



CHATTERLEIGH

A S S O C I A T I O N

Fall 2012

President's Letter

WHERE WE ARE WITH COVENANTS

During the past year your Board, with the assistance of legal counsel, undertook a thorough review of the three different sets of covenants that govern the 5 developments comprising the Chatterleigh Association (Chatterleigh, Brook Meadows, Hunt Club Farms, Hunt Crest Estates and Brookview Farms). The purpose for this undertaking was to provide clearer guidance to the Covenants Committee as well as to neighbors who want to improve or modify their property.

The covenants are agreements that have been in place since the original time of each development. Their purpose is to help protect the property values and the quiet enjoyment of homeowners while assuring a certain degree of consistency. These restrictive covenants run with the land; whether you are aware of them or not, you are bound by them, even if you do not pay dues. The covenants are fully enforceable as written. Here are some of the other findings and updates for your information:

The Chatterleigh Association Inc (CAI) has been assigned the right to enforcement of the covenants of all developments except Brookview Farms. The covenants of Brookview Farms require that an Architectural Review Committee (ARC)– separate from CAI's Covenants Committee – be established to weigh covenant decisions; however, it has been dormant for over a decade. Therefore it is incumbent on Brookview residents to proactively evaluate the benefits or consequences of a) reestablishing its ARC, b) authorizing a transfer of the ARC function to CAI's Covenants Committee or c) keeping its ARC dormant as it has been for many years. The CAI Board is available if Brookview Farms residents want to discuss this issue any further.

While the covenants are still in effect today – with the aforementioned exception of Brookview Farms - their enforcement has ebbed and flowed during various times in the Chatterleigh Association Inc's (CAI) history. This has no impact on their enforceability moving forward. Today, CAI has a Covenants Committee, chaired by Adrian Palazzi with assistance from Adrienne Hammel and Phil Golden. Charly Gibbons, who had very capably and generously assisted for several years, recently took on a new role on the Board. All three current Covenant Committee members are volunteers with families, jobs, and other commitments. If you would like to join us as a committee member, please contact any one of us.

There is a clearly defined submission process for reviewing proposed changes to your home or property. It is outlined below; if followed it will net you a timely review and if all is in order, a

timely notice of compliance.

- o Submit a set of drawings and written narrative to the Covenants Committee Chair

- o Committee Chair reviews proposal relative to specific covenants for that neighborhood and circulates their recommendation to committee members for feedback

- o Committee Chair provides formal notification to resident (with cc: to Exec Committee members) of approval/denial within 21 days of initial submission

- **Note – this is not a substitute for County reviews or permits**

- o If resident desires to appeal decision, then a formal meeting within 3 weeks of the decision could be requested with the Covenants Committee

- If still not satisfied with decision of Covenants Committee, a formal meeting could be requested with the Executive Committee and a final decision from CAI would be expected within 3 weeks of such request

In the past year, CAI's Covenants Committee has reviewed approximately twelve submissions – including additions, pools, fences, etc. All have been handled timely and professionally. In many cases, the completion of these projects will add to rather than detract from the neighborhood.

On occasion there may be some projects going on without our knowledge and without the proper submissions. It is the homeowner's responsibility to make a timely submission, however, as a neighbor, you can assist. If you hear that a project is going to take place, or if you see something being done, don't hesitate to call or email one of the committee members. They cannot see and/or be aware of everything that goes on unless they are notified.

When homeowners do not follow the covenants, they are NON-COMPLIANT and can face legal action. This is certainly not the first step taken or something CAI relishes; usually agreements can be reached that are consistent with the covenants. However, it is a responsibility of the Board, through the Covenants Committee to follow up on such inquiries.

We hope this update helps to inform you about one of the important functions of the board. If you would like any further information about the Covenants or the findings of our recent legal review of them please don't hesitate to contact us.

