

OCGS

Old Court / Greenspring
Improvement Association, Inc.

/ Newsletter
Fall 2021

Current OCGS Officers

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

“Our” Corner - South Old Court Road and East Branchwood Court

The southeast corner of Old Court Road and Branchwood Court has been preserved from development by our neighbors Erika and Lew Schon. This lovely wooded lot supports wildlife and buffers us from yet more intensive development. A number of us assisted Erika and Lew with their semi-annual lot clean-up in April of this year, a task they have performed each spring on their own until now; and the lot has been cleaner since the Spring newsletter request that it not be used as a dumping ground. In addition, the Burk family has begun to beautify the Branchwood Ct. grassy areas with lovely perennial plantings which we all enjoy each time we walk down Branchwood. Ct. Erika is also working to create a wildflower meadow along Branchwood and she welcomes volunteers to help by joining her in covering the existing grass with cardboard, layers of newspaper and shredded bark mulch for the winter so the meadow can be seeded early next spring with native plants and perennials that are deer proof. Please join in this effort on Sunday, December 12 from 9 am - 10 am. Please email <ocgshoa@aol.com> if you are able to join in this endeavor.

Hidden Waters Update

The Hidden Waters property, comprised of the 24 unprotected acres on the eastern part of the property and the 110 acres protected by the Maryland Environmental Trust, have been split into two separate projects: LaTerra Homes is planning to farm Hidden Waters Farm with emphasis on researching sustainable and environmentally sound farming techniques. And The Courts of Hidden Waters is being developed by Caruso Homes to plans previously approved by Bozutto Homes. Caruso Homes is beginning to put in the infrastructure for this development now and over the winter, and they hope to have a model home available for viewing in the late spring 2022. The property is being staked as we write this.

A request has been made for a gravel walking path from the site to Stevenson Crossing but it involves 5 parties: Caruso Homes, the University of Maryland Foundation, the Maryland Environmental Trust, Hidden Waters Farm, and Baltimore County which must provide the funding.

3 Old Court Gardens Lots Off Greenspring Avenue

The status of the 3 Old Court Gardens lots is unclear at this time. Although an auction sign is still up along Greenspring Avenue, the Maryland SDAT does not show a sale, there has not been a guard rail cut to allow for development at this site, and the traffic lines along Greenspring Avenue have not been re-lined to allow a left hand turn into the property for cars going south. Excalibur Site Services was observed at the property recently and their representative shared that they planned to start clearing the land and putting infrastructure in place for development of the site, but no development has been observed. The entry road on the property must meet Baltimore County minimum road requirements for width and a culvert must be put in place over the stream in order for this property to be developed. It is uncertain when, or whether, this property will be developed.



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 Websites

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 webs 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 Baltimore County notices by email.

OCGS: <http://ocgshoa.org>. 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 - 2021 Annual HOUSEHOLD Membership Dues - \$50**

Please complete and return this information with your check if you have not paid dues in the Spring
Check # is _____

2021 household dues are payable anytime after receipt of this newsletter.
2021 dues were requested in Mar-Apr 2020. **Please do not pay twice!**

Name: _____

Residence Address: _____

Phone number: _____

Email: _____

If your mailing address is different from your residence address, please provide 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.*

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