



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 2 story homes of roughly 3,000 square feet each on the 18.45 acre parcel commonly referred to as the horse farm. The engineers of KCI Technologies have prepared the concept plan. The lot sizes range from 0.27 acre to 2.15 acre, with the majority approximately one quarter to one half 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 the 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 Ray Jackson, Stonewall Capital at the CIM meeting. Ray Jackson was invited and sent 2 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

**A brief outline of the Agenda and Committee Reports of the Chatterleigh Association
Annual Meeting, May 11, 2017**

Attendees: 41 neighbors from our Community
Mr. Bryan Fischer
Volunteers from the Providence Volunteer Fire Department
Little & Associates, Inc. (Engineering firm)
Mrs. Jennifer Busse, WTP, Esq. LLP
Mr. Ray Hopkins, KCI Technologies, Inc.
Mr. Matt Sichel, KCI Technologies, Inc.
Mr. Ray Jackson, Stonewall Capital
Mr. Patrick Williams, Project Manager Baltimore County, PAI

A check for \$500.00 was presented to Providence Volunteer Fire Department reflecting the Associations annual support for this vital service to our community.

There was a short presentation by Bryan Fischer, President of Towson Community Alliance (TCA) the umbrella group representing the interest and concerns of Towson area Community Associations.

After each guest who represented some aspect of the Limekiln Project was introduced, neighbors were given the opportunity to ask many questions. All attendees who signed the attendance sheet would receive a copy of the CIM minutes by mail.

Committee Reports:

Social- Janine Golden and Adrienne Hammel

This small but active committee put a lot of effort into 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
Seasons decorations 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 the same date last year (163).

Yard Sale/Dumpster Day-Bob Tiano

The Community Yard Sale will be held on June 3rd from 8:00-12:00 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 on July 1. Look for a rescheduled September date in the newsletter.

Newsletter- Pat Sipes

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

Monuments-Bob Altenburger

Regarding the neighborhood entry monuments all work scheduled for the spring is complete. The monuments located at 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 horizontal levels, and the brick

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

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) _____

Or

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

Please, Clip above this line and mail with your check

You're Invited!

Stop by and say "Cheers to Chatterleigh" during our third annual "Booze for Dues" Community Gathering!

Thursday, March 23rd, 2017 from 5:30-7:00 P.M.

McFaul's Iron Horse Tavern (Backporch)
2260 Cromwell Bridge Rd. 410-828-1625

The idea behind the cocktail hour is if you paid your association dues, you have a drink on us (1 per household) along with assorted free appetizers and a chance to win some cool door prizes! Families with children are welcome!

Suggested dues are \$50.00 a year and will be collected during the event via check or credit card thanks to our new PayPal account. If you pay or have paid, we'll give

you a ticket for a drink! Hope to see you there for some fun neighborly conversation at one of our favorite backyard businesses!

Chatterleigh Book Swap By Janine Golden

If you are like me right now, you are already thinking about your spring cleaning. As you go through your bookshelves, set aside books you and/or your children have read to swap with a neighbor.

If you donate 3 books, return later to choose 3 books; 2 for 2, etc. If you did not donate, bring a cash donation of any amount that will be donated in Chatterleigh Association's name to the Maryland Book Bank. Any books remaining after the Swap will also be donated to them.

I will be accepting books from now until Wednesday, May 3rd at 5 Waller Court. When you donate the books, put your name on the bag or box and drop it off on the covered porch.

The actual Swap will be held on Saturday May 6th at 5 Waller Court. It begins for all donors at 11:00 and those who did not donate books are welcome to come at 11:30. The event ends at 1:00 P.M. Rain Date: Sunday, May 7th 1:00- 3:00 P.M.

Annual Neighborhood Egg Hunt By Adrienne Hammel

Hop on over to 4 Alcan Court (off of Brook Hollow) on Saturday, April 8, 2017 at 10 A.M. for our Annual Neighborhood Egg Hunt! We will provide donuts, bagels, fresh fruit, coffee and juice.

If you plan to attend, please **RSVP** and drop off **24 filled plastic eggs** in the decorated box by Adrienne Hammel's front door by Thursday, April 6th, 2017.

RSVP on Nextdoor or e-mail me with the subject line Egg Hunt to adrihammel@yahoo.com. If you have any questions, please call 410-825-2166.

NOTE: The Box will be set up as of March 25th.

