

O C G S / Newsletter

Old Court / Greenspring
Improvement Association, Inc.

November 2009

2009 OCGS Officers

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

Old Court, LLC Property (The Shapiro Property on Old Court Road)
Property is east of Lightfoot Drive, across from Stevenson Crossing.

Zoning Commissioner's Decision

Development has been approved for 46 single-family homes, 45 will be of new construction. The property is zoned DR2 on 53 acres that could have allowed 2 homes per acre. The Zoning Commissioner's decision of 46 single-family homes is basically DR1, one house per acre.

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, just east of Springbriar Lane. The developer, **Five M LLC**, is proposing to remove the existing house and build 7 single-family houses.

A **Community Input Meeting (CIM)** was held on November 5th at the Pikesville High School and was attended by over 50 concerned neighbors. At the meeting, a number of issues pertaining to the property were raised 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 contains steep slopes and streams, and it currently has storm water runoff problems to contiguous properties.

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 support.

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 Officers 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 for many years have helped to make OCGS the strong homeowners association it is today.

**The Pikesville Precinct #4 Community Out Reach Team is available for free security home surveys.
They can be reached at 410-887-6775.**

Deception Burglaries

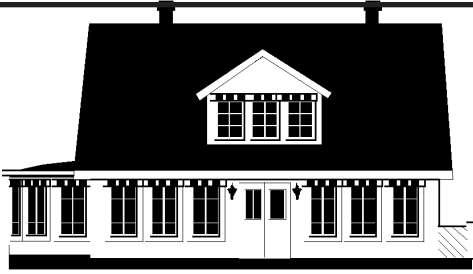
Whether or not you live in a gated community, ask for identification before inviting anyone into your home. **Especially if you are not expecting anyone. If you are uncomfortable for any reason, do NOT hesitate to call 911 to verify who they are.**

The Baltimore County Police Department has in the past identified a crime trend involving individuals who attempt to enter homes through deception or diversion.

- 1) The individual will come to your door claiming to be a representative of a utility, cable, telephone company, etc. They will ask you to let them in to test the service.
- 2) An individual knocks on your door or approaches you while you are outside working on your yard, washing your automobile, etc. He or she claims to need your help or offers to do construction or maintenance type work outside your home.
- 3) Another scenario involves the suspect(s) inquiring about the purchase of an item that you have displayed outside for sale, (i.e. car, boat, camper trailer, etc).

In all three of these scenarios the suspect diverting your attention will usually stay in contact with the second suspect by cell phone or two-way radio. This way the suspects can alert each other of potential problems that would jeopardize the success of the crime.

If you can take note of license tag numbers, vehicle descriptions, or suspect descriptions without putting yourself at risk, it can be very helpful to responding officers.



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 17 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.

2010 Annual Membership Dues - \$35.00*

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

2010 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.

Extra copies of the newsletter are available 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
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Pikesville, MD 21208