

Current OCGS Officers

Ron Diener, President; Valerie Binder, Vice President; Joanne Warres, Treasurer; and Larry Carton, Secretary

OCGS NEEDS THE SUPPORT OF EVERY HOMEOWNER IN OUR ASSOCIATION AREA

City Water on the way (for some)

City water is coming to part of OCR. Moores Branch petitioned and had sufficient homeowners in favor of city water. Those homeowners should check their construction bill very carefully. If it does not indicate a connection charge (or indicate a 1/2 or 3/4 inch connection) they will have a water line for which they will pay, but be unable to connect without a further later \$1800 additional charge. Call the County if the construction contract does not indicate a connection size.

Nosey About Your Neighbors

Out do the NSA. Want to know about your neighbors assessments, tax bills, credits, deeds, plats and mortgages? Go to:
<http://www.dat.state.md.us/>

Warning Lights at Park School

The rumble strips which remind motorists to slow down at the Park School were not sufficient to slow traffic. The County has now installed 2 warning lights which in my opinion will not be effective. The State will not allow speed bumps. OCGS will ask the State to groove the lane lines both at Park School and at Beth Tfiloh, which also has rumble strips, as a further slowing aid.

Smart Electric Meters

PGCC held a discussion Pro and Con about Smart Electric Meters with BGE and a group opposed to the meters. However the meters will be coming to our neighborhood since they were allowed by the Public Service Commission. You can decline installation, but there is a one time fee and a \$15/month charge to do so. Will they lower your BGE bill? Unlikely.

THE RIDGE AT OLD COURT ROAD DEVELOPMENT UPDATE

The Ridge at Old Court Road was a proposed 2009 development zoned DR 1 on 8 acres at 2801 Old Court Road (OCR), just east of Springbriar Lane. The developer, Five M LLC, originally proposed to remove the existing house and build 7 single-family houses. Then the developer proposed 6 large houses on just 4 acres. The remaining 4 acres are un-buildable or will be a storm water management area. OCGS opposed this development for several reasons, one of which was the steep slopes on which houses were to be built. We lost our arguments in all the administration hearings.

A court suit was then filed by OCGS and others, and the Baltimore County Circuit Court hearing was held Nov. 14, 2012. On Jan. 16, 2013, a decision was issued which supported the OCGS position that the County did not consider Reg. 32 when approving this development. The development plan approved by the Planning Department was overturned and remanded to the County. As of this date the case has been remanded to the Appeals Board, then to the Hearing Officer, who has sent the case back to Planning. It is our understanding that the development process must begin again at the first step with the submission of a new development plan and a new CIM (Community Input Meeting), etc. See our website for the written decisions. As of this date, the developer has not submitted a new plan.

*****This has been a very costly route for OCGS Improvement Association. And it is not over yet!*****

*****Please consider making a donation to OCGS in addition to the regular dues. This is your neighborhood.*****

Tax Exempt (IRS 503(c)(4)) Status

OCGS has filed to regain its Federal Tax Exempt status. For whatever reason, in 2006 the IRS changed its rules for reasons only known to them. Thousands of exempt organizations missed this change in rules and had their tax exempt status repealed. We also missed the change; And the notification; And the appeal period. Well done IRS. We have refiled and await confirmation of our formal reinstatement. In the meantime, we are still a 503(c)(4) organization.

Annual Meetings

Annual meetings are generally held in April. All homeowners are invited to attend, but only paid members may vote on the expenditure of funds. The date, time, and place are listed in the March newsletters. RSVPs are requested. Our officers are also elected at this annual meeting. Anyone can be an officer. Please attend our annual meeting when it is held next year.



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 Semi 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 17 neighborhood associations. Both groups have websites and include contact information for county, state and federal websites. In addition, the OCGS website has a running blog and many items of interest to our area are commented upon, including accident reports, proposed developments, past newsletters, and assessment information.

OCGS - http://www.pgccinc.org/OCGS (NOTE-OCGS is in CAPITAL letters.)- See Newsletters, Association Boundaries, and more.

PGCC -- http://pgccinc.org - See the Greenspring East-Pikesville Community Action Plan (CAP).

2013 Annual Membership Dues - \$50.00*

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

2013 Dues are payable any time after receipt of this newsletter.

If this box is checked, then you have already paid dues for 2013. Thank you for your support. If you have paid dues for 2013 and the box is not checked, please let us know so that we can correct our records.

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 Joanne Warres, Treasurer
2910 Old Court Rd
Pikesville, MD 21208