There will be a special guest for photo ops! Enjoy conversation and an old-fashioned egg hunt fun with your neighbors. Springs around the corner. Come kick it off with this neighborly event whether you have little bunnies or not!

Chatterleigh Association's first ever **SCAVENGER HUNT** will be this June. Details to be announced at our Easter Egg Hunt and later on Nextdoor.

Chatterleigh Association Annual Meeting

The Annual Meeting will be held on **Thursday, May 11, 2017**. State Senator Jim Brochin has been invited. A presentation of our Association's gift to the Providence Volunteer Fire Department will be made. The Chairperson of each Committee will report on their Committee's activities. This meeting is open to all residents. The location of the meeting has yet to be determined. Please watch for signs in the neighborhood with location information.

Yard Sale

The Community Yard Sale will be held **Saturday, June 3, 2017** from 8:00 a.m.- 1:00 p.m. Please feel free to set up early and stay late. This is a great opportunity to turn your unwanted items into cash!

Dumpster Day

This year the Dumpster Day will be held on **Saturday, June 17, 2017**. The time will be 8:00- 11:00 a.m. Dumpsters are for metal, general waste and yard waste. The location of the dumpsters has yet to be determined. Please watch for signs in the neighborhood with location information.

Ladew's Summer Nature Camp registration is now open

Looking for outdoor fun for your kids this summer? Ladew's Nature Camps provide a unique, entertaining, and educational experience for children ages 2 to 15, as they explore Ladew's formal gardens, the Butterfly House, forests, meadows, ponds and streams. Staffed by adult educators, an art instructor, and a former school teacher. This summer our camps will focus on the wonders of WATER!

Wonders of Water! Ages 6-9

Splish Splash! Ages 4-5

Water Babies! Ages 2-3 with adult
Art in Nature Camp Ages 9-15

For more information on these camps, please contact Sheryl Pedrick at spedrick@ladewgardens.com

Ladew Topiary Gardens, 3535 Jarrettsville Pike, Monkton, MD 21111

Bay-Wise Yardstick Offers Chatterleigh a Free Way to Improve the Health of Local Waterways

by Darcy Herman: Gunpowder Valley Conservancy:
Clear Creek: Project Assistant Manager

Most Maryland residents-Chatterleigh residents among them- live within a half-mile of a storm drain, stream or river. It's a close reminder that the way we maintain our residential landscape affects the health of our local waterways positively or negatively.

The University of Maryland Extension Master Gardeners developed the Bay-Wise Maryland Yardstick program to give residents a way to measure how their landscaping choices affect the health of our state's water and environment. By compiling at least 36 points (hence the name yardstick) through a variety of Bay-friendly practices you earn certification and recognition through this state-wide program.

Think certifying has to involve additional expense or effort on your part? Not so- you can earn points for what you DON'T do in your yard as well as for what you DO. The Yardstick covers things like:

- Mowing properly and watering efficiently
- Fertilizing and planting wisely using native vegetation
- Mulching appropriately
- Managing yard pests with integrated pest management
- Controlling storm water run-off
- Encouraging native pollinators and other wildlife with native plants

Getting started is easy. Scroll down the Bay-Wise Landscaping web page (<https://extension.umed.edu/baltimore-county/home-gardening/bay-wise-landscaping>) and download two forms, fill them out and sent them in. A Baltimore County Master Gardener will then contact you to set up a time to come to your home to certify your yard. After you are certified, you'll receive a small blue sign to post in your yard to show neighbors that you've taken steps for healthy water in Chatterleigh. Through a grant, the Gunpowder Valley Conservancy (GVC) can offer you these signs for free!

Have questions about the Yardstick Form? Need a little help getting to 36 points? And prefer to talk with someone in person? Don't worry- GVC will be holding free Bay-Wise Certification Parties at the homes of two of your Bay-Wise Yardstick-certified watershed neighbors in Carney and Parkville this Spring.

Saturday, April 29, 2017, 10:00 a.m. to noon in Parkville.

Sunday, June 11, 2017, 2:00 to 4:00 p.m. in Carney

(check GVC websites for both addresses)

Parties are free, friendly, informal gatherings with light refreshments, where you can consult with a Baltimore County Master Gardener and also tour a certified yard for ideas and examples of Bay-Wise practices. Register for these free events at <http://gunpowdervalleyconservancy.org.calendar>.

Other questions? Please contact me, Darcy Herman, at dherman@gunpowder.org or 410-780-8618.

Visit www.clearcreeks.org for more opportunities to make a difference for clear water.

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:

.....
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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