

## Message from the President

### What do Birds, Bicyclists, and Community Association Volunteers have in common?

Migrating birds we see majestically overhead this time of year travel long distances in a most efficient manner. Flying in aerodynamic formations that provide less drag or wind resistance, the flock travels farther, faster, and more securely, while expending far less energy than if each bird was to migrate individually on its own without the support of the other flock members. The flock achieves this by rotating the leaders in the formation, the ones who work the hardest against the drag of the wind. This way as each bird rotates from the head of the flock to the rear no one bird expends more energy than any other bird while the flock as a whole moves along quite rapidly.

As an avid bicyclist, I know that cyclists borrow from nature, often traveling in single-file groupings, called pace lines, where the cyclists rotate in the lead position allowing for the pace line as a whole to travel much more rapidly over longer distances than could be achieved individually.

Similarly, community association presidents, along with other members of the board, do the yeoman's work of the association for a time but must eventually after a few years drop back to rest and regroup and allow others to take the lead. This keeps the association viable, infused with fresh ideas and vitality, without overburdening any one member.

Now after nearly three years on the job in the lead for our association, it is time for someone else to come to the front and relieve me as president. This is a consistent theme in this newsletter. Many of us on the board have been at this as volunteers for two or three years and some are stepping down at the end of the association's current fiscal in March, 2007.

For my part, I will likely stay on the board and help with the transition to a new president as long as someone comes forward to volunteer as my replacement. We have achieved a lot over the past few years in righting a ship that was severely listing, basically getting the association to a point that was once again active and viable, and it would be a shame if what we started did not continue.

You may remember that almost three years ago when the association was somewhat floundering the current board answered the distress call that went out asking whether the community wanted the association to continue and, if so, who would step up to assume important responsibilities. **In order to avoid that unfortunate reoccurrence, we are allowing ample time now for others to ponder what I am saying and to step up.**



*Continued on page 2...*

## Message from the President (continued)

Many of you are relatively new to the community and after having made a considerable financial investment here surely have an interest in seeing that the association continues to be viable. It is a great way to meet your neighbors (one of the real perks of my job) while giving something back to the community. But whether you are new or more established, please consider coming forward for the next year or two and pushing some against "the drag."

In addition to president, we will need a new web master and chairs for certain important positions, including covenants. A few new board members would not hurt either. In addition, **Terri Forand**, our treasurer, is looking for an assistant she can train for one year and then take over. Please see page 5 for a description of the open positions.

If you like what we have achieved the past few years, then please come forward to help continue our successes. If you have not, then that is all the more reason to get on the board and have your voice heard.

Have a wonderful holiday season, Merry Christmas and New Year and thanks so much for all the support you have given the board and me these past few years.

- Ed Vojik

## From the Vice President

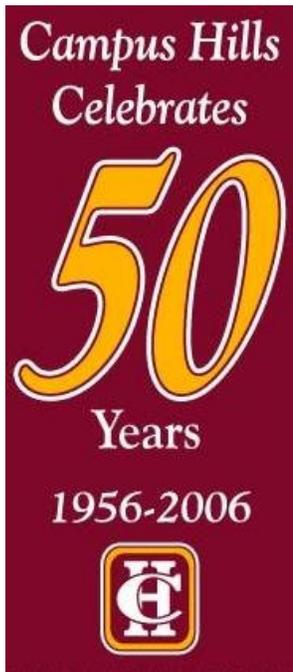
Calling all Campus Hills' homeowners!! Have you had occasion to contact someone on the board during the last few years? Have you needed help from the Covenants or Zoning committees? Have you attended one of the well-planned social events? Did you come away from these encounters thankful for your community association? Is an active association one of the reasons you chose to purchase your home in Campus Hills? Or maybe you've noticed a lingering problem in the community and thought, "Why doesn't someone do something about that?" Perhaps you've read the quarterly newsletters and just felt reassured that "business is being taken care of". If any of these apply to you, then PLEASE READ ON.

Many of us who are involved in the daily operations of this association have been doing so for 3 years or more. As is typical of most such volunteer associations, C.H.C.A. is a 5/95 organization. That means 5% of the people served by our association are doing 95% of the work. Even though we all lead busy lives, we stepped up when this association sent out a distress call several years ago because we realized that keeping our community association strong was vital to maintaining the quality of life we've grown accustomed to in Campus Hills.

