



President's Message

PROPOSED LIMEKILN FARM DEVELOPMENT

A new housing development to be called Limekiln Farm has been proposed at 1101 Cowpens Avenue in the middle of the existing Chatterleigh neighborhoods. The developer, Stonewall Capital proposes 24 colonial style two story homes of roughly 3,000 sq. ft. each on the 18.45 acre parcel commonly referred to as the horse farm. The engineering firm KCI Technologies have prepared the concept plan. The lot sizes range from 0.27 acre to 2.15 acre, with the majority approximately ¼ to ½ acre in size. According to the developer, pricing for the new homes is expected to be between \$550 to \$625 K.

Every new development undergoes multiple steps prior to the start of construction. A concept plan showing specific details of home placement and landscape plans of the site was done in February 2017. Initial reviews and reports by multiple Baltimore County agencies were completed in March. As required by County development regulations, neighbors adjacent to the site were notified of a Community Input Meeting (CIM). That meeting, attended by many Chatterleigh neighbors, was held April 18th. Those in attendance then received a typed transcript of the recorded CIM proceedings.

The Board of the Chatterleigh Association has been engaged with this process since becoming aware of the project. At its April meeting, the Board identified 10 points of concern with the development as proposed. A written summary was delivered to Patrick Williams, Project Manager, Baltimore County and to Ray Jackson, Stonewall Capital at the CIM meeting. Ray Jackson was invited and sent two representatives to the Chatterleigh Association Annual Meeting to hear the concerns of our residents. The Board met again in late May and will continue through the summer, to map out and undertake steps focusing on issues related to increased traffic, safety of the access on Cowpens Avenue and environmental impact.

Individuals can follow the development process on the Baltimore County website at the following address <http://www.baltimorecountymd.gov/permits>. Scroll down to Development Management heading, select "search for development projects and type in project name "Limekiln Farm". Under Limekiln Farm (2017) see more details, attachments and follow the project status.

Rita Mitsch Solinsky
President, Chatterleigh Association

Agenda Items and Committee Reports of the Chatterleigh Association Annual Meeting, May 11, 2017

Volunteers from the Providence Volunteer Fire Department were presented with a check of **\$500.00** from the Chatterleigh Association, our annual contribution of support for this vital service to our community.

Brian Fisher, President of Towson Community Alliance (TCA) gave a short presentation on sustaining and strengthening the community associations in the Greater Towson area by working together. Their focus will be on the development of York Road and the Towson area in general.

Two representatives from Stonewall Capital listened to the concerns of our neighbors regarding the proposed development of Limekiln Farms.

The following Committees submitted a summary of their work this past year:

Social Team - Janine Golden, Adrienne Hammel

This small but active committee put a lot of effort in planning events for the entire Chatterleigh community over the past year. If you are interested in helping out, contact Janine or Adrienne

Block Party, Cheers to Chatterleigh., August 2016
Cromwell Valley Park guided walking tour, by Ray Reid, October 2016
Halloween Party, October 2016
Seasonal decorators of entry monuments
Brews and Dues at McFaul's Tavern, March 2017
Easter Egg Hunt, April, 2017

Treasury - Charly Gibbons

Total association assets as of 5/11/2017 equal \$15,594.37. All accounts have been paid, including those from the recent monument restoration project (total \$11,131).

One hundred eighty three (183) dues payments for 2017 have been received to date, representing a 12% increase from dues payments received by this time last year (163).

Yard Sale/ Dumpster Day - Bob Tiano

The community Yard Sale will be held on June 3rd from 8:00- 12 noon. Signs will be posted at all the neighborhood entrances one week prior to the event. We will place ads in the Towson Times and Baltimore Sun Papers. Get rid of all those items you no longer need or use and turn them into cash.

Dumpster Day had to be postponed due to a lack of funding from the County. We are on a waiting list for additional funding which will begin July 1. Look for a rescheduled September date in the Newsletter.

Newsletter – Pat Sipes

The Association continues to publish four printed newsletters each year for our community. They are delivered to your home by volunteers. Any article of interest or events in our neighborhood can be submitted for inclusion in the newsletter. The next issue will be Fall 2017 with a deadline of the middle of August. If you would like to get involved, contact Pat.

Monuments – Bob Altenburger

Regarding the neighborhood entry monuments all work scheduled for this spring is complete. The monuments located on Providence Rd. and Cowpens Avenue received a thorough restoration. Loose bricks were re-set, mortar joints were pointed up, pre-cast concrete caps were installed on all horizontal levels and the brick new concrete caps and decorative steel received a premium paint application. The monuments located on Brook Meadow also received some attention. Loose bricks were reset and mortar joints were pointed up. Concrete caps are being considered for this set of monuments next year. This work should prolong the life of the monuments for a good while.

Special thanks goes out to neighbor John Wyborski, who lives on the corner of Brook Meadow and Cowpens Avenue. John assisted with the removal and reinstallation of the lanterns on top of the Cowpens Avenue monument. John also assisted with some repairs to one of the lanterns.

Spring landscaping was also completed a few weeks ago. Trimming, weeding, fertilizing and mulching was done.

Covenants – Phil Golden

Copies of binding covenants for each of the 6 neighborhood developments which make up Chatterleigh Association are available on Nextdoor or at the Chatterleigh.org website. The covenants review team continues to encourage early submission of all plans involving exterior home or landscaping improvements/additions/alterations. See each edition of the Chatterleigh Newsletter for the Covenant review application and the contact person(s) for each development.

Block Captain's/Directory – Ashley Semesky

The updated directories were ordered the 1st of March and we are now waiting for them to come back from the publisher. They will be delivered to each home by a Block Captain once completed.

