

OCGS / Newsletter

Old Court / Greenspring
Improvement Association, Inc.

March 2014

Current OCGS Officers

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

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 an 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 is the steep slopes on which houses were to be built under County Reg. 32. We lost our arguments in all the administrative hearings.

A Circuit 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 but the County has recently sent a team to review the property under Reg. 32.

*****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.*****

NEWSLETTERS and DUES

Our current treasurer is Joanne Warres as noted above. If you pay dues by online banking, please make sure you have updated Joanne's name and address as her predecessor has moved out of state.

OCGS sends out a printed newsletter twice a year to all residents in our area. We try to send out a newsletter every March and September. Every March newsletter asks residents to voluntarily pay an annual dues payment of \$50. In the September newsletter, we ask residents who have NOT paid the annual dues requested in March to support OCGS by paying dues in September. OCGS knows that some people mistakenly pay twice, and some residents think we are asking for two dues payments in a year. But we are not. OCGS does try to indicate on the September newsletter if you have already paid in March. Payments made before March of the current year are credited for the prior year.

EMAILS

OCGS sends out many emails to dues paying members during the year. If OCGS does not have your email address, you will not be kept up to date on current items. The County, the police dept., and other agencies ask us to forward notices to our members. Those notices that OCGS considers worthwhile are forwarded. OCGS does not send out political notices or endorsements, or position statements. We are a neighborhood association and only forward emails that include neighborhood related information.

2014 Annual Meeting

This year's Annual Meeting will be held on Monday, April 7, 2014 beginning 8:00 pm at the home of Joanne Warres, 2910 Old Court Road. Please RSVP your attendance by email to OCGSHOA@aol.com.

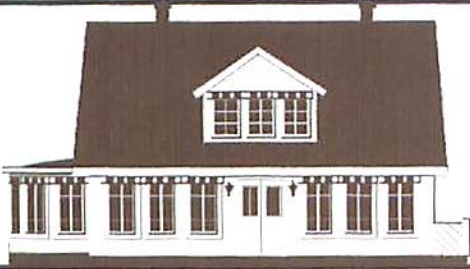
Annual meetings are generally held in April. All homeowners are invited to attend, but only paid members may vote on the election of officers and expenditure of funds. Our officers are elected at this annual meeting. Every paid member can be an officer. Please join us if you can.

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

OCGS has formally been reinstated as a 503(c)(4) tax exempt organization. Basically this makes little difference to OCGS tax liability but should help with certain perks such as reduced rates when renting County property or deductibility of donations from friends and organizations

OCGS NEEDS THE SUPPORT OF EVERY HOMEOWNER IN OUR ASSOCIATION AREA

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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 and contact information requested below. Due to the high cost of mailings, all updates, notices, and time sensitive information will be communicated by e-mail to dues paying members, except for the Semiannual Newsletters which are mailed to all OCGS residents.

OCGS and PGCC Websites

OCGS is a founding member of the Pikesville-Greenspring Community Coalition, Inc. (PGCC) which consists of 16 neighborhood associations. **Both groups have websites which 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).

2014 Annual Membership Dues - \$50.00*

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

*2014 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) _____

Please note this
NEW MAILING
ADDRESS!!!!

Checks should be made payable to: OCGS, Inc.. and mailed to

**OCGS, Inc., c/o Mrs. Joanne Warres, Treasurer
2910 Old Court Road
Pikesville, MD 21208**