I believe many of you share in this realization and now is the time to act on it! Some of the key people on the board and several committee chairpersons need to step away from leadership positions and support the board in other ways. We want to stay involved in the association, but need others to get involved and continue the strong leadership that has been established. After chairing the Covenants and Zoning Committee for 3 years, and V.P. for 1 year, I believe it is time to reassess my contributions. I will continue to be involved with the committee, and will welcome the opportunity to help a new Covenants Chairperson "learn the ropes". We have put many tools in place that make this job much easier than it was 3 years ago. One of my goals is to complete the daunting task of revising the covenants document, but I cannot do that while serving in both VP and Covenants roles.

In closing, I am asking that all of you consider how you can help. We need a Covenants chairperson, and several key committee members specified elsewhere in this newsletter. With the increased density of development all around us, absent landlords, and things like drug treatment centers in residential areas looming on the horizon - now more than ever - **WE NEED A STRONG AND ACTIVE COMMUNITY ASSOCIATION. YOU CAN MAKE DIFFERENCE!** Please consider volunteering.

- Gary Bull



# Campus Hills' 50<sup>th</sup> Anniversary Commemorative Items

*Order your mugs and ornaments while supplies last! We will deliver them to your house upon receipt of payment.*



Name: \_\_\_\_\_

Address: \_\_\_\_\_

Please enter the number of Campus Hills' 50<sup>th</sup> Anniversary commemorative items you are ordering:

Mug (\$5 each)                      \_\_\_\_\_ X \$5 = \_\_\_\_\_

Ornament (\$5 each)                      \_\_\_\_\_ X \$5 = \_\_\_\_\_

Total = \_\_\_\_\_

Please make your check payable to: **Campus Hills Community Association, Inc.**, P.O. Box 20155, Towson, MD 21284.

## Our Protective Covenants

Protective Covenants were incorporated into our property deeds by the builder as a part of the development, and they “run with the land.” This means that even though you may not be the original purchaser, the Covenants attach to and benefit the land, thereby binding all subsequent owners. Because these Covenants are recorded in the County Land Records, lack of express knowledge does not permit noncompliance.

Covenants are a legal device allowing us all to gain some measure of protection against the impairment of our homes by requiring conformance to minimum standards of quality, physical features and economic integrity.

Please submit this form and attachments when considering a change in your property. The majority of requests are approved. It is simply much easier to incorporate the guidelines into your project before it is begun than after it is completed.

### REQUEST FOR APPROVAL

**Date:** \_\_\_\_\_

**To:** **Campus Hills Community Association, Inc.**  
**P.O. Box 20155**  
**Towson, MD 21284-0155**  
**Attn: Protective Covenants Committee**

**From:** **(Name)** \_\_\_\_\_

**(Address)** \_\_\_\_\_

**(Phone)** \_\_\_\_\_

We herewith submit for your approval and records the construction of  
\_\_\_\_\_, as shown attached.

\_\_\_\_\_

#### **Signature**

1. Submit the complete request in duplicate; one copy will be returned for your records.
2. Provide a simple sketch showing proposed improvement, residence, property lines, and street, if applicable.
3. Provide list of materials and specifications.
4. Use additional sheets this size if necessary.

## Help needed!



*As you have read, there are several positions on the Campus Hills' Community Association board that are either currently vacant, or will be vacant in March 2007. Please see below for a description of these positions and consider stepping up to fill one of them if you have the right skills and desire to make a difference in Campus Hills. If you are interested in any of these positions, please contact Ed Vojik at; 410-296-5271, [president@campushills.org](mailto:president@campushills.org) or any of the other board members, or send in the form on the back of this sheet.*

### **President**

- Will be vacant March 2007; current President will help with transition.
- On average, time expended for this position is one to four hours per week.

#### **Major duties:**

- Prepares agendas, recruits speakers, and presides over general meetings (in March and sometimes in October), with the assistance of other board members.
- Prepares the agendas and presides over the monthly board meetings (usually 8 or 9 per year).
- Communicates as needed by email, telephone or written correspondence with government officials, elected officials, and others.
- Responds to questions, concerns raised by members of the association or community, in coordination with other board members.
- Represents CH as a member of the Greater Towson Council of Community Associations and attend monthly meetings of the GTCCA.

#### **Ideal candidate should possess:**

- Love of community
- Common sense
- Good communication skills
- Good organizational skills
- Good social skills

### **Web Master**

- Currently vacant. Transition support will be given.
- On average, time expended for this position is one to three hours per month.

#### **Major duties:**

- Maintains website by posting updates as requested by the board and community.
- Participates in monthly board meetings (usually 8 or 9 per year) as available.

