

# O C G S / Newsletter

Old Court / Greenspring  
Improvement Association, Inc. February 2011

## 2011 OCGS Officers

Ron Diener, President, Erika Schon, Vice-President, Karen Teplitzky, Treasurer, and Larry Carton, Secretary

### OCGS 2011 ANNUAL MEETING

The OCGS 2011 Annual meeting will be held on **Monday, February 21, 2011 beginning 7:30 PM** at Ron Diener's, 10 Glencliffe Circle, Pikesville, MD 21208. Please RSVP by e-mail to OCGSHOA@aol.com. Election of officers will take place. If you wish to be considered for a position, please attend.

### JOIN OCGS

The Old Court Road area contains sections that are still open for development, including The Ridge at Old Court Road. In order to keep the area as scenic as possible, we need YOUR financial support. (See dues information at the bottom of the next page.)

OCGS uses its funds, mostly derived from the collection of dues, to retain attorneys and engineers as needed to address proposed developments at Baltimore County hearings. These include Community Input Meetings, Zoning Officer Hearings, Appeals Hearings, and other County and State hearings.

We encourage all homeowners in the Old Court Road area, from Park School to Stevenson Crossing, and on all of the roads immediately adjacent to Old Court Road, to join as members of OCGS if you have not already done so. We thank our loyal members who have helped for many years to make OCGS the strong homeowners association it is today.

### DEER

Due to lack of participation, the secretary of OCGS will no longer keep track of deer kill along Old Court Rd in an effort to have deer signs and reflectors put along Old Court Rd. Therefore it is up to you to report dead deer to the Hereford shop of SHA (State Highway Adm) 410-329-6752. Only they keep the official count.

### PGCC LEADERSHIP DEVELOPMENT

PGCC (Pikesville Greenspring Community Coalition) has a rich heritage of experienced Board members, and they are seeking equally dedicated younger members with whom they can share the lessons learned, so that they will become the future leaders of our communities, including OCGS. A comprehensive training program has been developed by PGCC, and is open to any individual who wants experience before becoming active in their community association. Please contact Lois or Neville Jacobs at mailto: Nevilleed@aol.com if you would like to participate in PGCC's Leadership Development project, or call them at 410-653-4176 for further details.

## OLD COURT ROAD DEVELOPMENT UPDATE

**The Ridge at Old Court Road** is a proposed development zoned DR 1 on 8 acres at 2801 Old Court Road (OCR), just east of Springbriar Lane. The developer, **Five M LLC**, previously proposed to remove the existing house and build 7 single-family houses. Now the developer has proposed 6 large houses on just 4 acres. The remaining 4 acres are unbuildable or will be a storm water management area, eventually to be the responsibility of the home owners since Baltimore County has declined ownership.

A **Community Input Meeting (CIM)** was held on November 5th 2009 at the Pikesville High School and was attended by over 50 concerned neighbors. A number of issues pertaining to the property were raised at the CIM, and there was **strong opposition** to the existing development plan. Old Court Road is listed as a Maryland State Scenic Byway, and we wish to keep it as close as possible to its current view from the road. The property at 2801 OCR contains steep slopes and streams, and it currently has storm water runoff problems to contiguous properties.

There were two Development Review Committee (DRC) meetings in 2010, and now a Hearing Officer's Hearing (HOH) is scheduled. We are concerned that the county will agree to 6 houses as requested even though we believe that county agencies have not properly considered the drainage problems, especially for those on Springbriar and in Greenspring East. The scenic designation for OCR will most likely be ignored.

If you are interested, or maybe affected by this proposed development, attend the HOH on Thursday, Feb. 24, beginning 10am, in Room 205, Jefferson Building, 105 West Chesapeake Ave., Towson, MD 21204.



Welcome to our newest neighbors. We encourage you to join with us in helping maintain the Old Court - Greenspring area, and we invite you to participate in local affairs. If you would like to join in OCGS activities, please contact OCGS at <OCGSHOA@aol.com> or phone 410 486-6420 and ask for Larry Carton (Secretary).

### E-mail Address Update

Help us keep in contact with you. Please provide your e-mail address, along with other contact information, below if you have not already done so. That way we can keep in touch with you when special or immediate issues of community interest arise. This is a service to all households located in the Old Court-Greenspring Improvement Association area (OCGS).

### OCGS and PGCC Websites

OCGS is a founding member of the Pikesville-Greenspring Community Coalition, Inc. (PGCC) which consists of 16 neighborhood associations. Both sites offer contacts to county, state and federal websites.

**OCGS** - <http://www.pgccinc.org/OCGS> - Newsletters, Association Boundaries, and more.

**PGCC** -- <http://pgccinc.org> - Greenspring East-Pikesville Community Action Plan.

### 2011 Annual Membership Dues - \$35.00\*

Please complete and return this information with your check. My check number is \_\_\_\_\_

\*2011 Dues are payable any time after receipt of this newsletter.\*

Name \_\_\_\_\_

Residence Address \_\_\_\_\_  
\_\_\_\_\_

Phone # \_\_\_\_\_

E-mail \_\_\_\_\_

Check box if this is a new e-mail address.

A PDF copy of the newsletter is available for download on our website < <http://www.pgccinc.org/OCGS/> >

If your mailing address is different from your residence address, please provide this below:

Mailing Address  
(Please include ZIP CODE) \_\_\_\_\_

Checks should be made payable to: OCGS, Inc., and mailed to  
OCGS, Inc., c/o Karen Teplitzky  
5 Saxony Court  
Pikesville, MD 21208