

# OCGS / Newsletter

Old Court / Greenspring  
Improvement Association, Inc. SPRING 2018

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## Current OCGS Officers

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

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### 2018 OCGS Annual Meeting

The OCGS 2018 annual meeting will be hosted by Phyllis Friedman, 19 Hambleton Court, on Wednesday April 11, 2018 beginning 7:30 pm. All OCGS residents are invited to attend, but only dues paying members can 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 members will elect officers, vote on Baltimore County Rule 8, approve our continued membership in PGCC (the Pikesville/Greenspring Community Coalition, umbrella group for our area) and the payment of our Officers & Directors insurance policy. IRS Form 990-E will be filed with IRS in a timely fashion to continue our 501(c)(4) status, and the Maryland Property Tax form will also be filed to retain our corporation status with Maryland. (If you do not know what these terms mean, attend our 2018 annual meeting or email OCGSHOA@aol.com and we will explain them.) Information will also be given on the state of our Association and any pending issues in our area. Members and residents can also raise any items that concern them for discussion.

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### OLD COURT GARDENS

OCGS is assisting the Greenspring East HOA in working with a developer who plans to build 2 houses on some Old Court Gardens undeveloped lots. This is an OCGS development adjacent to Greenspring Avenue. There were 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 discussed our concerns with the Baltimore County EPS (Department of Environmental Protection and Sustainability) as well as with the State. After many discussions with EPS, they have imposed what we think may be sufficient safeguards to protect the down hill residents from flooding and runoff. Greenspring East HOA, with our assistance, is having a private engineer review current building plans.

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### Shapiro Property Across from Beth Tfiloh

The current 2009 approved development for the Shapiro property, across from Beth Tfiloh, allows for 46 houses. Beazer Homes, the developer, advises us that they are building according to the approved plan, BUT they are only building 32 houses in this “first phase” of construction. OCGS remains concerned that, if the entire development is not built as approved, there could be revisions that might not go through the whole process and that could create a more dense development. For now, however, this looks to be a successful project as is with, we are told, over 100 names already on a prospect list for the 32 units to be built. With this development, Old Court Road will be widened to 4 lanes along the development site to accommodate the State required accel/decel lanes.

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### Hidden Waters Development Status

We have been contacted by Bozzuto Homes, which is planning to develop the 24 single family homes on the 24 acres of the Hidden Waters property that was not put into the conservation trust. At this time the plans are in their infancy and Bozzuto has assured us that they will get back to us when they have a proposed development plan to share. As reported in the past, the 2016 CZMP decision by the Baltimore County Council retained DR-1 zoning on this property. This allows one house per acre, i.e. 24 houses. An EPS variance request has been filed and approved, allowing the developer to remove a number of trees on the property in order to prepare the land for future development. However, if a request is filed for a zoning increase, OCGS is prepared to again file its own zoning request for RC-8 zoning which would limit development to two dwelling units on the 24 acres. If a plan is actually prepared for 24 units, we will not oppose this as it is within the current zoning regulations. OCGS will keep on top of this situation, and we will update residents with information as it becomes available.

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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](mailto: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).

## **2018 Annual INDIVIDUAL Membership Dues - \$50.00\***

*2018 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 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 including our website, insurance, newsletters, and attorney fees when 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