newsletter was distributed, my husband, Richard Maxwell, a resident of Westerlee for 40 years, went home to his heavenly reward. Although he had recently celebrated his 84<sup>th</sup> birthday with pomp (he loved parties!), it was still quite a shock. He'd been in good health, and had just passed a physical a couple of weeks before.

But I digress. I simply want to tell you how grateful I am for all the care that I have received from you, my dear neighbors, during this trying time, but more – to tell you of the wonderful way we celebrated his "going home". Dick served in the U.S. Navy as a radio engineer, and was stationed in Hawaii during World War II. He had once said to me in passing that he would like to be interred at Arlington National Cemetery if at all possible.

It **was** possible! On June 13<sup>th</sup>, a few friends, including Charles and Lula Yingling, went by limo to Arlington. It was such a memorable experience. The staff there, the Navy representatives, and the Arlington Lady who cared for us, made us feel that we were royalty. The ceremony was very touching: the care the staff showered on us (as if we were family); the folding of the flag, the three gun salute, the demeanor of all the young Navy men participating in the formalities – all were very moving. That day, my dear radio engineer husband was cared for as if he'd held the highest rank in our Navy!

If you'd like, you can read more at <http://www.arlingtoncemetery.org/default.html> and the beautiful role of the Arlington Ladies at <http://www.arlingtoncemetery.net/anc-lady.htm>.

Thank you, dear friends and neighbors, for your love and concern.

Marilyn Maxwell

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## Get Well Notes

Our very longtime neighbor, George Kessel of Cedar Circle Court, has just recently returned from the hospital after a long stay. George, we wish for you a very speedy recovery, and a long life filled with good health.

And...

Cathy Parsons of Chantilla Drive has been ill for several months. Thanks to good doctors and her loving mother, Lena, Cathy is doing well and in good spirits.

We're sure both of them would appreciate your cards and loving care.

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Westerlee Community Party, continued from p. 1.

and the names of each person attending, along with the age of any children. No outside guests, please.

Karen Straughn, 410-744-0610  
[jonstraughn@comcast.net](mailto:jonstraughn@comcast.net)  
Marilyn Maxwell, 410-744-3449  
[marilyntmaxwell@gmail.com](mailto:marilyntmaxwell@gmail.com)  
Wanda Richardson, 410-869-1974  
[wandapace-rich@comcast.net](mailto:wandapace-rich@comcast.net)

An RSVP by Thursday 8/20/08 is appreciated. Please feel free to leave the info on the answering machine.

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## Dumpster Day



Join Your Neighbors and Spruce Up!!

Last year's Dumpster Day was such a success that we're doing it again! Bulk Trash Containers will be available on Saturday, **November 8th**, from 7 a.m. to noon. A document shredder will be available for two hours on that day, from 10:30 a.m. to 12:30 p.m.

We learned a lot from last December's bulk trash disposal day – what we can accept, and what we can't. So, this year we'll be much more specific as to what we can collect on dumpster day. And, this year again, we'll have paint can disposal; this year, too, we're adding an electronics pickup at the same time. We're also working on getting a document shredder truck for a couple of hours for the

important personal papers you've collected for years and now can't dispose of because of the threat of identity theft. Fred Kirk has volunteered his trailer for the electronics and Paul Galindo will provide the truck for paint can disposal. As time goes on, if you have any questions, email me, Marilyn Maxwell at [marilyntmaxwell@gmail.com](mailto:marilyntmaxwell@gmail.com). I will try to answer your questions – after I have some answers myself!!

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## Lawn Care for a Successful Fall Overseeding

by Jon Straughn, Agronomist



The first two weeks of September are the optimal time to overseed your lawn. Seeding in the early fall gives the new seedlings two seasons (fall & spring) to develop a deep root system to combat the effects of

summer droughts. Fall also provides warm soil temperatures and adequate moisture that new turf requires.

### Steps

1. Loosen the soil by either raking or core aerating. If you rake, be sure to remove the dead thatch. If you aerate, there is no need to remove the cores. There are many local lawn care companies that provide aeration services.
2. Purchase a \$3.00 soil testing kit. Test your soil's PH level and apply lime accordingly.
3. Apply a starter fertilizer at the manufacturer's recommended rate. Be sure that the fertilizer has a high phosphorous content. Phosphorous is the middle number of the fertilizer analysis.
4. Apply the seed by using a broadcast spreader. For sunny and partially shaded areas, use a blend of turf-type tall fescues. Apply 8# per 1,000 square foot for bare areas or 5# per 1,000 square foot for thin areas. There are many shade mixes available. If you have shady areas, be sure to pick a mix that contains primarily fine fescues (creeping red fescue, chewings fescue, hard fescue). Apply at the manufacturer's recommended rate.
5. Rake the seed in lightly to insure good seed to soil contact.
6. Water as needed to keep the top 1 inch of soil constantly moist.

