

Old Court Greenspring Improvement Association (OCGS)
Please visit our web site at <<http://pgccinc.org/OCGS/>>

To Our Old Court Road Neighbors

We are writing at this time to ask for your help, so that the Old Court Greenspring Improvement Association (OCGS) will continue to be a strong voice for our community. In order to do so, we need a strong commitment from each and every one of you who lives within the OCGS boundaries to become a member of your homeowner's association. As you will see a great deal has been accomplished by OCGS since its inception in 1963.

Many proposed developments represented potential steps in the erosion of the stability of the OCGS environment. Although most proposed projects or developments might seem geographically remote to any one homeowner, the long-term consequences, such as increased density, zoning changes, traffic congestion, etc., may significantly impact a community. For these reasons, many communities have the need to form homeowners' organizations to scrutinize proposed changes to protect themselves from those that are detrimental, and to support those that are attractive.

The County Planning Office (to which these proposals are submitted for approval) has always been sympathetic toward development proposals; but human apathy has always been the developer's greatest asset. It has always been the predictable attitude of the homeowner that if a proposed development or project were more than 3 blocks from one's home, it would not represent a detrimental effect; and, therefore, one need not worry about it or participate in the effort to oppose it. The developer always relied upon the "divide and conquer" philosophy. It is only when such a change to our community is accomplished that naivety turns to anger.

Community organizations have been and still may be successful if a large number of concerned homeowners congeal to show their opposition bodily, verbally and financially to oppose a given proposal, which might significantly alter the stability of the environment in which they have chosen to live.

What one must understand is that even if a given proposal is not contiguous to one's home and seemingly unlikely to directly affect you, the next proposal may be, and that is why a strong Homeowner's Association is needed to represent your interests.

In order to be effective, a homeowner's association must rely upon full vocal, bodily and financial support. Issues arise sporadically, often after periods of stability. As in most organizations, relatively few people perform most of the footwork. This is predictable and acceptable, to a limit, because some people are more interested in taking an active role in these issues for one reason or another. The organizational work may be complex, intermittently demanding, and is performed voluntarily. These active officers and additional interested participants contribute a great deal of time and expertise for the benefit of the entire community.

The leverage and success of a homeowner's association's efforts will ultimately depend upon its ability to obtain quality help from legal and engineering experts when needed. This can only be accomplished if the organization has enough financial savings with which to cover these expenses when they arise. Without adequate professional input, the protection of the homeowner's interests is ineffective.

The OCGS Association, in the past, was able to fund expert help when needed because these issues were spaced apart enough (over 40 years) to allow annual membership dues to accumulate. The number and intensity of proposed issues has increased over the past 10 years.

Over the years, there has been a continual turnover of new homeowners in the OCGS community, many of whom are unaware of the history of this area and the efforts made in the past to maintain its ambience. We encourage newcomers to become interested and involved in the OCGS activities, both as officers and participants in its activities.

We greatly appreciate the additional personal contributions made recently in response to opposing the 2801 proposed development. These homeowners have given well over their annual dues to help meet the costs of our legal and engineering experts. We also are grateful to the Greenspring East HOA and the Pikesville-Greenspring Community Coalition for their significant financial and active participation.

Since the founding of the Pikesville-Greenspring Community Coalition (PGCC) in 1998, it has become an integral and productive force in support of the activities and interests of its 20 HOA member organizations, which include the OCGS Association. Veteran officers of OCGS are presently Board members of PGCC and have been invaluable in maintaining a liaison between the two organizations. The PGCC now has a powerful voice in the offices of Baltimore County Government, especially concerning issues of zoning, development, environment and politics. It is through PGCC that the concerns of OCGS are heard, supported and promoted.

Sincerely,
Old Court Greenspring Improvement Association
Board of Directors