

OCGS / Newsletter

Old Court / Greenspring
Improvement Association, Inc.

Fall 2019

Current OCGS Officers

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

The Courts of Hidden Waters

We have been advised that Bozzuto is not going forward with the development of Hidden Waters at this time. We do not know what will happen to the property going forward. Another developer could pick up the approved plans and start building. Another CZMP request for a zoning change could be filed. The fields could be replanted as corn or winter wheat while this saga plays out. Stay tuned.

New Left Turn Light For Eastbound Old Court Road Traffic

Baltimore County has installed a new left hand turn signal for eastbound OCR traffic at the OCR / Greenspring Avenue intersection. I believe the signal cycle going east or west has increased approximately 40 seconds, and the line of cars backed up from this intersection seems to be somewhat longer than before at rush hours. The eastbound cars trying to get through this light have made a defacto left turn stacking lane with some cars actually stacked partly in the west bound lane. OCGS will ask the County to repaint the lines to comply with the reality of this situation.

Old Court Crossing

The current 2009 approved development plan for Old Court Gardens, located on Old Court Road across from Beth Tfiloh, allows 46 houses. Beazer Homes, the developer, advises us that they are building according to the approved development plan though they are only building 32 houses in this "first phase?" of construction. The 32 homes are being built to DR-1 standards even though the lots are zoned DR-2. Old Court Road is being widened to 4 lanes at the entrance to the development to accommodate the State required accel/decel lanes. There is supposed to be a sidewalk along Old Court Road the length of the development, and there will be only one entrance/exit onto Old Court Rd. After this phase is complete, there will still be 14 unbuilt lots that may be developed in the future. OCGS will ask Baltimore County Planning about any future plans for the 14 unbuilt lots. Since 9 years have passed since the original plans were approved, any additional building must conform to building and zoning codes in affect at the time of the permit requests. It is reported that 27 lots have been purchased.

The Greenspring Gardens Property

There remain 3 undeveloped building lots off Greenspring Avenue which are part of the Old Court-Greenspring area. At present it appears that development plans for these lots have stalled.

Informal Survey Results

The Spring OCGS Newsletter invited our residents to take part in an informal survey to try and determine average electricity and water use in our immediate area. Only a few neighbors participated so results may be somewhat skewed.

Results below:

Averaged results for the winter period 2018-2019 for homes in our Association area. Results are based on a very small sample.

Occupants: 1.5. Living area: 1200 sq. ft. Most dwellings are "all electric" (ie, no gas service) and have both oil heat and water. Oil use: 167 gallons at \$3.68 per gallon. Electric use: 532 Kwh with average cost of \$89 per month. Water fee: \$19 per quarter.



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 where many items of interest to our area are commented upon including accident reports, proposed developments, past newsletters, and tax assessment information. We also forward county notices.

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).

Second call - 2019 Annual INDIVIDUAL Membership Dues - \$50.00*

Please complete and return this information with your Check if you have not paid dues in the Spring.

Check number is _____

2019 individual dues are payable anytime after receipt of this newsletter.

2020 dues will be requested in Mar-Apr 2020. Please do not pay twice.

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: _____

** 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 overdevelopment 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