In about two weeks, you should see green.

## Proposed Traffic Calming for Chantilla

Lena Parsons has arranged with the County to place speed humps on the western section of Chantilla. She, Charlie Yingling and some block captains are going to be talking to each of the neighbors involved to get their approval. We need 75% approval of the immediate neighbors to get the speed humps installed.



## Celestial Sights

by Fred Hickok

Director, Benjamin Banneker Planetarium  
CCBC Catonsville Campus

### August 2008

Mon. the 11<sup>th</sup> – Tues. the 12<sup>th</sup>: The Perseid meteor shower should peak this night after the constellation Perseus rises in the northeast around midnight. The average should be about one meteor a minute.

Wed. the 13<sup>th</sup> – Sat. the 16<sup>th</sup>: Mercury, Venus and Saturn appear close together very low in the west after sunset.

### September 2008

Thurs. the 11<sup>th</sup>: In the west in the early evening Mercury will appear at its furthest from the Sun and Venus and Mars will appear close to each other.

### October 2008

Mon. the 6<sup>th</sup>: In the south in the early evening Jupiter will appear close to the Moon.

### Free Planetarium Shows

Sept. 13 *Rescuing Hubble: the Final Mission*

Oct. 25 *Space Witch*

Saturdays, 10 a.m., CCBC Catonsville Room D-003

## Woodbridge Valley Pool

Westerlee residents are eligible to join the Woodbridge Valley Pool. The pool is open from Memorial Day to Labor

Day. A \$75 bond is required to join. Yearly membership fees are \$492 for a family and \$369 for one or two people. There's a 30% discount if you join as of August, making the fees \$344 and \$258. For more information go to [www.wvpool.net](http://www.wvpool.net).



## Westview Park Concerts

August 7 Music of the Andrews Sisters  
August 14 Barbershoppers

Thursdays at 7 p.m. at Westview Park on Chesworth Ave.

## Westerlee Board Meeting July 10, 2008



**Board Vacancy:** Marilyn noted that we are in need of a new board member to meet our full complement. Charlie said he has been searching. Marilyn asked that candidates be brought to her notice.

**Westview Park Concert Schedule:** Joan distributed the schedule of the Thursday evening (7p.m.) Westview Park concerts. The remaining ones are:

July 24	Steel Band
July 31	Children's Entertainment
August 7	Music of the Andrews Sisters
August 14	Barbershoppers

**Community Sign:** Marilyn reported that she sent to all board members copies of a \$5,000 grant proposal to the Baltimore Community Foundation. We are to receive word on the grant in October. A wooden sign has been priced at about \$4,000. Marilyn said she has contacted Fred Kirk about doing the landscaping around the sign, which Karen stated will require low maintenance. Marilyn noted that about \$300-400 may be needed in addition to the grant money to cover the full cost of the sign and the installation. Shirley remarked that the County removed the old, corroded sign at Rolling Road and stated that only street signs are to be mounted on their poles. After considering sites at Rolling Road and Cedar Circle, at Dlong and Chantilla and at Cedar Circle and Pleasant Valley the board voted to place the sign on Charlie's property at Cedar Circle and Fernglenn. Nevertheless, Marilyn will continue to try to contact the owners of the Rolling Road properties. She distributed copies of letters to those owners complaining about the unkempt weeded sections of their properties.

**Newsletter Items:** A deadline of Saturday, July 26, was set for submitting items for the next newsletter to Fred H. The following items will be included:

- Message from the President (Marilyn)
- Architectural Review Committee report (Klaus)
- Obituary of Richard Maxwell (Marilyn)
- Block party announcement (Karen)
- Bulk trash and electronics pickup announcement (Marilyn)
- Code Enforcement Committee report (Shirley)
- Lawn care article (Jon Straughn)



- Celestial sights (Fred H.)
- Dates of future meetings (Marilyn)

**Architectural Review Committee:** Ron accepted Marilyn's invitation to be on the committee. Klaus reminded that committee members may collect information without going on properties, make judgments about compatibility with community standards, pass along their opinions, which then become the bases of recommendations that are made to the board. Ron questioned about carports and Klaus replied that they are acceptable under specific circumstances.

**Woodbridge Valley Pool:** Chuck mentioned that Westerlee residents are eligible for memberships. Klaus viewed that as an asset for living in Westerlee. Fred H. said he would call about the reduced fees for the rest of the summer. Karen commented that she had membership in the pool at the apartments but that option ended a few years ago. Charlie said he would check to see if that is still the case.