Phil Golden
President
Chatterleigh Association
goldenphil@comcast.net

Adrian W. Palazzi
Chairman
Covenants Committee
Apalazzi2@gmail.com

Chatterleigh Community Association Board of Governors 2012

Officers:

| | | |
|--------------------------|------------------|------------------------|
| President: | Phil Golden | goldenphil@comcast.net |
| Vice-President: | Adrienne Hammell | adrihammell@yahoo.com |
| Recording Secretary: | Rita Solinsky | rmsolinsky@comcast.net |
| Corresponding Secretary: | Mary Sloat | mconnorsloat@yahoo.com |
| Treasurer: | Charly Gibbons | charly1129@comcast.net |
| Sergeant at Arms: | Nevitt Edwards | NSEJR@aol.com |

Board Members:

| | |
|--------------|----------------------|
| Chris Diehl | lbjoubert@yahoo.com |
| Lisa Joubert | lbjoubert@yahoo.com |
| Bob Tiano | Tiano909@comcast.net |
| Chip Welsh | |

Committee/Team Coordinators:

| | | |
|-----------------------|------------------|------------------------------|
| Block Captains | Erica Quagliana | equagliana@bcps.org |
| Covenants | Adrian Palazzi | Apalazzi2@verizon.net |
| Social Team | Janine Golden | goldenjanine@comcast.net |
| Social Team | Adrienne Hammell | adrihammell@yahoo.com |
| Dumpster/Yardsale | Sally Diehl | sdiehl@loyola.edu |
| Archives | Karl Kilgore | Kkilgore_cai@comcast.net |
| Monuments/Landscaping | Bob Altenburger | |
| GTCCA Liaison | Laurie Mitchell | Ltmitchell4@comcast.net |
| Newsletter | Jon Shinnick | jonathanshinnick@comcast.net |

From the Community Awareness / Safety Team

It has been brought to the Board's attention that some residents are not being considerate when walking their dogs.

- ✓ Please remember to clean up after your dog!
- ✓ Please do not allow your dog to urinate on flowers and shrubs while walking them. This is a good way to kill these shrubs and flowers that residents are planting to help beautify their lawns and our neighborhood.
- ✓ While walking at night, please wear reflective gear for your own safety and that of drivers in the neighborhood.



Curb Cleanup!

Please try to maintain not only a beautiful yard, but please take the time to clean away weeds and debris along the curb in front of your home. This small job goes a long way in keeping our community looking its best!

BALTIMORE COUNTY **CODE ENFORCEMENT**

Did you know that you can report code violations to Baltimore County via their website www.baltimorecountymd.gov. Or you may call 410-887-3351, 410-887-3352. Send **faxes** to Code Enforcement Department at 410-887-2824. Please note that when you send an email, fax, or letter you can remain anonymous. If you call you are required to give your name.



Send letters to:

Department of Permits & Development Management
111 W. Chesapeake Avenue, Room 213 • Towson, MD 21204

THE CHATTERLEIGH ASSOCIATION SOCIAL COMMITTEE WANTS YOU!

We're looking for a few good men, women and even reliable teens looking for community service hours to join our team!

The past 5 years, we've been so happy to watch the annual events grow. Our Easter Egg Hunt, Cul de Sac Mocktail / Cocktail and Pre Trick or Treat Halloween parties have doubled and at times tripled in attendance. We appreciate all the positive feedback!

It's been fun to see new events pop up on their own, including an Ice Cream Social, Progressive Dinners and Backyard Movie Nights.

At this point, we're looking for some extra hands pitch in. In particular, someone to take over the Easter Egg Hunt and Backyard Movie nights as well as expand what's been started.

We're still here and on board. We enjoy planning things that bring our neighborhood together. We're just looking for some help.

If you're interested - please e-mail Janine Golden at goldenjanine@comcast.net With SOCIAL COMMITTEE in the subject line or call Adrienne Hammel at 410-825-2166.

Best,

Janine Golden, Chris Diehl and Adrienne Hammel

Community News of Interest and Opportunities to Get Involved!

The Chatterleigh Community Association has **covenants** that run with the land and are binding (they can be legally enforced) regardless of whether you knew they existed when you purchased your home and regardless of whether you pay your dues. To avoid unnecessary hassle and hard feelings, please request a copy of the covenants for your neighborhood and submit a completed **Covenants Review Application** (found in this newsletter) before starting any fence, home addition, or structure on your property. This process is to protect all home owners and our property values. Covenants may be requested from our Covenants Team leader: Adrian Palazzi, Apalazzi2@verizon.net

Green Acres Garden Club!!!!!!!!!!

