

OCGS / Newsletter

Old Court / Greenspring
Improvement Association, Inc. Spring 2019

Current OCGS Officers

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

2019 OCGS Annual Meeting

The OCGS 2019 annual meeting will be hosted by Valerie Binder, 3117 Old Court Road, on Thursday, April 11, 2019 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 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.

NEW DEVELOPMENTS IN OUR AREA

The Courts of Hidden Waters

Bozzuto Homes is planning to begin construction of The Courts of Hidden Waters later this year. This development will be a 24 single family house development on the 24 (DR1) acres of the Hidden Waters property that are not in the Maryland Environmental Trust. This will be an ungated development with accel / decel lanes and approximately 200' of sidewalk along the length of the development adjacent to Old Court Road. There will be one entry/exit off Old Court Road. There will be no connection to Eden Roc. The development will have a gravity sewage system which may allow some Eden Roc Court homes to hook up if they wish to move off septic systems. The possible hook up will be not free. The pending plans must be approved by Baltimore County. Stay tuned for further information as it becomes available.

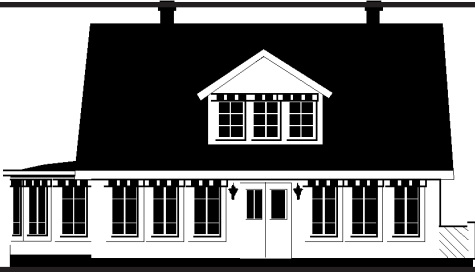
Old Court Crossing

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 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 provided there is no deviation from the current plan. OCGS will ask Baltimore County Planning about any future plans for the 14 unbuilt lots.

Informal Survey

The OCGS Secretary would like to take an informal survey similar to that which BGE sends out to tell you how efficient you are compared to your neighbors. The two of us live in an enclosed 2400 sq foot living area. Kitchen all electric. Oil heat and hot water. Water from Baltimore city. Last month 01/16 to 02/15, 30 days, BGE said I used 929 kWh for a total of \$121. I also used 160 gals of oil at \$4.25 per galleon for a total of \$678 from 01/17 to 02 27, 40 days. BGE reports avg temp of 34 degrees for the period. I also received a water bill for 91 days ending 01/03 for \$20 using 7000 gals of water or an avg of 74 gals per day. It is the min charge. During the day I keep inside temp at 68 degrees and 64 at night. How do you match up? If interested, send your information to Laurenzoc@aol.com. I will total the results and supply a report. I will not release any addresses or names in my report. Thanks.

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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).

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).

2019 Annual INDIVIDUAL Membership Dues - \$50.00*

Please complete and return this information with your Check. Check number is _____
2019 individual dues are payable anytime after receipt of this newsletter.

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 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