**Meeting Dates:** Marilyn announced that the board will meet on Thursday, October 9, in the cafeteria of Woodbridge Valley Elementary School. Agreement was reached that in 2009 meetings would be on the second Thursday of January, April, July and October. The general meeting could be the last Tuesday in March. Ron volunteered to check with the school about reservations. Klaus offered his home for the July meeting when the school is not available.

**Holiday Flags:** Marilyn reported on a 6"x4" flag on a 10" wooden stick available at 25 cents each. Since the board has previously voted to not allow advertising with the flags, the Association would need to purchase them. Charlie displayed a larger flag that costs 33 cents each. The board voted unanimously to purchase enough larger flags so that each house would have one along the curb for Labor Day.

**Code Enforcement Committee:** Shirley reported on the following cases that have been resolved: bushes and tree branches extending into the road have been trimmed or removed, dormant vehicles with flat tires have been fixed, grass has been planted on a front yard and a second family in a house has left. The County will also be taking down a dead tree. She said that the following cases are unresolved: excessive weeds, and extensive trash in rear. She will also try to reach the management of the townhouses about conditions on a bordering area. Chuck and Fred K. mentioned about a few new owners and renters. Marilyn commented that trees on Dlong had been trimmed by the Westerlee Apartments. Chuck noted that it had taken a long time and came about only after he went through Sam Moxley's office.

**Yard Sale:** Wanda reported that ads were put in the *Catonsville Times* and the *Pennysaver*, that signs and balloons were put up and that participants were supplied with price stickers. She received very positive comments from many participants and residents. Karen praised the organization and Ron commended the opportunity to meet people in the community.

**Chantilla Traffic:** Lena reported that Sam Moxley's office was very helpful in getting the counters in place. Since over 400 vehicles went by in an hour at an average speed of 33 in a 25 zone, Chantilla qualifies for traffic control measures. The County will send its summary in mid-July. Klaus suggested that the block captains and the residents along Chantilla decide among the options.

**Hoffman Farm:** Klaus reported that the County Council will announce its zoning decisions in October. Frosty Refrigeration has given up its pursuit of the portion on Powers Lane and another church will probably rent it so that zoning will probably not change. Regarding the rest of the property its size turned out to be about 4 acres and at the appraised rate of \$115,000 per acre NeighborSpace is able to put in an offer for only the 1-acre section nearest to the buffer with Westerlee. Marilyn said that she will write to Sam Moxley about the matter. Joan praised an article that Klaus wrote in the *Sun*.

**Christmas Decoration Contest:** Marilyn brought up the idea of reviving this contest. Lena described herself as a decoration freak and was all for the idea. Chuck commented that it generates community spirit. Volunteering as judges were Lena, Wanda, Charlie and perhaps Karen. There would be nominal cash prizes.

**Block Party:** Karen reported that she has priced out a variety of items and services. After considering renting the Crosby Crossing Pool and closing off Nuwood the board decided to use Klaus' yard. After considerable discussion the board decided to approve \$3,000 to pay for the party. Residents will not be charged. A committee of Karen, Wanda, Klaus and Marilyn will decide the particulars, which will likely include a tent, tables, chairs, Port-a-pot, food, catering, linens, recycling bins, light entertainment and children's games. The Association will not provide alcoholic beverages but people may bring their own. The party will take place from 4 to 8 p.m. on Saturday, September 6.

**Bulk Trash & Electronics Pick-up:** Following Klaus' suggestion Marilyn will contact the County about dates when the containers are available. Wanda volunteered to assist Marilyn with making the arrangements and will check on the cost of renting a paper shredder, perhaps for an hour. Fred K. offered his trailer and truck for hauling electronics items.

**Suggestion Box:** Marilyn said that she will get from Paul the batch of suggestions submitted at the general meeting and pass them along to Ron for processing.

**Trespassing:** A concern was expressed by a resident about children and teenagers taking shortcuts through the yard. One board member said they contacted parents after plants had been damaged. It was asked about having citizens on patrol but Marilyn said it is very difficult to get volunteers except for pressing problems. Klaus said that kids passing through a yard should not be viewed with alarm.

**Vandalism:** Fred H. mentioned that one tire on his car had been slashed. Joan said that air had been let out of a neighbor's tires. Fred K. said that most of that vandalism occurred in Woodbridge Valley. Shirley noted that the police have been patrolling more often than before.

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### *Westerlee's Working for You!!*

Please note the section in the minutes entitled "Code Enforcement Committee". Most of these issues have been resolved, due to the untiring work of Charles Yingling and Shirley Smith. Another item that has been a "thorn in our side" is the white Jeep frequently parked in the No Parking zone at the corner of Rolling Road and Cedar Circle Drive. We've called the police several times on this issue, and we think it's finally resolved.

