



# WESTERLEE COMMUNITY NEWS

Westerlee: A Proud Covenant Controlled Community

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



Spring 2025



Editor: Pam Jarrell

## President's Letter

Dear Westerlee Neighbors,

Spring is just around the corner, and with it comes the perfect time to start planning our gardens! We're excited to announce that this year's Westerlee Annual Meeting will be held at the Benjamin Banneker Historical Park and Museum and will feature guest speaker Jeff Wanko from the Baltimore County Master Gardeners' Speakers Bureau, who will be sharing insights on vegetable gardening basics. Whether you're a seasoned gardener or just starting out, this will be a great opportunity to learn about soil preparation, plant selection, and tips for a successful harvest.

The Benjamin Banneker Historical Park and Museum is a hidden gem in our area, dedicated to honoring Benjamin Banneker, a self-taught astronomer, mathematician, and surveyor who played a significant role in early American history. The museum and park offer beautiful walking trails, historical exhibits, and educational programs that highlight both Banneker's legacy and our local environment.

As we welcome the new season, it's also important to keep an eye on water drainage around our homes and gardens. Proper drainage helps prevent water buildup, protects foundations, and ensures healthy plant growth. If you've noticed areas with standing water or slow runoff, now is a good time to start making improvements. Additionally, spring is a great time for outdoor home maintenance. Checking gutters, clearing debris, and preparing lawns and garden beds now can prevent issues later in the season.

As we move through times of uncertainty—whether it's the economy, job security, or our own health and well-being, it's important to find ways to stay grounded and connected. Gardening can offer a wonderful escape, promoting mental health and giving us something positive to focus on. This is a great opportunity to reconnect with nature and our community.

We look forward to seeing you at the Benjamin Banneker Museum for this year's Annual Meeting! Please read this newsletter for the date, directions and meeting details.

Best,

Wanda Richardson, MSW  
HOA President



### WESTERLEE COMMUNITY, INC. BOARD OF DIRECTORS

**President:** Wanda Richardson

**Vice President:** open

**Secretary:** Chris Goatee

**Treasurer:** Jacqueline Johnson, send checks to:  
2102 Cedar Circle Drive, Catonsville, MD 21228

**Directors:**

Pam Jarrell, Shanna Strickland, Deborah Cason,  
Tanya Deshields, Rizwan Mahmoodi.  
John Fox & Klaus Philipsen (Past Presidents)

### IN THIS ISSUE

**Annual Meeting**  
April 22, 2025, 7pm-9pm  
Benjamin Banneker Historical Park  
See Insert for directions/agenda

**How to Pay HOA Dues**  
Page 3

**Join the Board**  
Page 3

**Yard Sale Day**  
Page 4

**Yard Waste Info**  
Page 4

**AND SO MUCH MORE!**

# New Location

## Annual Meeting

April 22 from 7 to 9pm

Banneker Historical Park,  
Almanac Hall

300 Oella Ave. Catonsville  
(Only 7 minutes away)

**See Insert**

## 2024– Year End Treasurer’s Report January 1, 2024 - December 31, 2024

	<b>Beginning Balance \$17,897.81</b>
<b>Income</b>	
Dues	3,542.11
Other Income-Interest	1.72
	<b>Total Income + \$3,543.83</b>

### Expenditures:

Community Party	2,826.20
Professional Fees	2,815.50
Newsletters/flyers	1,039.76
Website Hosting(3yrs)	305.69
Recycle Bins	899.00
HOA Insurance	200.00
Gifts and Awards	278.50
Flags	165.49
Bank fees	33.00

**Total Expenses - \$8,563.14**

**Ending Balance = \$12,878.14**

(Beginning Balance + Total income - Total Expenditures)

## Meeting Minutes: Westerlee Community Association, Inc. 2/13/25 Virtual

### Call to Order – Wanda Richardson

Meeting called to order at 6: 41pm

In attendance: Wanda Richardson, Jacqui Johnson, Klaus Philipsen, Chris Goatee, Pam Jarrell, Jessica Dotson. Excused: Shanna Strickland, Rizwan Mahmoodi, Debra Cason, Tanya DeShields, John Fox

### 2. Approval of Minutes – Annual Meeting. Minutes from last meeting unavailable.

### 3. Treasurer’s Report - Jacqui

Budget Report– See treasurer report in above box.

2025 Deposits- \$855.00

Invoices & Financial Matters- invoices for 2025 mailed out.

Jessica questions the possibility of putting HOA funds in a high yield savings account.

### 4. Old Business/Follow up

Swale drainage update- Klaus and Rizwan

Awaiting proposals from landscape companies for swale cleanout. Update TBD. Jessica spoke someone from Baltimore Co. to clarify that this is NOT a swale by environmental definition. So long as it does not require earthwork and we are simply clearing debris and not subject to environmental laws. The HOA still plans to continue cleanup to the area.

