

WESTERLEE COMMUNITY NEWS

Westerlee: A Proud Covenant Controlled Community

www.westerleeneews.com

August 2017



Editor: Pam Jarrell

President's Letter

Klaus Philipson

Dear Neighbors,

For being such a tiny community association Westerlee always pulls a lot of weight when it comes to the Annual Meeting where our attendance typically almost matches those of our much larger neighbors Woodbridge Valley and Westview Park. The elected officials take notice and show up at our meetings in full force, either by attending themselves or sending a representative. At our April meeting only the representative of Executive Kamenetz office, Tony Baisden had to send his regrets since he had to attend too many such meetings that night. Otherwise, Baltimore County police, council, and House Delegates Young, Sydnor and a representative from Senator Pulliam were all present. Even a representative from Woodbridge Valley was there to explain how our community can use their community pool, a very viable asset for us, which you should explore.

They all see every year in person that Westerlee cares enough to nearly fill the cafeteria of the Woodbridge Valley Elementary School. This is quite useful when we need something done to make our community better. At the meeting residents of Fernglan Way pointed out that some irresponsible drivers use Fernglan as their new raceway since Cedar Circle with its speed bumps isn't as attractive for racing anymore. The matter is still stuck in the bureaucratic mill through which such applications have to go, but we will keep trying just as we had on Cedar Circle. You may recall the days when the power went out several times a year, sometimes for days. We complained and BGE sprang into action with new supply line redundancy and with more diligent tree pruning. Since then our standby generators have been relegated to running idle in exercise mode once a week since power supply has been quite reliable.

Residents on Fernglan also had to contend with flooding from backed up storm water flowing from Pleasant Valley and from neighbors up the hill without finding an outlet in the clogged-up buffer strip. While that is in part unavoidable the way the terrain is shaped, it is in part also self-inflicted by residents having gone into the County owned buffer and have erected sheds there or used it as a dumping ground for yard waste. Those activities block the flow of water towards a storm drain at the western end of the buffer near where Cedar Circle meets Pleasant Valley. The good news: Baltimore County folks from the Department of Public Works came out and freed the drain from leaves, tree trunks and branches and opened up the channel leading up to the drain on the first 50 feet or so.

A proposal of Westerlee Inc to place gateway signs signifying Westerlee as a covenant controlled community and announcing our small community for those who never heard the name was met with a few vocal voices of opposition at the meeting which caused the board to slow down with the expense. Such signs could still be useful since new residents keep telling us that their realtors never told them about the Westerlee Homeowners Association, the mandatory membership and the covenants that control all properties in Westerlee. That is a violation of the regulations for real estate sales in which any and all encumbrances on a property title have to be disclosed. I have no idea how title companies can overlook our HOA which is properly recorded with the State.

WESTERLEE COMMUNITY, INC. BOARD OF DIRECTORS

President: Klaus Philipson

kphilipsen@archplan.com 410-685-2002 (W)

Vice President: Wanda Richardson

Secretary: Fred Hickok

Treasurer: Rizwan Mahmoodi, send checks to: 2126 Fernglan Way

Directors: Chris Goatee - Joan Goudy

Jacquiline Johnson - Fred Kirk - Joe Reid

If you never heard it before, you read it here: Westerlee has covenants which include your property as well and make it mandatory to comply with design and use rules (which, for example exclude commercial use) and to pay the annual membership fee of a modest \$25 annually, due January 1st. After the annual meeting a penalty of \$15 is added. Unfortunately, the payment rate is not what it should be, which will come to bite those who think they can skirt the fee at the time when they have to sell their home and their title won't be clear because dues, penalties and interest will be deducted from the sales price and then go to Westerlee Inc. For a review of the covenants go to our website www.westerleeneews.com.

Back to the elected officials: As you have probably heard, elections will take place in 2018 for Baltimore County a new Executive, because Kevin Kamenetz has reached his term limit. Delegates, state senators and delegates will be elected as well. There is a large field of contenders lining up to run for Exec. If you care about an open, responsive and transparent County government, please pay close attention to the campaigns. There is never a better time to achieve commitments than when candidates are trying to get votes. You all may have your own wish-lists.