A few spots are still open for Block Captain volunteers. An updated list will be in the next Newsletter.

Elections – Rita Solinsky

The slate of officers for the 2017-18 association year was presented and voted on at the Annual Meeting. See the roster of the elected officers and board members in this edition of the newsletter. There is an opening for a board member-at-large which is a great position to start your involvement with the association. Also, if you are interested, a newsletter co-editor is needed. Contact Rita if you have questions about volunteering for these vacant spots.

The Chatterleigh Board would like to thank the 183 families that paid their Association Dues this year. This money will go to continued maintenance of landscaping at the entrances of our neighborhoods, social activities, maintenance of our Community Website, for any legal issues that arise and for many other expenses.

We would be interested to know why some families do not pay their dues. Please feel free to contact our Board President, Rita Solinsky to express any questions or concerns you may have about this or any issue.

For those who intended to pay their dues but haven't gotten around to doing so, please note the following information:

Please Support your Neighborhood by Joining the Community Association

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 _____

Email(s) _____

Please, Clip above this line and mail with your check

Or

You can use Pay Pal as a payment option. Just go to <http://www.chatterleigh.org/dues> and follow the prompts.

2017-2018 Slate of Chatterleigh Association Board Members

Officers	Name	Email
President	Rita Solinsky	rmsolinsky@comcast.net
Vice President	Christine Britton	cbritton1@msn.com
Treasurer	Charly Gibbons	charly1129@comcast.net
Recording Secretary	Bob Tiano	tiano909@comcast.net
Corresponding Sec.	Mary Sloat	mconnorsloat@yahoo.com
Sergeant at Arms	Julie Desmarais	juliedesmietus@aol.com

At-Large Board Members

Lisa Joubert	lbjoubert@yahoo.com
Clare Killian	cbmkillian@gmail.com
Sue Bradford	Lsbradford@icloud.com
David Yacoub	dyacoub@sitelinkwireless.com
Jason Barker	barker.jason@yahoo.com

Committee Chairs, Co-Chairs- Covenants

Co-Chairs	Phil Golden	goldenphil@comcast.net
Chatterleigh	Curt Hauer	curthauer@verizon.net
Chair-Brookview Farms I	Bob Tiano	Tiano909@comcast.net
Co-Chairs-	Brian DeMuth	bpdemuth01@aol.com
Brookview Farms II	Tom Grem	Tgrem@gocitywide.com

Committee Chairs, Co-Chairs

TCA Liasion	Jason Barker	barker.jason@yahoo.com
Archives	Karl Kilgore	Kkilgore@comcast.net
Yard Sale/Dumpster Day	Bob Tiano	Tiano909@comcast.net
Social- Co-Chair	Janine Golden	goldenjanine@comcast.net
Social- Co-Chair	Adrienne Hammel	adrihammel@yahoo.com
Newsletter	Pat Sipes	patriciasipes@comcast.net
Newsletter Co-Chair	Open	
Block Captains	Ashley Semesky	asesesky@yahoo.com
Monuments/Landscape	Bob Altenburger	alt1026@verizon.net

Rules of Solicitation

The subject of solicitation has been discussed by the Chatterleigh Association Board. While solicitors are unwelcome by most neighbors, a general ban on solicitation in the neighborhood was not unanimously approved. This is because such a declaration would also preclude neighborhood sales of Girl Scout cookies, Boy Scout mulch, offers of snow shoveling, and the like.

It is never advisable to open your door and allow individuals who you do not know into your home. Baltimore County regulations require a door-to-door solicitor to be licensed as a “peddler” or “huckster” through the Clerk’s Office of the Baltimore County Circuit Court, and to carry that license with them. Solicitors are allowed to circulate only after 9 a.m. and before 5 p.m. or before sunset, whichever is earlier. Therefore, it is always unlawful to solicit or sell items in the evening hours, even in the longer days of summer.

In addition, the license does not give the salesperson the right to remain on your property if asked to leave. If a resident displays a visible “No Soliciting” sign, a solicitor may not offer any service or item for sale regardless of the time of day.

As a service, the Association is offering free NO SOLICITATION decals for neighbors to place on their doors or sidelights. Please contact rmsolinsky@comcast.net or at 410-292-8704 to request a free sticker.

SUMMER FARMERS MARKETS

Kenilworth Shopping Center, 800 Kenilworth Drive, Tuesday 3:30-6:30 p.m.

Timonium, 2200 York Road, Wednesday 10:00 a.m.-1:00 p.m.

Towson, Allegheny Ave, Thursday 10:45 a.m.- 3:00 p.m.

Boordy Vineyards, Long Green Pike, Thursday, 3:00 -7:00 p.m.

For more options throughout Baltimore County see website
<http://www.enjoybaltimorecounty.com/Play/FarmersMarkets>

Chatterleigh Association Covenants Review Application

The Chatterleigh Association, Inc. which consists of six developments, .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. Copies of all six original covenants are published on the Nextdoor Chatterleigh website and at Chatterleigh.org website. 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:

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For Covenants Team use only:

Applicable Covenants: _____

Plat #: _____

Decision: _____

If you live in Chatterleigh; Brook Meadows; Hunt Club Farms or Hunt Crest Estate contact Phil Goden at goldenphil@comcast.net or Curt Hauer at curtanderic@verizon.net

If you live in Brookview Farms I, contact Bob Tiano at tiano909@comcast.net

If you live in Brookview Farms II contact Brian DeMuth at bpdemuth01@aol.com

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.

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Loch Raven, MD 21284-2243