The fruit trees along Cedar Circle Drive near Dlong have been pruned back, and are no longer hanging over the street; farther west on Cedar Circle Drive, one backyard that was littered with trash and unsightly belongings, has been cleaned up. A severely damaged car parked on Chantilla has been moved off the street – unfortunately, it's been moved into the driveway – there's nothing we can do about that. These improvements are due to our efforts with County Code Enforcement.

Be assured we'll keep up on all these issues, and others that have cropped up.

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### *Westerlee Board Meetings*

The next board meeting will be held at Woodbridge Valley Elementary School at 6:30 p.m. on October 9th. Please feel free to come. See how your Board works. If there is an issue concerning Westerlee that you would like to address, please contact Marilyn Maxwell ([marilyntmaxwell@gmail.com](mailto:marilyntmaxwell@gmail.com) or 410-744-3449) so your concern can be placed on the agenda.

## *Architectural Review in Westerlee*

As most of you know, the Westerlee Community



Association has the obligation to review **alterations, additions, new construction or any other significant change to a property** within the boundaries of the community.

This requirement comes from the Covenants that govern the Westerlee community since its inception. To facilitate this process and have some predictability in it, the Association amended its bylaws in 2006 and set forth how the review process would work and that a special review committee shall be formed to conduct the reviews and advise the Board. From time to time we re-publish the process here so that everybody is up to date on what is required. The bylaws amendment states the following:

- The purpose of the Architectural Review Committee is to review all submissions made to the board in accordance with the requirements of Covenants for the community.
- Members shall be qualified and able to read plans and submissions and evaluate them
- The Architectural Review Committee may also be used to review any other plans, designs or submissions made to the board by public agencies or other outside entities which might affect the community
- The review committee shall make non-binding recommendations to the board. If circumstances require it recommendations can also be made to the Executive Committee of the Board.

#### B. Submittals:

Homeowners within the boundaries of the Westerlee Community who apply for approval of plans in accordance with the requirements of the covenants shall submit the following materials:

1. A plan of the property showing the boundaries and the location of the suggested alteration, addition or new construction with relevant dimensions such as distance from the property lines, and the size of the proposed structures. The plan show further the relationship to existing structures and show significant existing landscaping such as mature trees as well as suggested landscaping.
2. Any addition or alteration to an existing building or structure or any new structure shall also be shown in relevant elevations such as the elevation visible from the street or from neighboring properties
3. Exterior materials and colors shall be identified

#### C. Process:

1. Plans shall be submitted in a timely manner and give the committee and board four (4) weeks time for deliberations. The submission shall be accompanied by a letter of application with date, address of the applicant, description of purpose and scope of the project and the planned schedule for construction.
2. It is recommended to submit the plans to the board prior to submitting for a permit with Baltimore County
3. Once the materials are submitted, the Architectural Review Committee shall review the plans within 10 working days and make a recommendation to the Board in writing and may present the findings to the Board in an oral presentation.
4. The Board shall vote on the recommendation within a maximum of four (4) weeks after submission of the application.
5. The applicant may present his plans to the Board in person and attend the deliberations at the discretion of the Board
6. The finding of the Board shall be made in writing.
7. The Board finding, the committee recommendation and the submitted materials shall be recorded in the files of the Association.
8. Board and Committee findings shall result in either
  - a. Approval without conditions,
  - b. Approval with conditions,
  - c. Or rejection with possible resubmission of a revised design.
9. The Board or Architectural Review Committee members shall review the property of the applicant during construction for compliance with the approved plan and may ask the homeowner to review the proper permit(s) from the County.

#### D. Review Criteria:

For the review the following review criteria shall apply at a minimum (other criteria might be applied as applicable):

1. Is the project in scale, materials and architectural form compatible with the existing structure or does it complement the existing design on the property in such a way that the overall appearance is improved or maintained?
2. Is the project compatible with the character of the community or complements it in such a way that the community character is improved or maintained?
3. Will the project place any disadvantage or undue burden on any of its neighbors?
4. Is the proposed construction integrated into the setting with adequate site amenities such as landscaping, lighting, pathways etc.?

For small projects such as sheds, fences or small retaining walls and the like, the architectural review committee has taken up the review and made recommendations that were not controversial via e-mail without convening the board in person, provided they were not controversial and all committee members agreed on the findings. This practice has shaved off significant review time and helped homeowners bid and construct small projects without much delay. However, for bigger projects like additions etc. it is advisable to assemble the necessary documents early and submit them allowing sufficient time for the review of committee and board as needed.

Klaus Philipsen, AIA  
Chair Architectural Review Committee

Submit plans to one or all of these 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 [sis@westray.com](mailto:sis@westray.com)  
Ron Matthews at (410)747-1477  
or by e-mail at [ronhmatt@aol.com](mailto:ronhmatt@aol.com)