

WESTERLEE COMMUNITY NEWS



Westerlee: A Proud Covenant Controlled Community

www.westerleenews.com



Editor: John Moore

December 2013

President's Letter

Dear Neighbors,

With the holidays not only is the end of the calendar year approaching, but also the end of the fiscal year for Westerlee Inc. This brings me to a topic many may not want to hear about in a season that has its fair share of expenses. Membership in the Association is one of them. As most of you already know, unlike many other memberships, membership in Westerlee Inc. is not voluntary, but comes with the property that we bought in Westerlee, and is part of the deed and the Covenants that convey with the property. As a homeowner, we automatically become a member in our Homeowners Association. Such a mandatory membership always happens at condominiums or in townhouse developments where people own their houses but there is also common property. In the case of Westerlee, there is no current common property but there is still the HOA that takes care of issues in the community, including representation to government agencies and elected officials.

As you know, the Westerlee Board members are all volunteers elected from our community, who conduct Annual Meetings for the full membership and inform members regularly about activities via Newsletter, a website, e-mails and lately a new networking tool, the website NextDoor, which is described elsewhere in this Newsletter. We ensure that adjacent developments are coordinated with the community, and organize events such as "Dumpster Day", the community yard sale and the community party. We also review plans for intended design changes on individual properties and ensure compliance with the County Code and the applicable Westerlee Covenants. Based on many requests from members, we recently achieved the installation of speed humps to make Cedar Circle Drive and Dlong Road safer.

In the 2012 Annual Meeting, the majority of members present approved revisions to our bylaws which for the first time in the almost 60 year existence of our association increased the membership dues from \$15 annually to \$25, and clarified the collection of the fees, the due dates and grace periods.

Membership fees are due on January first of each year with a grace period to the date of the Annual Meeting, usually in March or April of each year. After that period a late fee of \$15 will be assessed. If the fee has not been paid by the end of the calendar year in which it became due, interest will be assessed on the amount owed at the rate of 10% for the full year.

Since these clarifications went into effect, annual collection rates for membership fees have gone up significantly in our community.

WESTERLEE COMMUNITY, INC. BOARD OF DIRECTORS

President: Klaus Philipsen kphilipsen@archplan.com 410-685-2002 (VV)

Vice President: Wanda Richardson Secretary: Fred Hickok

Treasurer: Chris Goate

Directors: Joan Goudy, Bob Hoffman, Fred Kirk, John Moore
Joe Reid, Chuck Sprague, Karen Straughn

Heads of Westerlee Committees

Social Committee: Karen Straughn

Architectural Review Committee: Klaus Philipsen

Code Violations Committee: Klaus Philipsen

Block Captains Committee: Karen Straughn & Wanda Richardson

Welcoming Committee: Bob Propper

While they were under 50% some years ago, now over three quarters of households are paid up. Unfortunately, there are still a good number of households who don't pay and who haven't paid in years, and at times even send us insulting messages. All homeowners with unpaid fees have received statements from our treasurer outlining the amounts owed. As a courtesy the statements do not go back very far but they will go at the most back to 2005. Homeowners who haven't paid their dues need to understand that the dues won't go away. They will be liabilities on the title of their property that become a problem at the latest when a property is to be sold. There will be no clear title until the dues including all late fees and interest are paid. But even before the time of sale, the HOA can go to court and place liens on a property for which fees have consistently not been paid. In the interest of fairness and in the interest of operating a well organized organization, Westerlee Inc. cannot simply give delinquent owners a "free ride". That also was clearly the view of the majority of homeowners at the Annual Meeting in 2012. In fact, to protect all those who follow the law, Westerlee Inc. has an obligation to collect from those who think the rules don't apply to them.

As noted, this is not the kind of message some of you like to get before the holidays. Please understand that neither I nor any board member created the covenants or the law. All of this is strictly a result of a decision that the original developer of the community made in his desire to keep Westerlee a community of high standards. Thus the restrictions on design changes and the mandatory membership are simply a legal framework that carries forth from the beginning of our community.