### **Covenants, Zoning, and Traffic Committee Chairperson**

- This position is currently vacant and responsibilities are being covered by VP. Transition support will be given.
- On average, time expended for this position is four to five hours per month.
- This role can be divided into two roles (Covenants and Zoning/Traffic) if we have multiple volunteers.

#### **Major duties include working with the committee to:**

- Review and decide on requests for architectural changes
- Co-ordinate periodic compliance surveys
- Report to the Board of Directors of the Association
- Monitor pending zoning changes that could affect Campus Hills directly or incidentally
- Help maintain the great quality of life and property values that we have all come to appreciate in Campus Hills

### **Treasurer "Assistant" – to transition to Treasurer in March 2008**

**Terri Forand**, our treasurer, is looking for an assistant she can train for one year and then take over for her in 2008. If you are good with numbers and would like to give something back to the community, please consider taking on this role. Terri has been treasurer for three years and has done a wonderful job. She will serve an additional year if someone comes forward now to be her assistant.

# ***Call to action...Campus Hills Community Association volunteers needed!***

If you are interested in any of the positions on the previous page, or if you would like more information, please contact one of the board members (phone and email listed on the last page), or fill out this form and mail it to **Campus Hills Community Association, Inc.**, P.O. Box 20155, Towson, MD 21284 – and one of our committee members will contact you.

I am interested in:

\_\_\_\_\_ receiving more information on

\_\_\_\_\_ volunteering for

the following position(s):

\_\_\_\_\_ President

\_\_\_\_\_ Web Master

\_\_\_\_\_ Covenants, Zoning, & Traffic Committee Chairperson

\_\_\_\_\_ Treasurer Assistant 2007 / Treasurer 2008



Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## HOLIDAY LUMINARIES

Luminaries will be distributed on Saturday, December 10th. For those new to the neighborhood, Campus Hills traditionally places these candles in bags on the curbside on December 24th.

If you would like to help distribute the luminaries, please call Mike Kirlin at 410-825-2739. Mike has been doing this for many years. *We really appreciate you, Mike!!*



## NEWSLETTER CONTRIBUTIONS

If you would like to place an ad in the next newsletter, or if you have community news to report (subject to editing), please contact our Newsletter Editor, Andrea Otis, 410-828-4829, or by email (preferred) at [newsletter@campushills.org](mailto:newsletter@campushills.org)



### Beware of YOUR Dog!



The association has received several complaints about unleashed dogs roaming the neighborhood. The police and Animal Control had to be

called to rectify this situation. Many neighbors have pets and are responsible pet owners. However, a few have not been responsible. Please be considerate of your neighbors and the community by controlling your pets (including cats) and do not allow the pets to have free range in the community.

If you have concerns about animals in the neighborhood, please do not hesitate to contact Animal Control (410-887-5961). Do not call the police. The police will not generally respond to complaints about animals and will refer questions to Animal Control.

### Community Conservation Housing Rehab Grant Awarded

At one of our recent general meetings a county representative informed the community about a program whereby lower income or certain elderly residents may qualify for grants for qualified home improvements. One of our members took advantage of this information and successfully applied for a grant. They will receive \$25,000 for various vital improvements. The loan does not have to be repaid until the house is sold. For more information contact the Baltimore County Office of Community Conservation at 410-887-3317; or by email at [occ@co.ba.md.us](mailto:occ@co.ba.md.us).



Please remember to shovel your sidewalk! With winter quickly approaching, please be considerate of your neighbors by promptly clearing your sidewalks of ice and snow as soon as possible after a storm!



# welcome

...940 Starbit

If a new neighbor moves into a home on your street, please notify **Mike Fiehe** at (410) 296-7958, or [hospitality@campushills.org](mailto:hospitality@campushills.org) so that a member of our Welcoming Committee may officially greet them.

## Thank You

Thanks to everyone who attended our 50<sup>th</sup> Anniversary celebrations. We could not have asked for better weather for the block party and the Fifties-themed party was rockin'. Thanks especially to those who helped plan and execute the events: Jody Kloch, Ed & Yvonne Vojik, Janice Flynn-Thorman, Steve & Adele Considine, Brian and Laura Wood, Rich Hunter, Bill Forand, Andrea Otis and Wesley Wood. And a **BIG** thank you to Terri Forand for leading the 50<sup>th</sup> Anniversary committee! You made it a fantastic experience to celebrate 50 great years in Campus Hills.

