

## DEVELOPMENT PLAN FOR LIMEKILN FARM APPROVED

The Development Plan Hearing about the proposed Limekiln Farm development was held on September 28 with Administrative Law Judge for Baltimore County, John E. Beverungen. In review, Limekiln Farm proposes 25 single family dwellings on the 18 acre plot on Cowpens Avenue in the middle of the Chatterleigh Community.

Each Baltimore County agency reviewed the plan and reported on their areas of expertise, giving their approval or citing any outstanding issues. Developer Ray Jackson's attorney called KCI engineer to the stand to review the concept plan and address any of the county's concerns and support the plan as presented.

On the citizen side of the courtroom, there were five to six Chatterleigh neighbors. I testified for the Association, although the judge allowed comments and questions throughout the proceedings. In addition, a letter submitted from a Chatterleigh resident was included as an exhibit.

My comments focused on the following issues with the proposed development compatibility with our neighborhood: traffic; safety of access onto Cowpens Avenue; failing sewer line/ sewer odor; school crowding; mature tree removal; water and soil runoff; blasting during construction; future HOA/covenants; and construction site maintenance.

Throughout spring/summer of 2017, these points had been discussed at multiple meetings and in letters to the county and to Mr. Jackson and his engineering staff, who have willingly addressed the issues and provided requested details, commitments, and additional information. Mr. Jackson has personally visited multiple Chatterleigh residents to address individual questions and concerns.

Given the assurance that Mr. Jackson and his staff have acted in good faith and all Baltimore County codes and requirements will be satisfied, the Chatterleigh association went on record as "not opposing" the Limekiln Farm development. Judge Beverungen, after considering all testimony and exhibits, then did approve the Limekiln Farm development on October 3, 2017.

Of note, the judge's ruling focused on the failing Baltimore County sewer system adjacent to the property. While the new development does not access that line, the county review required that the potential buyers of lots 1-7 be made aware of objectionable odors emanating from the existing 24 inch line. The judge's order cited the county's legal duty to maintain its sewers. As such, Mr. Jackson has engaged an attorney on his behalf. He reports that he will continue to work with the County and the Association until a solution is reached.

The board of Chatterleigh will continue to keep the community apprised of any updates once site preparation and construction begins, which is predicted to be in 2018.

*Rita Mitsch Solinsky*  
President, Chatterleigh Association

### HOLIDAY ACTIVITIES NEAR-BY

**Ladew Gardens Open House** Friday, December 8 thru Sunday December 10- 11:00 a.m.-4:00 p.m.

Tour this 1747 Manor Home that has been decorated by Maryland Garden Clubs in festive holiday splendor.

Adults, \$13.00 Seniors and Students \$10.00 Children 2-12 years old, \$4.00 For tickets in advance call 410-557-9570 or pay at the door. 3535 Jarrettsville Pike, Monkton, MD Rte 146

There is also a **fresh greens sale** in the Barn, and wreaths, table arrangements. Free admission and guests are treated to complimentary cider and cookies.

**Hampton Mansion Open House** Saturday, December 9- 12:00 p.m. – 8:00 p.m.  
Sunday, December 10- 10:00 a.m. – 4:00 p.m.

Free Tours of this 1790 Regency-era Mansion and Farm Quarters and Lower House across the street from the Mansion. Period crafts, storytelling in the Lower House, live harp music and candlelight tours in the Mansion. Free parking and continuous shuttle bus service available from Towson Methodist Church up the street from the Mansion. Times of shuttle are Sat. 12:00 to 9:00, Sunday 12:00-6:00

FYI, members of the Green Acre Garden Club along with many other local Garden Clubs decorated the Mansion with floral arrangements.

**Goucher College** The **Nutcracker**, Saturday, December 9 at 6:30 p.m.

Kraushaar Auditorium 1021 Dulaney Valley Rd. Towson

Baltimore Ballet presents The Nutcracker featuring world-renowned guest artists, professional dancers, pre-professional students, and children from Baltimore Ballet School.

Tickets in advance \$30.00 for adults, \$15.00 for children under 12 years old to purchase tickets, visit [www.baltimoreballet.org](http://www.baltimoreballet.org) If there are any tickets available at the door they will sell for \$40.00 adults and \$20.00 children under 12 years old.

On December 10, **Tea with Clara**, a chance for your child to meet the Nutcracker characters and share a drink and snack with Clara.

**Goucher College** **Sing-Along Messiah, Baltimore Choral Arts** Friday, December 15 at 7:30 p.m.

Kraushaar Auditorium 1021 Dulaney Valley Rd. Towson

Blake Clark leads the audience in the choruses from Handel's Messiah. A performance of the complete oratorio, and featuring the Baltimore Choral Arts Chamber Chorus. This is a 3 hour concert experience. Bring your own musical score or purchase one at the concert.

Tickets in advance \$25.00 visit <http://www.baltimorechoralarts.org>

**Goucher College Christmas for Kids: Baltimore Choral Arts** Sat., Dec. 16 at 11:00 a.m.-12:00

Kraushaar Auditorium 1021 Dulaney Valley Rd. Towson

Christmas for Kids features playful characters, a story with music and movement, and familiar sing-along carols. Santa Claus makes an appearance too.

Tickets in advance \$13.00 general admission, visit <http://www.baltimorechoralarts.org>

#### **FROM THE COMMUNITY AWARENESS/SAFETY TEAM**

##### **Attention Snowbirds**

**To secure your home while you are away**, complete the "Vacant House Form 29" at the Baltimore County Police Towson Station, 115 Susquehanna Ave. (front lobby) and a police officer in a marked patrol car will periodically check your property and house exterior. Having the visibility of a patrol car on our roads benefits the entire community.