With this I want to leave the topic of money and wish all of you, especially our new neighbors, a wonderful and peaceful holiday season and a great start for 2014.

Klaus Philipsen

CELESTIAL SIGHTS

By Fred Hickok
Director, Benjamin Banneker Planetarium
CCBC Catonsville Campus

January 2, 3 - Quadrantids Meteor Shower This is an above average shower, with up to 40 meteors per hour at their peak. Best viewing will be from a dark location after midnight.

January 16 - Full Moon This was known by early Native American tribes as the Full Wolf Moon because this was the time of year when hungry wolf packs howled outside their camps. This has also been known as the Old Moon and the Moon After Yule.

February 14 - Full Moon This was known by early Native American tribes as the Full Snow Moon because the heaviest snows usually fell during this time of the year. Since hunting is difficult, this has also been known by some tribes as the Full Hunger Moon.

March 16 - Full Moon This was known by early Native American tribes as the Full Worm Moon because this was the time of year when the ground would begin to soften and the earthworms would reappear. This has also been known as the Full Crow Moon, the Full Crust Moon, and the Full Sap Moon.

April 15 - Full Moon This was known by early Native American tribes as the Full Pink Moon because it marked the appearance of the moss pink, or wild ground phlox, which is one of the first spring flowers. This has also been known as the Sprouting Grass Moon and the Growing Moon.

April 15 - Total Lunar Eclipse A total lunar eclipse occurs when the Moon passes completely through the Earth's dark shadow, or umbra. During this type of eclipse, the Moon will gradually get darker and then take on a rusty or blood red color. The eclipse will be visible from about 2 a.m. to 5 a.m.

April 22, 23 - Lyrids Meteor Shower This is an average shower, usually producing about 20 meteors per hour at its peak. These meteors can sometimes produce bright dust trails that last for several seconds. Meteors will radiate from the constellation Lyra, but can appear anywhere in the sky.

May 5, 6 - Eta Aquarids Meteor Shower This is an average shower, capable of producing up to 30 meteors per hour at its peak. It is produced by dust particles left behind by Comet Halley.

May 14 - Full Moon This was known by early Native American tribes as the Full Flower Moon because this was the time of year when spring flowers appeared in abundance. This has also been known as the Full Corn Planting Moon and the Milk Moon.

Source: http://www.seasky.org/astronomy/astronomy_calendar_current.html

Free Planetarium Shows:

Saturday 10 a.m. CCBC Catonsville Room LABB-003

December 7 Christmas Traveler

February 8 Benjamin Banneker's Astronomy

March 8 Adventures Along the Spectrum

April 5 Space Bunny

May 10 The Sky: A Camper's Canopy

From the Editor

I would like to invite all of our neighbors in Westerlee to take a look at a new private social network we're participating in: Nextdoor.com. What is Nextdoor? Here is a bit of info from the Nextdoor.com website: *Nextdoor is the private social network for you, your neighbors and your community. Nextdoor's mission is to use the power of technology to build stronger and safer neighborhoods. And it's free.*

Nextdoor.com was brought up during our last board meeting as a possible on-line source for info, as well as an electronic bulletin board. We've already added a number of documents pertaining to the Westerlee Community, as well as added events important to the neighborhood. I'm already impressed with the ease of use, as well as the fact that it is a private network (you can't visit our neighborhood site without registering).

Once you're registered you can post recommendations for local services, add a classified ad, let everyone know you've lost or found something, or notify the neighborhood of suspicious activity. All of these things contribute to a safer and more cohesive neighborhood. There is even a mobile app for your Android or iPhone, so you can keep up on the latest info wherever you roam.