Southwest Baltimore County needs to remain competitive with our immediate neighbor to the west, Howard County. To achieve this, some creativity and innovation are needed and some promising projects like the proposed reconstruction of the failing Security Square Mall as a mixed use "lifestyle center", proper open space funding and the proposed Catonsville Arts Center in the old Catonsville Elementary School on Frederick Road need to be promoted and supported. It would also be good if the County would have an open data set for all its neighborhoods like the City has, where anybody can look up demographics, schools, crime and other performance metrics for each community. As good a metric as Annual Meeting attendance is, a full data set would be nice to have as well.

Klaus Philipson, Westerlee Inc. President



Sample community sign

2017 Community Picnic

Date: September 16

Time: 3pm to 7pm

Where: The Philipsen's Yard
Corner of Cedar Circle & Fernglen

Bring: A dessert to share

Enjoy a catered meal, chat with neighbors and have lots of fun!

(See attached flyer to post on your fridge)

Our HOA is A-OK!

The Westerlee Homeowners Association strives to keep our wonderful neighborhood the best it can be. These are just the tip of the iceberg:

- Keep on top of the local development news that may impact our quiet neighborhood and routinely communicate with local officials on our behalf.
- Organize annual events such as the yard sale day, annual meeting, holiday light contest and our upcoming picnic.
- Support our this community newsletter and website.

It's never too late to catch up on paying your Westerlee Community Association dues. If you have not paid for 2017, send \$40 (\$25 yearly + \$15 late fee) to our Treasurer Rizwan Mahmoodi at 2126 Fernglen Way.

Annual Meeting Minutes, April 25, 2017

Present were officers Klaus Philipsen (President), Wanda Richardson (Vice President), Rizwan Mahmoodi (Treasurer), Fred Hickok (Secretary) and board members Chris Goatee, Jacqueline Johnson, Fred Kirk and Joe Reid. A total of 39 association members were present.

The following guests were present:

Kenny Brown, Assistant to State Senator Shirley Nathan-Pulliam

Greg Flynn, Baltimore County Animal Services

Officer Alisha Helphenstine, Community Outreach, Woodlawn Precinct, Baltimore County Police Department

Jonathan Kehoe, Woodbridge Valley Community Pool

Margaret Stokes, Administrative Assistant to County Councilperson Tom Quirk

Charles Sydnor, State Delegate

Patrick Young, State Delegate

Welcome: Klaus had three residents attending an annual meeting for the first time introduce themselves. He noted that the turnouts for our annual meetings are comparable to those the Westview Park and Woodbridge Valley associations despite our much smaller size.

Officer Helphenstine: She commented that in January the former police chief Terry Sheridan was brought back to replace Jim Johnson. She mentioned that the County is hiring new officers and 18-to-20-year-old cadets. He said that the only significant items in Westerlee are a few abandoned vehicles and that residents may go to the County web site for crime statistics. Klaus added that residents may report abandoned vehicles using the County's code enforcement website. A resident complained about speeding vehicles on both Cedar Circle Drive and Fernglen Way. Klaus said that we could request a study for Fernglen but it has a low amount of traffic. Officer Helphenstine suggested asking for the placement of a device that shows the speeds of vehicles.

Delegate Sydnor: He stated that the Judicial Committee, of which he is a member, strengthened communities by prohibiting hedge funds from owning mortgages and by eliminating transfer fees for bankrupt foreclosed owners. He said that a bill to empower community associations to deal with nuisance properties was held up and will be re-introduced next year. He said that a bill establishing a task force to study surveillance and tracking passed. He added that funds for the repair of the nearby section of the Beltway and for the study to repair the triple bridges are intact. He encouraged residents to check out the web pages of the Maryland Assembly.