Did you know that we have a Garden Club in our neighborhood? Green Acres Garden Club is a member of The Federated Garden Clubs of Maryland and The National Garden Clubs, Inc. It has been established since 1975.

The purpose of our Garden Club is threefold: 1) **community service** 2) **to learn and promote an appreciation of gardening, nature and our environment** and 3) **social**.

Our meetings are held the first Monday of each month from 11:30 a.m. to 2:30 p.m. from September thru June at the Divinity Lutheran Church, 1220 Providence Rd. We bring our own lunch and each month two of our members provide desserts for everyone.

We welcome everyone to attend a meeting. Please contact our President, Pat Sipes at patriciasipes@comcast.net for meeting dates and program schedules and/or if you have any questions.



Block Captains - 2012

Please note the new updated Block Captain list in this issue of the newsletter. A special thank you to all of our new and returning Block Captains. The community would also like to thank all of the past Block Captains who have given their time to this important role. Finally, a very special thank you to Erica Quagliana for heading assuming the role of Block Captain Coordinator. If you are interested in becoming a Block Captain or would like more information please contact Erica at 410-828-1509 or by email equagliana@bcps.org.



BLOCK CAPTAINS - 2012

| NAME | ADDRESS | PHONE | EMAIL | BLOCK 1 | BLOCK 2 |
|-------------------------|-----------------------|----------|-------------------------------|-----------------------------|----------------------------|
| Gil Spicer | 1103 Cawdor Ct. | 828-8876 | NA | Green Acre Rd 1018-1024 | Cawdor Ct. 1100-1103 |
| Honey Armstrong | 1001 Kirkcolim Rd | 823-5152 | NA | Green Acre Rd. 1025-1101 | Kirkcolim Rd. 1001-1004 |
| Jill Megaro | 1101 Cawdor Ct. | 296-2628 | | Green Acre Rd. 1004-1013 | |
| Mary Ellen McLaughlin | 1113 Green Acre Rd. | 823-3590 | maryellenmcl@comcast.net | Green Acre Rd. 1102-1113 | |
| Megan Williams | 1118 Green Acre Rd | 828-0842 | mcwrlw2002@yahoo.com | Green Acre Rd. 1114-1122 | |
| Rose Trotter | 1004 Dunblane Rd. | | puffinbran@aol.com | Green Acre Rd. 1015 | Dunblane Rd 1000-1005 |
| Karen Ceresini | | | | Green Acre 1123-1140 | |
| Ruth Dailey | 1 Glen Luce Ct. | 296-0557 | rmsdail@bcpl.net | Glen Luce Ct. 1-5 | |
| Barbara Sandaal | 1115 Ryegate Rd | 821-8683 | sandaal@msn.com | Ryegate Rd. 1100-1110 | |
| Debra Press & Ann Poole | 1121 Ryegate Rd. | 769-8843 | debrapress@tmo.blackberry.net | Ryegate Rd. 1111-1121 | |
| Emma Consoli | 3 Drake Ct. | 296-5768 | econsoli@comcast.net | Drake Ct. 3-8 | |
| Linda Bardroff | 1103 Chatterleigh Cr. | 828-8973 | bardebib@aol.com | Chatterleigh Cir 1103-1108 | Buckley Ct. 1-6 |
| Betty Mace | 1106 Metfield | 321-6412 | NA | Chatterleigh Cir 1109-1111 | Metfield Rd. 1100-1108 |
| Laurie Mitchell | 1106 Chatterleigh Cr. | 583-0774 | lmitich@juno.com | Chatterleigh Cir. 1113-1124 | Brook Meadow Dr. 1301-1302 |