I hope you'll give Nextdoor a try... here's the invite link: www.nextdoor.com/join/JMYJSM

John Moore, Editor

www.westerleenews.com

So, many of you know about our website, but have you checked it out lately? It has been newly updated and is now more user-friendly. It is our hope that you will now be able to use this to more easily find information of importance to you, like who your state and local political representatives are, what events are upcoming in Westerlee, and when and where the next board meeting will be. In addition, there are links to easily be able to email any of the board members with questions or concerns, or to contact the webmaster if you are just looking for some general information and are not sure who to ask. We are trying to keep this updated with information that is helpful to you so if you have suggestions, please just let us know. We are volunteers, but we are here to serve.

Holiday Decorations Contest December 16, 2013 at 7 pm

It's that time of year again. Time to get out your holiday lights and signs of the holiday season!! We'll be coming around to judge your holiday spirit and cheer. On December 16th at 7 pm, we will have a group of people who will drive through the neighborhood and choose the houses they feel are the most attractively decorated and show their best holiday personality. So turn on your lights and get the decorations up early so your house can be considered. There will be prizes for the top winners, but most importantly, our neighborhood will be a beautiful addition to the holiday season. We look forward to seeing your homes!! Interested in being a judge? Call Karen Straughn at 410-744-0610 by 12/10/13.

Westerlee Community Association, Inc. Board Meeting - October 17, 2013

The board meeting was called to order at 6:33 p.m.

Present were officers Klaus Philipsen (President), Wanda Richardson (Vice President), Chris Goatee (Treasurer) and Fred Hickok (Secretary) and board members Bob Hoffman, John Moore, Chuck Sprague and Karen Straughn. Missing were board members Joan Goudy, Fred Kirk and Joe Reid.

Treasurer's Report: Chris presented the treasurer's report, which appears at the end. She also reported that 116 out of 163 households have currently paid up their dues, 23 are delinquent for this year's dues, 3 are delinquent for the last two years, 3 are delinquent for the last 3 years and 18 are delinquent for more than 3 years. Klaus recommended sending second notices and after the end of the year sending notices of our intention to file liens on the properties of those who are still noncompliant. John suggested negotiating payment amounts with chronic delinquents. Karen stated that there should be a limit as to how far back we go. Klaus remarked that since our records are inadequate, we should not go back any farther than probably 2005.

Newsletter: Klaus thanked John for producing the last newsletter. Chris nominated John to be a board member and the board approved unanimously. John spoke about his background and described his previous experience doing newsletters. He said that he received newsletter materials from Bob Propper. He mentioned a new advertiser, whose name he will send to Chris. He plans to get out the next newsletter in November or early December and requested submissions by November 1. Board members suggested articles on the new web site, the email distribution list, electoral redistricting, the community party, architectural review guidelines and imposter scams. Klaus suggested that John obtain back issues from Bob Propper.

Dumpster Day: Klaus said that he had not gotten around to arranging for a dumpster day in the fall. John suggested one, perhaps with a shredder, in the spring. Chris suggested having it the same day as the year sale and the board agreed.

Web Site: Karen reported that the new web site is up, is more user-friendly, has a contact form that works and has a list of elected officials. She remarked that she can scan in information and can enter items when she is away. Klaus suggested exploring the NextDoor.com site that Association members could use for posting messages. John volunteered to look into that.

Community Party: Karen said that she is planning on 40-50 people attending. Chris said that plenty of tables and chairs have been rented. John volunteered to put up a sign to remind residents. Karen asked people to bring a side dish or dessert to go along with the grilled offerings and drinks.

Traffic Calming: Klaus reported that the first proposed speed bump on Cedar Circle Drive coming from Rolling Road was not approved by the residents at that location so there will be only one speed bump before the intersection of Cedar Circle Drive and the top of Fernglenn Way. He said that he removed some bushes to improve the sight line approaching that intersection. He also reported that the County has decided to put in traffic tables at all three intersections along Cedar Circle Drive. The tables are to be steep enough to slow traffic and the one at Chris' driveway will be graded so that she has

easy access. Karen brought up the difficulty of seeing oncoming traffic after turning onto Cedar Circle Drive from Rolling Road due to parked cars. Klaus said that he will ask the County traffic engineer about that and about the feasibility of restricting parking to one side of that stretch.

