

OCGS /

Old Court / Greenspring
Improvement Association, Inc.

Newsletter
Spring 2022

Current OCGS Officers

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

OCGS Annual Meeting

The 2022 OCGS Annual Meeting will be held on Wednesday April 27, 2022 beginning 7:30 pm on Zoom. OCGS will send an email link to all members who have shared their email address and confirmed their interest to attend. If we do not have your email address and you wish to participate in this meeting, please phone 410-486-6420 or email <ocgshoa@aol.com> and share a one time email address so we can send you the link for this meeting. We elect Officers for the coming year, discuss financial items such as our costs, take questions and complaints from members, and vote on Baltimore County Rule 8 as required by the County at each Annual Meeting. Rule 8 allows selected members to speak for OCGS at government meetings, hearings, etc. You do not have to be a dues paying member to attend, but only dues paying members may vote on the election of officers, expenditures of funds and Rule 8. This year's meeting will host speakers from The Courts of Hidden Waters now under construction along Old Court Road west of Greenspring Avenue and from Hidden Waters Farm. Please plan to join us for updates on both of these continuing projects.

Hidden Waters Farm & The Courts of Hidden Waters

Hidden Waters Farm: Tom Baum will speak at our 2022 Annual Meeting. The building now under construction on the farm property along Old Court Road will house the farm's eggs, produce and meat which will be offered for sale once farming begins. There will be a parking lot next to the building so people will not need to park along OC Rd. to make purchases. Tom will tell us more at the upcoming Annual Meeting.

The Courts of Hidden Waters now under construction along OC Rd.: Ed Levendusky, project manager for this new development, will speak with us about plans to complete construction on 24 new homes on 24 acres of land. We understand that a sample home will be available for viewing late spring or early summer. OCGS has building plans that were approved for development in 2018. These are 5 pages long and too large to scan for our website. That said, the newsletter editor (Larry Carton) has an excellent view of the development from his home and cannot figure out what is being done except for the 3 stormwater management ponds now being built. There is a berm planned to cross the front of the development that will screen at least some of it from the road.

Walking Path from The Courts of Hidden Waters To Hidden Waters Farm?

Talks about a possible walking path are ongoing. The Courts' developer is willing to have a walking path added along OC Rd. but they are not willing to pay for its construction. The County has been asked if they can provide some funds. Inquiries are being made to the Maryland University System about having the path cross their property, and the Maryland Environmental Trust (MET) is also being consulted for permission to extend a path across the front of Hidden Waters Farm. Tom Baum has shared that the MET will not allow an asphalt path but will consider a crushed stone path. We will wait to see how this ends up.

“Our” Corner: South Side Old Court Road and East Side Branchwood Court

Many thanks to those who have helped keep this corner free from trash during the past year, and with thanks to our neighbors who helped clean the corner's woods last spring, and to those who helped put a cover in place to prepare the land for native plants this spring. The Schons will let us know when planting will begin, and I know they will again appreciate any help we can give with spreading seeds and transplanting seedlings. Email notices will be sent when the time is right for this.

2022 Dues Payments: In anticipation of approval of a one year dues reduction to be recommended by the OCGS Executive Committee, annual dues for 2022 are reduced to \$25 per household. In addition, an option to pay OCGS dues by Zelle is now available. See information on the reverse.



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.** See below for links. 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).

OCGS Needs YOUR Input & Assistance

Please get involved with OCGS if you are interested in keeping our community a wonderful place to live. Drop a note to <ocgshoa@aol.com> and let us know your interests and the best way to contact you. We need your help!!!!

2022 Annual HOUSEHOLD Membership Dues - \$25

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

Name: _____

Residence Address: _____

Phone number: _____

Email: _____

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

Mailing Address + Zip code: _____

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Payment by Zelle is also possible:

- 1: Add Recipient: #4102150378. Use ID "OCGS". This will confirm as "Old Court-Greenspring Impr.Assn."
 - 2: "Send" dues amount: \$25 / household
 - 3: Put your address in the "Message" section so we can identify you as having paid your 2022 dues.
- Bank of America or your Zelle account should confirm your payment by email or text.
Contact <ocgshoa@aol.com> with any questions about this procedure.

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