

OCGS / Newsletter

Old Court / Greenspring
Improvement Association, Inc. FALL 2017

Current OCGS Officers

Mical Carton, President; Ayme Lederman, Vice President; Joanne Warres, Treasurer; and Larry Carton, Secretary

2017 OCGS Annual Meeting

The OCGS 2017 annual meeting was hosted by Phyllis Friedman on Thursday, April 20, 2017 beginning 7:30 pm. All OCGS residents were invited to attend, but only dues paying members could vote on the election of officers and expenditure of funds. Our officers are elected at each annual meeting. Any dues paying member can be an officer.

At this meeting OCGS President Valerie Binder relinquished her position, and Mical Carton was elected as the current President. Ayme Lederman accepted the position of Vice President. Joanne Warres continues as Treasurer, and Larry Carton remains OCGS Secretary. Baltimore County Rule 8 was approved at this meeting, as well as our continued membership in PGCC and the payment of our Officers & Directors insurance policy. It was noted that IRS Form 990-E was filed with IRS in a timely fashion to continue our 501(c)(4) status, and the Maryland Property Tax form was filed to retain our corporation status with Maryland. (If you do not know what these terms mean, please attend our 2018 annual meeting or email OCGSHOA@aol.com and we will explain them.)

ISSUES IN OUR AREA

OCGS is assisting the Greenspring East HOA in fighting a developer who is trying to build a house on an Old Court Gardens undeveloped lot which is an OCGS development adjacent to Greenspring Avenue. There are 3 building lots not developed in 1962 beyond the end of Springbriar Lane. We feel that these lots are environmentally unsuitable for building and we have opposed this planned development with the Baltimore County Department of Environmental Protection and Sustainability (EPS). After many discussions with EPS, they have imposed what we think are sufficient safeguards to protect the down hill residents from flooding and run off.

Email Address Update Request

Newsletters are mailed to all OCGS residents twice a year (Spring & Fall). Email contact is maintained throughout the year as we share Police reports, Health & Human Services (HHS) information, Baltimore County Resource newsletters, etc, when we think they may be of interest to members of our community. Help us keep in contact with you. Email your contact information (name, address & email) to us at ocgshoa@aol.com in order to receive up-to-the-minute information about local happenings of interest by email between newsletters.

Traffic and Safety

The PGCC Traffic and Safety Committee will meet with the State Highway Administration (SHA) and Baltimore County Highway representatives on November 6th. As a PGCC member, OCGS representatives will attend this meeting. One of our OCGS concerns is the number of self privileged drivers who exceed the speed limit, and even pass on the double lines on Old Court Road because they are in a hurry. They even pull into on-coming traffic. Videos and stills documenting this will be shared at this meeting.

Hidden Waters Development Status

As reported in the past, the 2016 CZMP decision by the County Council retained DR-1 zoning on this property. This allows one house per acre. After this decision, Hackerman Holdings, LLC met with PGCC and OCGS representatives and proposed a 34 unit PUD. However, within days we were notified that the proposal was dropped and up to 24 units are to be developed on this site. An EPS variance request has been filed and approved, allowing for removal of a number of trees on the property in order to prepare the land for future development. However, if this land is not developed with 24 housing units before the 2020 CZMP, OCGS is prepared to oppose another zoning increase request and will again petition for RC-8 zoning which would limit development to two dwelling units on the 24 acres. We are watching for a Concept Plan to be filed for development of this property. If a request is made for 24 units, we will not oppose this. OCGS will keep on top of this situation, and we will update residents with information as it becomes available.



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).

OCGS is an IRS Approved 501(c)(4) Tax Exempt organization

OCGS and PGCC Web sites

OCGS is a founding member of the Pikesville-Greenspring Community Coalition, Inc. (PGCC) which consists of 15 neighborhood associations. **Both groups have web sites which include contact information for county, state and federal web sites.** 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 tax assessment information.

OCGS: <http://ocgshoa.org> (NOTE: **This is a new URL.** A Google search may reach our previous website.)

See past issues of the newsletter for Association Boundaries, history, and more.

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

2017 Annual INDIVIDUAL Membership Dues - \$50.00*

2017 individual dues are payable anytime after receipt of this newsletter.

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

Name: _____

Residence Address: _____

Phone number: _____

E-Mail: _____

If circle is checked, you have previously paid 2017 dues.

If your mailing address is different from your residential address, please provide it below:

Mailing Address + zip code: _____

** I spent more than this for a lunch for two. Do not put the burden on your neighbors to support your neighborhood association. We fight for you to protect the integrity, safety, and stability of our neighborhood as well as to provide information we think is important to you. Help us. We have no paid employees, only volunteers; but we do have expenses like our website, insurance, newsletters, and attorney fees fighting over-development and zoning issues among other things.**

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