Delegate Young: He said that he is on the Appropriations Committee with fellow Baltimore County delegates Adrienne Jones and Shelley Hettelman and holds a leadership position of deputy majority whip. He reported the passage of a balanced budget, full funding for K-12 education, a 3.2 increase of funding for Baltimore County that includes school construction and open space, priority hiring for disabled veterans, reform of the child support program and approval of a bond bill for facilities and programs at the equestrian center on Frederick Road. Klaus praised the cooperation between the Democratic-controlled legislature and the Republican governor.

Kenny Brown: He reported that although Senator Nathan-Pulliam has been recovering from back surgery, she has maintained an active schedule representing a district split between Baltimore City and Baltimore County. Klaus brought up the challenges of representing different economic areas and mentioned a 21-year gap in life expectancy between the areas of Roland Park and Sandtown. Kenny said that 14 of the 24 bills that Senator Nathan-Pulliam sponsored were passed. Nanya Philipsen remarked that one of bills enables nurses to obtain recertification through experiential credit rather than coursework. Kenny noted that Senator Nathan-Pulliam's background as a nurse has focused her efforts on health issues, such as sick leave, prescription drug gouging and improved access to treatment for heroin and opioid addiction. He also noted passage of bills protecting pollinator habitats and banning fracking.

Greg Flynn: He focused on the health services that Baltimore County Animal Services Division provides. He stated that the spay-and-neuter program provides subsidies so that the operations either cost \$20 or are free depending on the zip code. He said that as a result of this program the number of animals euthanized has dropped significantly. He added that veterans are charged half price for adoptions. Greg listed other services, including vaccinations, microchip insertions, a mobile rabies clinic, and a stray cat program, which consists of trapping, neutering, ear tipping and returning. Joe Reid added that lost unneutered animals that are caught twice are neutered. Greg mentioned that the Division now has facilities in Dundalk and Baltimore Highlands in addition to its main facility in Baldwin. In response to a question about wild animals he said that the Department of Natural Resources has responsibility for that.

Margaret Stokes: She mentioned that Tom Quirk is the County Council Chairperson this year. She referred to Rolling Road resurfacing, which Klaus thanked Tom Quirk for advocating. She said that the groundbreaking for the new courthouse on Johnnycake near Rolling occurred in March with completion scheduled for 2019. A resident asked her to look into restoring a fire hydrant that was removed from Westeria Drive.

Jonathan Kehoe: He said that the Woodbridge Valley Community Pool has about 200 families as members now but hopes to expand to 300 so that renovations can be made. He mentioned the swim team for children and facilities for family events. He said that a family membership is \$385 plus a

Continued from page 2...

bond payment. Fred Kirk asked about day passes for non-members but Jonathan said that instead of that there are open houses on specific days.

Committee Reports:

Yard Sale: Wanda announced that the community yard sale will be on Saturday, May 6, from 8 to 2 with a rain date of Sunday, May 7.

Community Party: Jacqueline announced that the free party will be held in Klaus' yard on a date in September to be announced. Catering will be provided and attendees are requested to bring a dessert or side dish.

Community Gateway Signs: Klaus showed the locations for signs in the right-of-way sections near the intersection of Cedar Circle Drive and Rolling Road and near the intersection of Dulong and Chantilla. He showed sample designs and said the cost would be \$3500 for two signs. The resident Scott Munroe objected that they would need maintenance and might be vandalized or run over. He said that he preferred money to be used for installing sidewalks. Klaus replied that the installation of sidewalks is a County issue. In a show of hands vote residents in favor of signs were in the majority.

Fernglen Drainage: Klaus showed the location of a drainage buffer strip between Fernglen Way and Woodbridge Valley houses on Pleasant Valley Drive. He said that decades ago Westerlee deeded it to the County due to yearly expenses for maintaining the strip. He explained that rainfall runoff has caused flooding of houses on Fernglen. Klaus said that he contacted Tom Quirk's office and this resulted in the Department of Public Works clearing out a 20-foot section to enable runoff to flow into a culvert at Cedar Circle Drive. He showed pictures of fallen trees, trash and sheds in the drainage strip. Scott Munroe, a Fernglen resident and landscape architect, offered to give advice on planting ground cover in the strip.