Landscaping and Drainage Swale Cleanup. Status update on competitive bids and work completion- TBD

Covenant issue- Klaus, issue all

Attorney, McCann- hired 2 different title searches and concluded that 2010 Cedar Circle Dr. is not included in covenants. Hired Title Company in Catonsville who has initial draft report that was delivered 2/13/25. Questions still remain and is a gap in knowledge due to the age of the neighborhood. The HOA board will need to explore this report in greater detail and Board will need vote on next steps. Board will move forward with getting more detailed report from Title Company next week- Wanda, Klaus. Should have report to present at annual meeting.

Update on vacant homes at Cedar Circle and Pleasant Valley

Possibly 3-5 homes seem abandoned in Westerlee and is alarming sign that will need additional discussion in the future.

Questions also with 2 homes at Cedar Circle Dr. and Rolling Rd.

There are no laws regarding abandoned houses, but the neglect from homeowners to the yard is a code enforcement issue.

### New Business

Code enforcement- Klaus

Newsletter-Pam Website/Facebook page-Jessica

Article deadline- March 3, 2025. Need annual meeting dates

Facebook- Jessica doing a great job, up to 31 members now. Jessica and Wanda will meet to update the website to demonstrate vision for desired future state and options.

Annual Meeting- All

Confirm date and time based on availability- potential date 4/22

Reserve Woodbridge Elementary- Chris and Pam will work together to get Woodbridge Valley ES.

Speakers and Agenda- Pat Young for local updates, other political leaders limit updates to 2 minutes. Ofc. Helphenstine.

Potential Topics:

West Baltimore County Redevelopment Authority program- encompasses Rolling Rd to Rt. 40, SSA and Security Blvd. Has authority to develop land has rights that could be useful. Klaus might have someone who could discuss this at the annual meeting.

Possible Fishmongers Daughter speaker

Rails to Trails representative- to talk about local hiking and biking

Resources for local gardeners- University of MD office of Master Gardening. (Jessica)

How to keep the deer out.

Refreshments- Wanda

### 5. Other Announcements or Questions

Next Meeting Date- 3/3/25, 5:30pm for annual meeting planning.

Plan to meet quarterly thereafter

Jessica would like to join the Board, will join at the annual meeting

### 6. Adjourn Meeting was adjourned at 8:01pm

# Westerlee Sparkles with Holiday Spirit!

Westerlee neighbors continue to decorate with enthusiasm once more. From a giant snowman as big as the house to shimmering reindeer, decorations ran the gamut and brought festiveness to our lovely oasis of Catonsville. Thanks to all who bring the joy!



2022 Cedar Circle Drive



1202 Dlong Road



2116 Chantilla Road



2136 Chantilla Road



## HOW TO PAY HOA DUES

Westerlee dues are \$25/year. They must be paid by April 30, after which a \$15 late fee will be assessed.

### 1) Check

Make out to Westerlee Inc.  
Send to Jacqueline Johnson, 2102 Cedar Circle Drive. Catonsville MD 21228.

### 2) Money Order

### 3) Cash (Please have exact change)

### 4) Annual Meeting

We will be accepting payments at the door.

No electronic payment options are available at this time.

# Join the Westerlee Board

We are seeking volunteers to run for board positions. It's a great way to contribute to our neighborhood for a minimal time commitment.

There four vacant board positions that we are seeking to fill. Please submit your name and contact info via email to:

westerleehoa@gmail.com

Elections will take place at the annual meeting.

## Bulk Trash Pick-Up July 28, 2025

### Making Changes to your Property?

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." An Architectural Review Committee studies all plans and submits their findings and recommendations to the Board.*

That means that you must **plan ahead** if you wish to add an addition, a shed, or even a fence.

Go to [westerleenews.com/documents](http://westerleenews.com/documents) for more info. Send drawings and plans to both [westerleehoa@gmail.com](mailto:westerleehoa@gmail.com) and [kphilipsen@archplan.com](mailto:kphilipsen@archplan.com)

## BC Yard Waste Every Friday April thru December

*Here's what to do...*

- Place grass, leaves and small brush in heavy-duty (2-ply) **paper lawn and leaf bags**.
- Tie branches and limbs in bundles (branches and limbs must **not** exceed three inches in diameter or three feet in length). **Non-plastic** rope or twine only.
- Do **not** place yard materials in trash containers.
- Do **not** place yard materials in the street (it is a violation of County Code to do so).
- **Questions Call Baltimore County Dept of Solid Waste (410)887-2000.**
- *Editor suggestion: Purchase a "Leaf & Lawn Chute" for the paper lawn bags. So much easier to fill the bags. Aprox. \$10ea @ Home Depot.*

## Aging Gracefully

Baltimore County Department of Aging has released the "Community Resources 2025. Available at libraries and Senior Centers or can be ordered from the County at 410-887-2594.



