

OCGS / Newsletter

Old Court / Greenspring
Improvement Association, Inc.

March 2013

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

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. Complete and return with you dues.

If you are interested in becoming a member of the OCGS Board, or an officer of the Association, please come to the annual 2013 meeting. Date to be announced. 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.

Accident Reports 2009-2011

Accidents from Stevenson to Falls Rd, including the OCR/Greenspring interseccion (Lightfoot Dr and Seven Mile Ln not included) are now shown on our website. Please take a look.

Do you know? Nothing is private.

Do you know that Baltimore County and the State of Maryland have a number of public data bases on line. For example, you can get a copy of your neighbor's property tax assessment to compare with your own assessment; determine their property tax payment; if they filed for a homeowners credit; and look at their deeds and mortgage filings. Try <http://www.dat.state.md.us/>

Rumble Strips on OCR

The rumble strips which remind motorists slow down at the pedestrian crossing on Old Court Rd. near Beth Tifiloh, requested by your representative at the 2012 PGCC SHA Traffic Committee meeting are now in place. It is to be noted that it only took two weeks before a speeder took down the enhanced "School" sign on the north side of Old Court Rd. SHA will replace it asap.

Power Outages

PGCC has a power coordinator documenting power outages in the PGCC area, including OCGS. Our area appears to have a very high incident rate and slow repair time. We wish to bring this to the attention of various State and County agencies as well as BGE. If you have an outage, even briefly, email Noel Levy at Megamapster@verizon.net giving address, date, time, and duration of outage.

2012 Statistics- How do you compare?

Average yearly temperature: 61 degrees. Electric: 13¢ / kwh, Heating Oil: \$4.50 / gallon. Water: .00147¢ / gallon -based on minimum charge.
My (OCGS secretary) personal 2012 yearly statistics:
17,500 kwh @ \$2,240; 400 gallons heating oil @\$1,800; and 27,000 gallons water @\$50; 2,400 sq ft enclosure.

THE RIDGE AT OLD COURT ROAD DEVELOPMENT UPDATE

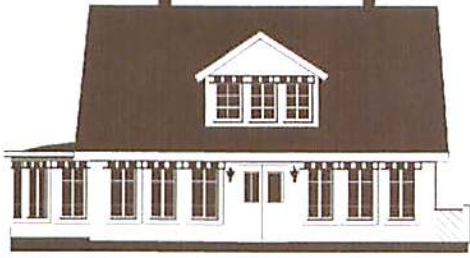
The Ridge at Old Court Road is a proposed development zoned DR 1 on 8 acres at 2801 Old Court Road (OCR), just east of Springbriar Lane. The developer, Five M LLC, originally proposed to remove the existing house and build 7 single-family houses. Then the developer proposed 6 large houses on just 4 acres. The remaining 4 acres are 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 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 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 believed that County agencies did not properly consider the drainage problems, especially for those on Springbriar and in Greenspring East, as well as the steep incline of the slopes as is required by Development Reg 32. The scenic designation for OCR was ignored. An appeal of the administrative decision was requested by OCGS and took place on Nov. 10, 2011. The final administrative deliberation open to the public was held on Jan. 18, 2012. The decision of June 27, 2012 was not in our favor. (More than 98% of such decisions are in favor developers.) A court suit was 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 the development. The approved plan was overturned and remanded to the County. As of this date we await the next move by the developer.

County Council Bill 12-13 (Panhandles)

See Bill and our comments on our website. OCGS supported this bill, and PGCC spoke on the issue before the Council. Passed on March 18, the Bill goes into effect April 1, 2013. It will help to prevent over building and preserve lot sizes. Donot know what it is? Visit our website.

Annual Meeting 2013

Will be held at the home of Ron Deiner, 10 Glencliffe Circle, on Weds. April 24, 2013 beginning 7:30 pm. Please RSVP by e-mail to OCGSHOA@aol.com



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 sites 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, 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.

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.

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