| Sarah Mouring | 3 Waller Ct. | 583-9022 | mouring@usna.edu | Waller Ct. 3-6 | Metfield Rd. 1026-1031 |
| Pat Sipes | 1002 Green Acre | 296-0208 | patriciasipes@comcast.net | Concordia Dr. 1000-1007 | Green Acre Rd. 1000-1002 |
| Lynn Wegner | 1101 Concordia Dr. | 583-5640 | Slea4@verizon.net | Concordia Dr. 1008-1101 | |
| June Rowe | 1107 Concordia Dr. | 821-8877 | NA | Concordia Dr. 1102-1110 | |
| Patricia Dobycki | 1113 Concordia Dr. | 825-5639 | Pdobycki@verizon.net | Concordia Dr. 1111-1122 | |
| Erica Quagliana | 1109 Concordia Drive | 828-1509 | equagliana@bcps.org | Concordia 1123-1146 | |
| Julie Latanze | 1217 Brook Hollow Rd. | 296-1217 | jullatanze@aol.com | Brook Hollow Rd. 1207-1227 | Alcan Ct 3-4 |
| Jen Descoteau | 7 Helm Ct. | 337-6767 | jendescoteau@comcast.net | Helm Ct. 1-7 | Cowpens Ave. 1200 |
| Martha Kirby | 4 New Forest Ct. | 825-3266 | Mmk.kirby@gmail.com | New Forest Ct. 1-8 | |
| Chip Welsh | 1201 Brook Meadow | 321-4452 | | Brook Meadow Dr. 12001211 | |
| Linda Sharkey | 1212 Brook Meadow Dr. | 321-6886 | lmsharkey@verizon.net | Brook Meadow Dr. 12121218 | Temfield 1102-1108 |
| Karen Maricle | 1102 Cowpens Ave. | 821-7009 | Seemeshop@aol.com | Cowpens Ave. 1022-1034 | Cowpens Ave. 1102-1110 |
| Ellis Dodd | 1117 Cowpens Ave. | 825-8890 | shoppingchery@comcast.net | Cowpens Ave. 1115-1122 | |
| Robin Cirincione | 9 Linlow Ct. | 583-8767 | | Linlow Ct. 3-13 | |
| | | | | Temfield Rd. 1200-1210 | |
| | | | | Temfield Rd. 1211-1200 | |
| Anne & Adrian Palazzi | 1128 Cowpens Ave. | 821-8752 | Apalazzi2@jhmi.edu | Cowpens Ave. 1123-1132 | |
| Kelly Oakey | 1301 Brook Meadow Dr. | 321-0417 | kgogirl@comcast.net | Brook Meadow Dr. 1303-1307 | |
| Sally Diehl | 9 Harts Run. | 828-1154 | sdiehl@loyola.edu | Harts Run 1-9 | |
| Holly Voelker | 1206 Meadowlark | 583-7551 | mvoelker@comcast.net | Meadowlark Drive 1202-1212 | |
| Rita Solinsky | | | rmsolinsky@comcast.net | Meadowlark Drive 1213-1226 | |
| Carmel Etzel | 905 Metfield. | 583-7717 | metzel@comcast.net | Metfield Road 900-912 | |
| Janine Robinson | 927 Metfield | 823-5506 | Janine.robinson@comcast.net | Metfield Road 913-929 | |
| Jean Barker | 931 Metfield Road | 494-1632 | Barker.ja.1@gmail.com | Metfield Road 931-1031 | |
| | | | | Minebank Court 1-8 | |
| John & Sandy Macon | 9 Ruffed Grouse | | slmacon@comcast.net | Ruffed Grouse 4-13 | Brookview Rd 1214-1225 |

Chatterleigh Is ONLINE

www.chatterleigh.org

Email Alerts- Want to receive email updates regarding issues impacting the Chatterleigh Association community? The community's Urgent Response Email Network has been sending out updates on issues in the community and related meetings. If you have not been receiving these emails and would like to, please submit or resubmit your email address, name and street name to chatterleighassociation@hotmail.com. This email site is an effective way for residents to be alerted to neighborhood issues quickly. Not only will you receive updates, you can also send messages to the rest of the community.

Web Page- Chatterleigh has a Web site --
www.chatterleigh.org.