The information on the form includes your name, address, period of time you will be away, tag numbers of vehicles left on premises, person to contact for emergency or keys, if you have timers on your home and if anyone will have legitimate access to the house in your absence.

##### **PREPARE FOR SNOW PLOWS**

Please remember to park your cars in your driveway allowing the snow plows to make clear passes through our streets.

If you have a fire hydrant near your home, please make sure it is cleared of snow. It is essential that the fire department is able to find a water source, should you need it.

##### **WORKERS WITH CONSTRUCTION VEHICLES**

If you have workers with construction vehicles or a lawn service working on your house or yard, please ask them to be considerate of your neighbors by not blocking or parking in their driveways.

## **NEW TO THE NEIGHBORHOOD?**

New to the neighborhood and did not receive a Welcome Packet? Oops, forgive us! Please contact Ashley Semesky, Coordinator of Block Captains at 410-821-7638 or [asesmesky@yahoo.com](mailto:asesmesky@yahoo.com)

## **PAUSE FOR PAWS- ANIMAL DONATIONS WANTED**

Are you an animal lover interested in helping unwanted and abandoned animals but don't have the time to volunteer? Consider donating items you already have in your home, or purchasing items from the "wish list" below. My husband and I collect donations all year long for Animal Rescue and Animal Control. Donations can be dropped off on our covered front porch at 6 Waller Ct. Please leave your name and address so we can personally thank you. If you have any questions, you can contact me at [chrisdiehl@comcast.net](mailto:chrisdiehl@comcast.net). Thanks for helping our 4 legged friends.

Chris and Rob Diehl

Cat and dog food (new or already opened bags)  
New or gently used cat and dog beds, collars  
Old bath or beach towels, rubber backed rugs  
puppy pads                      cat-scratching pads  
all types of tape                pocket folders  
permanent markers,        dry erase markers  
hand sanitizer                disinfectant spray  
paper towels                    exam gloves

Un-used in date medication  
leashes                      crates  
pillowcases                blankets  
tennis balls                copy paper  
1-3 inch binders        post-it notes  
white-out tape            glue sticks  
dish-washing soap  
plastic brooms            paper plates

## **SANTA CLAUS IS COMING TO CHATTERLEIGH**

On the night before Christmas, listen for the siren and watch for the flashing lights, and you will know that Santa is on your street, coming past your house! He will arrive late afternoon, early evening. He will be sitting atop a Fire Truck waving to you and wishing you and your family a Merry Christmas, from

the Providence Volunteer Fire Company. Santa will love it if you and your family come outside to wave back to him and return his good wishes.

### **TAKE THE CHALLENGE: JOIN THE CHATTERLEIGH ASSOCIATION**

Hello Neighbors!

We are asking you to commit to Chatterleigh by becoming a 2018 member of our vibrant community association. The Board of the association looked at an increase in dues this year, but considering the association's solid financial management and its desire to encourage membership, the Board decided to keep the 2018 **membership dues at just \$50.**

Last year we started an important community project which was funded by the association dues. At three locations throughout Chatterleigh, the entry monuments or "gates" got a facelift. These are located at the entrance on Green Acre Road off Providence Road; on Brookmeadow Drive off Cowpens Avenue and at the point where Brookmeadow Drive becomes Metfield Road leading into Brookview I and II. In 2018, we hope to complete the project by adding concrete caps to the Brookview set to protect them from future damage caused by water seepage. In addition, there is the yearly expense for the planting and upkeep of the gardens at each set of monuments and at the Ryegate island garden.

Also moving into 2018, we anticipate seeing the start of construction of Limekiln Farm development within the boundaries of Chatterleigh. A healthy membership drive would provide available funds in case the association needed to retain the services of a lawyer. In 2017, we did pay a consultant to advise the Board on this proposed development and on the Baltimore County approval process.

Your dues payment assures the continuation of the following events and services that **promote a stronger sense of community** and are offered at no or very low cost to participants:

Social events for children and adults – Easter Egg Hunt/ Halloween Party/McFaul's Party/Cul de sac Party  
Spring clean-up weekends- Yard Sale Day/ Dumpster Day  
Fall family fun hike in Cromwell Park  
Newsletter and neighborhood directory publication  
Online Chatterleigh Nextdoor

Our covenants team works to enforce the neighborhood building standards set by the original developments, thus maintaining the character and value of our Chatterleigh homes. The association remains an active participant in the Greater Towson Council of Community Associations (GTCCA). Once again, the association will donate 5% of all dues to the Providence Volunteer Fire Company (PVFC).

All these undertakings of our all-volunteer Board aim to uphold the strength and desirability of the Chatterleigh neighborhoods, thus preserving your property values. **PLEASE help us keep Chatterleigh a dynamic community.**

Thank you in advance, Your Chatterleigh Association Board

**PLEASE FILL OUT, INCLUDE \$50.00 DUES CHECK, AND MAIL TO:**

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone(s) \_\_\_\_\_

Email(s) \_\_\_\_\_

The deadline for 2018 dues payment is the Annual Meeting on Thursday, May 10, 2018. Only dues-paying households are Association members and can vote at Annual Meetings. Only members can serve on the Association Board.

You can use Pay Pal as a payment option.

Just go to <http://www.chatterleigh.org/dues-page/> and click on the credit card button and follow the prompts. Or you can mail your payment to the address above.

**BOOZE & DUES**

**A GATHERING AT MCFAUL'S IRON HORSE**, on Cromwell Bridge Road

The Chatterleigh Association plans to continue the tradition of coming together for a fun few hours in March at McFaul's Iron Horse Restaurant. You are welcome to pay your dues at that time or earlier when you receive a dues reminder. If you have paid your dues, you will receive one free drink per couple and free appetizers.