Powers Lane Shortcut: Klaus explained that the section of Powers Lane west from Dlong to the dead end is a privately owned road and that is why BMW dealership put up signs saying the public should not use the

road from Powers Lane past the dealership to Route 40. He said that he has complained to the BMW manager about test driving through Westerlee and car carriers parking along Chantilla and driving through Westerlee. Klaus advised that Westerlee residents should not use those roads when the dealership is open.

Security Square Mall: Klaus expressed gratitude to Margaret Stokes for Tom Quirk's coordinating of a March meeting regarding the revitalization of Security Square Mall into a mixed-use town center. Klaus explained that under the leadership of Howard Brown the David S. Brown Enterprises acquired ownership of the parking lots and just needs the five major owners of the mall stores to sell his company their interests so that the transformation may begin.

Treasurer's Report: Rizwan gave the following summary:

Beginning Balance:	\$8,214.90
Income:	2,291.05
Expenditures:	<u>-1,977.69</u>
Current Balance:	\$8,528.26
He gave the projected budget:	
Income:	4,075.00
Expenditures:	<u>-4,878.00</u>
Change in Balance:	-803.00

Klaus hoped that we would get a greater percentage of residents paying dues.

Rizwan remarked that the projected expenditures included \$2,300 for community signs. Klaus noted that the Association should not just accumulate more money but should use the funds for beneficial projects. The members present approved the proposed budget.

Zucchini Attack!

Are you up to your earlobes with zucchini and squash? Maybe you've run out of creative ways to use them. Growing up, my friends mom used to make what she called "Poor Mans Crab Cakes" and they were delicious! Only after I cleaned my plate did I find out that I was eating zucchini. Call it a cake or call it a fritter, I call it a yummy way to use up all of that garden zucchini. Enjoy!

Ingredients:

2 Cups of grated zucchini (I toss the yellow squash in too)

1 Cup Bread crumbs *

1 Egg

2 Teaspoons Old Bay

2 Tablespoons Oil

1 Teaspoons Dijon Mustard

1 Tablespoon Mayonnaise

Directions:

1] After you have grated your zucchini it must be drained. The most effective way we've found is to put the grated zucchs in a clean dish towel, ball it up and twist like crazy. It is utterly amazing how much liquid will come out. This is the hardest part but so worth it.

2] Add all the ingredients into a big bowl and stir to a lovely gooey consistency

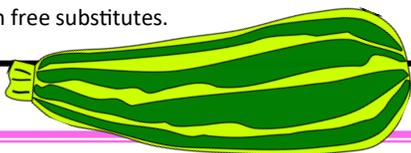
3] Preheat oven to 400

4] Take large meatball sized scoops and put on baking sheet and squash down to 1/2".

5] Cook for aprox 10 minutes each side. You will know they are ready to flip when they easy to flip without anything sticking to the pan and are nice golden brown.

6] Serve with cocktail sauce.

*Works well using gluten free substitutes.



Westerlee is Connected!

Become a member of Nextdoor, the online communication platform tailored to our community.

Go to: <https://westerlee.nextdoor.com>.

It's a great way to connect with neighbors for everything from finding a babysitter to selling a sofa. You can ask neighbors if their streets have been plowed or let others know about upcoming local events.

Participation requires an invitation. Please e-mail Klaus a request to kphilipsen@archplan.com

CELESTIAL SIGHTS

By Fred Hickok, Professor Emeritus of Astronomy,
Community College of Baltimore County