Annual Meeting: Klaus asked for suggestions of informative presentations for the annual meeting in April. He mentioned the possibility of extending the walking trail from the townhouses to Rolling Road in back of the Cedar Circle Drive properties.

Holiday Decoration Contest: Karen asked for judges and Wanda and Chris volunteered to join Joe Reid.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted,
Fred Hickok

CY 2013 - Q3 Treasurer's Report

August 1, 2013 - September 30, 2013

Beginning Balance: \$8,360.11

Income:

| | |
|---------------|----------|
| Dues Received | \$290.00 |
| Bank Interest | \$0.14 |
| Total Income | \$290.14 |

Expenditures:

| | |
|----------------------|----------|
| Newsletter | \$181.50 |
| Insurance Renewal | \$100.00 |
| Returned Check & Fee | \$62.00 |
| Website | \$159.00 |
| Party Rentals | \$121.39 |
| Total Expenses | \$623.89 |

Ending Balance: \$8026.36

Home Owner Association Dues:

| | |
|--------------------|-----|
| Households Current | 116 |
| Owe 2012-2013 dues | 23 |
| Owe 2010-2011 dues | 3 |
| Owe 2009-2010 dues | 3 |
| Owe <2009 | 18 |

The Community Party

Burgers, Hot Italian Sausage and enough desserts to make any kid giggle with glee. That was just the introduction to our community party this year. But the true sign that the party was a success was the camaraderie and neighborliness that was shared by all. Folks from each part of the neighborhood were present and everyone seemed to be really enjoying themselves and sharing tales of neighborhood events both past and present. It was a good opportunity to meet both old and new neighbors alike (including one family of neighbors who were in the process of moving in that day!) and to learn of all the houses that had recently sold in the neighborhood. The weather threatened in the end, causing us to pack up a little early, but I believe a good time was had by all. A special thanks goes out to all of those who helped in setting up and tearing down the event. It sure helps to have those helping hands!! We look forward to having an even bigger turnout next year.

Advertising Rates in Our Newsletter

We welcome your advertising in our Newsletter. You'll find it's a very good bargain in advertising your services to 164 Westerlee families—plus their friends and family relations who see the newsletter or hear by word of mouth what you do and what services you can provide to homeowners.

Our rates are very low for the advertising exposure you receive in our Newsletter. Plus there are a range of ad sizes to fit any advertising budget.

Business Card Facsimile Black & White: \$15.00

1/4 page Black & White: \$30.00

Color (back page): \$45.00

1/2 page Black & White: \$50.00

Color (back page): \$75.00

1 full page Black & White: \$95.00

(either in the newsletter or as a separate insert)

Color (back page): \$140.00

Color Insert Both Sides Color: \$200.00

Contact: John Moore jlmoore3rd@verizon.net

How to Submit Material to Our Newsletter

PLEASE do not submit text in Adobe Acrobat .pdf format or in any other file format except .doc files. You may also include your article in an email if you prefer. All photos must be JPEG or PNG files. You can send the files as attachments to your email. Send to jlmoore3rd@verizon.net

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RESIDENTS

Recommended by Angie's List

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. You can contact one of the Architectural Review Committee members:

Klaus Philipsen at (410)747-5351

or by e-mail at: kphilipsen@archplan.com

Chris Goatee: cgoatee@verizon.net

Fred Hickok: fredhickok@verizon.net

Dues

Westerlee Community Association

Dues for 2010 and 2011 (\$15.00) and
2012, 2013 and 2014 (\$25) can be sent to:

Chris Goatee, Treasurer

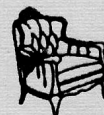
2118 Cedar Circle Dr.

Baltimore, Maryland 21228

Many thanks to those who have already paid their dues.

(410) 744-0640
Fax (410) 744-0622

Antique Restoration



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