**Published by the Campus Hills Community Association**

**President**

Edward Vojik, 410-296-5271, [president@campushills.org](mailto:president@campushills.org)

**Vice President**

Gary Bull, 410-823-5853, [thebull22@hotmail.com](mailto:thebull22@hotmail.com)

**Treasurer**

Terri Forand, 410-821-7106, [treasurer@campushills.org](mailto:treasurer@campushills.org)

**Recording Secretary**

Brian Wood, 443-564-4733, [nemo@bewhome.net](mailto:nemo@bewhome.net)



Get ready, because you-know-who is coming to town! After making his list and checking it twice, Santa is once again preparing to do his annual drive through Campus Hills on Christmas Eve in a fire truck (that is if the fire truck isn't being used, of course!).

**Board Members 2006-2007:**

Walter Calwell, Citizens on Patrol (C.O.P.) 410-494-9405

Adele Considine, Membership, 410-321-8381, [aconsidine@comcast.net](mailto:aconsidine@comcast.net)

George Cyr, Community Garden, 410-828-9519, [cyriousone@verizon.net](mailto:cyriousone@verizon.net)

Mike Feihe, Hospitality, 410-296-7958, [hospitality@campushills.org](mailto:hospitality@campushills.org)

Andrea Otis, Newsletter, 410-828-4829, [newsletter@campushills.org](mailto:newsletter@campushills.org)

**Happy Holidays,  
Merry  
Christmas, and  
Happy New Year  
to you and your  
families!**

**Other Committees:**

**Children's Activities** - Claire Ricci, 410-583-8388, [gvr007@yahoo.com](mailto:gvr007@yahoo.com)

**Covenants** - Vacant

**Traffic, Grounds & Zoning** – Vacant

**Webmaster** - Vacant

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• Have you checked out our website lately? Bookmark  
• and visit it regularly for timely Campus Hills' updates!  
.....  
[campushills.org](http://campushills.org)

**Fond Farewell to  
Katie Ash**

The association and the board bid a fond farewell to **Katie Ash**, who has moved to Harford Co. Katie has served on the board the past three years, on the covenants committee, and was our web mistress. In addition to being instrumental in getting our web site established, Katie always offered sound counsel to the board on a variety of matters and always had the community's best interest at heart. The association and the community will miss Katie dearly and we sincerely wish her the best in the future. Our loss will surely be a condominium association's gain! Thank you, Katie!



**Reminders from Citizens On Patrol (C.O.P.)**

- Do not leave anything of value inside your vehicle and keep your car doors locked.
- Please keep garages and sheds closed and locked when unattended.
- Report streetlights outages to BGE through their website.
- Watch for and report suspicious activity to police and the Citizens On Patrol. *If you see something, say something!*
- Leave lights on after dark, both front and rear.
- If you see suspicious people in the neighborhood, call the police. Do not approach them yourself.
- **Slow down** when driving through the neighborhood and remind your teenage drivers about implications of speeding.
- When leaving for vacation ask a neighbor to pick up your mail, newspaper, and deliveries. Also, ask them to help in removing empty trash containers.

**Volunteers are needed for COP, especially during the day.** This is a great job for retirees – it is easy and rewarding. As little as one or two hours a month of donated time would be a big help. Please contact **Walter Calwell (410-494-9405)** to schedule a ride-a-long.



# CITIZENS ON PATROL TEAM UP FOR SAFETY

**We Need You!!! SEE SOMETHING, SAY SOMETHING!!!**

Join a great Campus Hills Organization! Be the eyes and ears of our neighborhood and report **SUSPICIOUS ACTIVITY** by calling:

**911 FOR EMERGENCIES**

**410-887-2222 FOR NON-EMERGENCIES**

**We are asking every resident of Campus Hills to become involved in C.O.P.** The following are up to three ways that you can help keep Campus Hills a safe community. Please choose one or more of these options:

\_\_\_\_\_ **C.O.P. Driver on Patrol** – Sign up for C.O.P. car patrol, just one hour a month.

\_\_\_\_\_ **C.O.P. Walker/Biker/Runner/Driver on Patrol** – Be vigilant as you go about your usual routine in the neighborhood. Carry your cell phone and call one of the above numbers if you see anything suspicious.

\_\_\_\_\_ **C.O.P. Supporter** – Be vigilant as you come and go from the neighborhood. Upon returning to the neighborhood, drive the “long” way home. Carry your cell phone and call one of the above numbers if you see anything suspicious.

Your Name(s): \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email address: \_\_\_\_\_

**Please drop off or mail this flyer to:**

**Walter Calwell, 917 Shelley Road, 410-494-9405**

**THANK YOU IN ADVANCE FOR YOUR SUPPORT!**