## Yard Sale Day June 7, 8am-2pm

If the stuff piling up in your house and garage do not "spark joy" than this is the event for you! Its time to declutter and make money on your own front yard. Balloons will be provided to participants.

Call Wanda Richardson,  
410.206.2418 or Jacqui Johnson,  
443.629.4593 for details.



## Life is Great in 21228!

*Free Things to do in Catonsville*



### Music

#### Lurman Woodland Theater

FREE Musical entertainment every weekend June through August. Check their calendar, pack a picnic and enjoy everything from rock to reggae and big band to bluegrass. [www.lurman.com](http://www.lurman.com)

#### Frederick Road Fridays Concert Season

FREE Every Friday • June to August. 15 Mellor Avenue 6:30 to 8:30 pm. [www.catonsville.org](http://www.catonsville.org)

### Farmers Markets

#### Catonsville Sunday Farmers Market

May through November, RAIN OR SHINE. 15 Mellor Ave. 9:00 a.m. to 12:30 p.m. [www.catonsville.org](http://www.catonsville.org)

#### Catonsville Wednesday Farmers Market

The Christian Temple, 5820 Edmondson Avenue, 10:00 a.m. to 1:00 p.m. Open year-round  
[www.catonsvillefarmersmarket.com](http://www.catonsvillefarmersmarket.com)

### Activities

#### Benjamin Banneker Historical Park

300 Oella Ave, Catonsville, MD 21228 FREE  
Museum, nature activities and hiking. 410.887.1081

#### Benjamin Banneker Planetarium

CCBC Catonsville, 800 S. Rolling Rd. Math & Science Hall.  
Free shows Fridays and Saturdays.



# ***New Location***

**2025 Westerlee Annual Meeting  
April 22, 2025 from 7pm-9pm  
Benjamin Banneker Historical Park & Museum  
300 Oella Ave, Catonsville**

---

## ***Directions to Banneker***

- From Cedar Circle, turn Right on Rolling Road
- Straight through the light at Rt 40
- Straight through the light for shopping centers (Giant/H-Mart)
- Right at the next light onto Old Frederick Road
- At the circle, use the 2nd exit to stay on Old Frederick Road.
- Continue straight, pass school.
- At stop sign, turn right onto Oella Ave.
- Left into Banneker driveway (well marked with signs)
- Straight up the drive. Do not turn right.
- You will drive straight into parking lot.



When using your phone maps, be sure to search by the full name or by address.

***Benjamin Banneker Historical Park, 300 Oella Ave***



## **Carpooling Available**

**Would you would like to ride along, with a neighbor  
to the meeting? Would you be able to drive  
neighbors? Contact Pam at 443.742.6393**

# **Westerlee Homeowners Assoc Annual Meeting**

## **Tentative Agenda**

Date: April 22, 2025

Time: 7:00 PM - 9:00 PM

Location: Benjamin Banneker Historical Park & Museum, 300 Oella Ave, Catonsville.

### **Meeting Called to Order**

7:00 PM - Welcome & Opening Remarks. Presenter: Wanda Richardson, HOA President

- Introduction of the evening's agenda and Board members

7:05 PM - Remarks by Elected Officials. Moderator: Tanya Deshields

- Counselman Pat Young
- Senator Charles Sydnor
- Delegate Sheila Ruth
- Officer Helphenstine, Baltimore County Police Department

7:30 PM - Jeff Wanko from the Baltimore County Master Gardeners' Speakers Bureau

Presenter Jessica Dotson

7:50 PM - Treasurer's Report Presenter: Jacqui Johnson

- Overview of the financial status, budget, and any notable financial items.

8:05 PM - Upcoming Events. Presenter: Jacqui Johnson

- Announcements of upcoming community events, projects, and initiatives.

8:15 PM – Election. Moderator: John Fox

- Overview of candidates and voting process for board elections.
- Announcement of election results (if applicable).

8:30 PM - Q&A Session. Moderated by Wanda Richardson

- Open floor for questions from the community.

8. 8:50 PM - Open Discussion

- Community input and suggestions for future HOA activities and initiatives.

9:00 PM - Closing Remarks & Announcements. Presenter: Wanda Richardson



**Pay your \$25 HOA Dues at the meeting to avoid late fees!**

After April 30th a \$15 late fee will be assessed.

To pay ahead of time, make checks payable to **Westerlee Inc.** and mail to:  
Jacqui Johnson, 2102 Cedar Circle Dr., Catonsville, MD 21228.