- **August 12, 13** - Perseids Meteor Shower. The Perseids is one of the best meteor showers to observe, producing up to 60 meteors per hour at its peak. It is produced by comet Swift-Tuttle, which was discovered in 1862. The Perseids are famous for producing a large number of bright meteors. Best viewing will be from a dark location after midnight. Meteors will radiate from the constellation Perseus, but can appear anywhere in the sky.
- **August 21** - **Total Solar Eclipse**. A total solar eclipse occurs when the moon completely blocks the Sun, revealing the Sun's beautiful outer atmosphere known as the corona. This is a **rare, once-in-a-lifetime event** for viewers in the United States. The last total solar eclipse visible in the continental United States occurred in 1979 and the next one will not take place until 2024. The path of totality will begin in the Pacific Ocean and travel through the center of the United States. The total eclipse will be visible in parts of Oregon, Idaho, Wyoming, Nebraska, Missouri, Kentucky, Tennessee, North Carolina, and South Carolina before ending in the Atlantic Ocean. A partial eclipse will be visible in most of North America.
- **September 6** - Full Moon. This full moon was known by early Native American tribes as the Full Corn Moon because the corn is harvested around this time of year.
- **October 5** - Full Moon. This full moon was known by early Native American tribes as the Full Hunters Moon because at this time of year the leaves are falling and the game is fat and ready to hunt. This moon has also been known as the Travel Moon and the Blood Moon. This moon is also known as the Harvest Moon. The Harvest Moon is the full moon that occurs closest to the September equinox each year.
- **November 4** - Full Moon. This full moon was known by early Native American tribes as the Full Beaver Moon because this was the time of year to set the beaver traps before the swamps and rivers froze. It has also been known as the Frosty Moon and the Hunter's Moon.
- **November 13** - Conjunction of Venus and Jupiter. A spectacular conjunction of Venus and Jupiter will be visible low in the southeast shortly before sunrise. The two bright planets will be extremely close, appearing only 0.3 degrees apart.

Banneker, Eclipses and Westerlee

By Fred Hickok

In February the Benjamin Banneker Historical Park and Museum had a program in which Steve Bilanow, a NASA navigation specialist and amateur astronomer, explained how Banneker carried out an elaborate set of calculations to determine how a solar eclipse would appear from the mid-Atlantic region in 1791. Banneker published his results in his almanac for that year. As a long-time officer of the Banneker Friends group and a veteran of four solar eclipse expeditions, I attended the program and found that my Fernglen neighbors Jan Caughlan and Raffi Sela were there. They said they are planning to go with a group organized by Steve to view the upcoming total solar eclipse from Jackson Hole, Wyoming, on Monday, August 21. My wife, Helen, and I will be taking two of our grandsons to South Carolina and hope to view the eclipse from a recreation area north-east of Charleston. Jan and Raffi are betting on high altitude and we are hoping for onshore breezes to provide clear skies for the event. I will report on our experiences in the next newsletter.

This Just In...

Fernglen Way Speed Bump Update

We have been contacted by Margaret Stokes, Legislative Aide to Councilman Tom Quirk, regarding the concerns about increased traffic on Fernglen brought up at the annual Meeting. A study was completed and the results are in. The road had a peak hour volume of 17 vehicles with an average speed of 28 mph. Fernglen does not qualify for traffic calming measures.

Life is Great in 21228!

Free Things to do in Catonsville

44th Annual Catonsville Arts & Crafts Festival

September 10, 2017 Catonsville Arts & Crafts Festival draws artisans from Maine to Florida showcasing the finest one-of-a-kind paintings, pottery, photography, jewelry, fabric creations and more. On the Sunday after Labor Day each year, the main street of town is closed to traffic and opened to shoppers from 10 a.m. to 5 p.m. Admission is always free!

To make the Catonsville Arts & Crafts Festival a true all-day event for the whole family, we offer live music on two stages, a tremendous variety of food and unique beverages, and a KidZone with children's activities.

Info at: <http://catonsville.org/events/artsfest.php>

Catonsville Farmers Market

Opening Day on Sunday, May 7 and runs, **RAIN OR SHINE**, through **November 19, 10:00 a.m. to 1:30 p.m.**
<http://catonsville.org/events/farmersmarket.php>

Benjamin Banneker Historical Park & Museum

300 Oella Ave. (410) 887-1081 Beautiful museum, and park has lots to offer!



Tasty Food

Great Neighbors

Mark your calendar!!!

Westerlee Community Picnic

**When: Saturday, September 16, 2017
3pm to 7pm**

**Where: The Philipson's Yard
Corner of Cedar Circle & Fernglan**

Bring a dessert to share.

RSVP

**Jacqui Shields
wunmind@hotmail.com**

Lots of Fun!

Bring the Kids