The site includes the newsletter, articles and photos of neighborhood events, photos of community "landmarks," and information sent on Hotmail. It also offers links to community resources and lists of board members and standing committees. Send potential contributions to chatterleighassociation@hotmail.com.

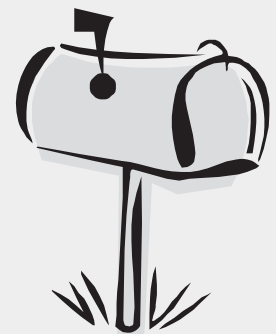


Facebook- Search for us on FACEBOOK and request us as a Friend and you will have access to another means of community news and events.

Tried and True Method

The Chatterleigh Association, Inc. has a post office box for all correspondence. This address is:

Chatterleigh Association, Inc.
P.O. Box 42243
Baltimore, MD 21284-2243



Chatterleigh Association Covenants Review Application

Return this form to:
Chatterleigh Covenants Team
Attn: Adrian Palazzi
P.O. Box 42243
Baltimore, MD 21284-2243

The Chatterleigh Association, Inc. must receive your applications PRIOR to ANY changes being made and before any application is filed with Baltimore County either for a variance or a permit. Before signing any contracts, be sure your application has been approved. If you follow the correct procedure with the association, as outlined below, you could avoid unnecessary delays, fees or even possible court costs.

Property Owner _____

Property Address _____

Phone (and best time to call) _____

Change or alteration requested _____

Reason for change _____

Have you reviewed a copy of your covenants and restrictions?
Yes or No

For all alterations or structures, please attach a separate, detailed drawing. Drawing needs only to be of sufficient quality to show proposed changes. Include an overall sketch of your property where necessary. Photographs may be helpful.

Description of change (include dimensions): _____

Materials: _____

For Covenants Team use only:

Applicable Covenants: _____

Plat #: _____

Decision: _____

The 2nd Annual Garden Award

Again this year the competition was quite close for the coveted Garden Awards. The following residents showed not only pride in their home but also helped bring pride to the entire Chatterleigh Community Association.

We are honored to announce this year's winners:

From the Westside of Compens

Douglas & Joan Wernecke @ 1101 Green Acre Road

John & Patricia Sipes @ 1002 Green Acre Road

From the Eastside of Compens

Alan & Helene Shugart @ 8 Harts Run Court

Matthew & Kelly Oakey @ 1301 Brook Meadow Drive

The winners will receive a \$50 American Express Gift Card, a yard plaque, and "bragging rights." Thank you one and all for what you do to help improve our community year after year.



Newsletter Material Needed!

If you would like to include an article or information in the next newsletter please email Jonathan Shinnick at jonathanshinnick@comcast.net or call 410-847-9209.

ADVERTISE WITH US!

If you would like to **advertise your business** in our annual community directory or our quarterly community newsletter, please contact Phil Maher of FATA at (410)578-3600 or pmaher@fataonline.com. The advertising contracts run year to year and are reasonably priced.

Welcome to YOUR neighborhood

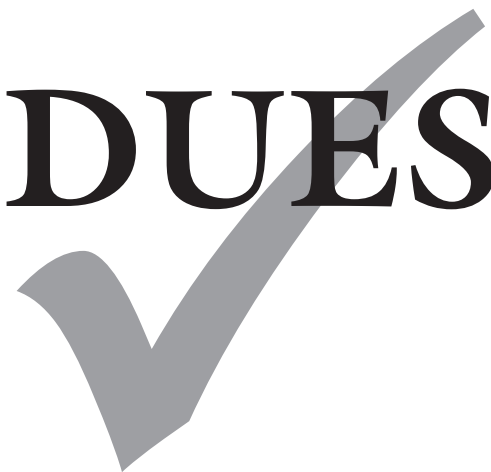
New to the neighborhood and did not receive a **Welcome Packet**? Oops! Please forgive us! Contact the block captain coordinator, Erica, for one at 410-828-1509 or equagliana@bcps.org



Dues Update

We would be interested to know why some families do not pay their dues. Feel free to contact our Board President, Phil Golden to express any questions or concerns you may have about this or any issue. His email is goldenphil@comcast.net.

DUES





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