

OCGS / Newsletter

Old Court / Greenspring
Improvement Association, Inc.

January 2012

Annual Meeting Date
FEBRUARY 1, 2012

Current OCGS Officers

Ron Diener, President; Valerie Binder, Vice President; Karen Teplitzky, Treasurer; and Larry Carton, Secretary

OCGS NEEDS THE SUPPORT OF EVERY HOMEOWNER IN OUR ASSOCIATION AREA

If you have never been active in a neighborhood association, you can see from the enclosed letter, the list of what has been accomplished because some of your neighbors have been active members from the 1970's to the present.

If you are new to the area, or if you are a homeowner who has never been a member of OCGS, please join with us now.

If you are interested in becoming a member of the OCGS Board, or an officer of the Association, please come to the annual 2012 meeting. The time has come for interested homeowners in our community to step forward so that our community will continue to be a wonderful place to live.

OCGS ANNUAL DUES

OCGS officers voted to return our 2012 dues to \$50 from the reduced level of \$35 in order to replenish our treasury. In addition, we encourage everyone within OCGS boundaries to donate an additional amount to help defray legal costs incurred during the past couple of years. The attached Thank You list includes the names of many who have already contributed.

ANNUAL MEETING / OFFICER ELECTIONS

The annual OCGS Board Meeting / Officer Elections will be held on Wednesday, February 8, 2012, 7:30pm at Karen Teplitzky's home on 5 Saxony Court Pikesville, MD 21208. This address is located in Eden Roc.

DEER Reporting

PGCC has appointed a deer reporting member. If dead deer are seen along OCR, please call Frada Wall at 443-379-0802. The purpose of a centralized reporter is to have all reports of dead deer reported to the same State or County Agency so there is no confusion as to the total number of struck deer. This makes it easier to get deer warning signs, and possibly deer reflectors, along OCR.

Power Outages

PGCC has a power outage coordinator documenting power outages within the PGCC area, including OCGS. Our area seems to have a very high incident rate, and we wish to bring this to the attention of various State and County agencies as well as BGE. If you have an outage, however brief, please email Noel Levy at <megamapster@verizon.net> giving address, date and time, and duration of outage.

THE RIDGE AT 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 5, 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 affecting contiguous properties.

There were two Development Review Committee (DRC) meetings in 2010, and a Hearing Officer's Hearing (HOH) was held on Feb. 24, 2011. The county approved the development of 6 houses as requested even though we believe that county agencies did not properly consider the drainage problems, especially for those properties on Springbriar and within Greenspring East as well as the steep incline of the slopes. The scenic designation for OCR was ignored. An appeal of the decision was requested by OCGS and took place on Nov. 10, 2011.

A final Appeal Board deliberation, open to the public, will be held on **Jan. 18, 2012**, Room 206, Jefferson Building, 105 West Chesapeake Ave., Towson, MD 21204. An appeal decision will be issued after the deliberation. We are asking that OCGS residents attend and listen to the deliberation on January 18th. A strong neighborhood turn-out indicates to the Appeal Judges that our residents want the current development plan to be denied. Please support OCGS and attend this meeting.



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, requested below. Due to the high cost of mailings, except for the Annual Newsletters, all updates, notices, and time sensitive information will be communicated by e-mail.

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 have websites and offer contacts to county, state and federal websites. In addition, the OCGS website has a running blog and many association items of interest to our area, such as accident reports, proposed developments, past newsletters, and assessment information.

OCGS: http://www.pgccinc.org/OCGS Newsletters, Association Boundaries, and more.
PGCC: http://pgccinc.org Greenspring East-Pikesville Community Action Plan.

2012 Annual Membership Dues - \$50.00*

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

2012 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