



Campus Hills Community Association, Inc.  
P.O. Box 20155  
Towson, Maryland 21284-0155

**Please read!! Important information  
about Campus Hills is included in  
this newsletter.**

**SECOND NOTICE**



*Campus Hills*  
*Community Association, Inc.*  
P.O. Box 20155  
Towson, MD 21284-0155

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May 2007

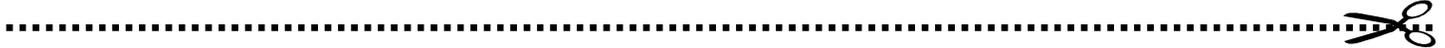
Dear Campus Hills' Neighbor,

**This is a SECOND NOTICE for those who have not yet paid their dues for 2007.** For those that have paid their dues – *THANKS!* If you are unsure if you have paid your dues for 2007, please contact Adele Considine at 410-321-8381 or AConsidine@comcast.net.

Why should you pay your dues? Dues contribute to the protection of property values, yearly activities for neighbors, beautification of the neighborhood, communication, insurance, and legal fees. Perhaps one of the reasons you haven't paid your dues is because you don't know exactly what they are used to support. Below are some specific examples:

- Newsletter printing and distribution keeping the community informed
- Citizens on Patrol expenses keeping us safe
- Covenants attorney costs keeping fraternity houses, doctors' practices and other non-single family uses from our neighborhood
- Website costs keeping us accessible to potential home buyers, and thus, keeping property values up
- Signage and garden expenses keeping us attractive
- Yard sale, block party and children's activities keeping us in touch as neighbors

This year's dues are the same as last year - **\$50.00**. Thank you, in advance, for your continued support of our neighborhood. Please return the below information with your dues as soon as possible. Remember that behind every vibrant and desirable neighborhood stands a strong and active community association. Please help support your community association!



Name(s): \_\_\_\_\_

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

Phone number ONLY if you would like for it to be listed in future

neighborhood directories: \_\_\_\_\_

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

(Email addresses will be used for newsletter distribution and timely community news. If your email address changes, please let us know.)

Please make your check for \$50 payable to: **Campus Hills Community Association, Inc.**, P.O. Box 20155, Towson, MD 21284.

Check here if you wish to be contacted about volunteer opportunities: \_\_\_\_\_

## Message from the President

### Goals for 2007

Greetings from your new Campus Hills' Community Association President! For those of you I have not had the pleasure to meet, my name is Andrea Otis. My husband, Steve, and I fell in love with and moved to Campus Hills two years ago. Shortly after moving in, I answered the call for a volunteer to produce the community's newsletter and join the board. Little did I know within a few short years I would be the captain of the ship – a well run ship, I might add, thanks to the commitment from the board members and especially to my predecessor, Ed Vojik. Ed served as CHCA's President for the last three years. His tireless devotion to his community did not go unnoticed. Campus Hills' residents should all be thankful that Ed and the current board members dedicated themselves to keeping the association active. If you haven't done so already, please thank Ed for his service. We are very grateful that Ed has decided to stay on the board and serve as the Towson Community Liaison for Campus Hills.

I understand that as a homeowner in Campus Hills you have a desire to ensure that our neighborhood continues to be a wonderful place in which to live and raise a family. I want that, too. To that end, at our last board meeting the CHCA board and I brainstormed the goals we have for the coming year. My commitment to you, the community, is to regularly report on the status of these goals in the newsletter and on our website. There are a lot of exciting things going on right now in Campus Hills and I want to make sure that everyone is aware of them.

These goals are not just for the board members – these are Campus Hills' goals, so we are relying on you, the community, to help with many of them. Don't have time to serve on the board? That's OK, but please take a look at the below goals and think about what you can possibly do to help Campus Hills have a successful 2007.



**#1 – Collect dues from 65% of households.** While I would really like to set this goal at 100%, I know that is not feasible given that we only had 54% of households pay their dues in 2006. Currently we are at 37% participation for 2007. Have you paid your 2007 dues? Dues are an important way to ensure that our association continues to succeed. If you have not paid your dues, see the enclosed dues form for more information on how you can. If you are part of the 37% that have paid your dues – THANKS! Ask your friends and neighbors if they have remembered to pay their dues (nothing like a little peer pressure to spur people to act).

**#2 – Increase Citizens On Patrol (C.O.P.) drivers to 15.** No doubt you have all seen the C.O.P. drivers and felt a sense of security knowing they are patrolling the neighborhood. And, no doubt, you have probably realized that the C.O.P. cars you see are almost always the same. We need more drivers to fill the patrol schedule. This is a great opportunity for any one that just has a small amount of time to share and wants to work on their own. As little as one or two patrols per month would help out the C.O.P. team. Please consider volunteering so that we can reach this goal.

**#3 – Develop the next generation of [www.CampusHills.org](http://www.CampusHills.org).** Our first website developed two years ago has served us well. Due to advances in technology and the technical skills of our webmaster, we are now capable of enhancing the website to truly be a community forum where residents can collaborate and communicate in real-time. Stay tuned for more information about this in the coming months. If you haven't done so already, bookmark the website and check back often for timely news and updates.

*(continued on next page)*

## Message from the President (continued)

**#4 – Distribute the newsletter electronically to 30% of residents.** Don't worry – if you are reading this and don't have computer access you will continue to receive your newsletters the traditional way -- by mail. However, due to the increasing cost of postage and printing costs in addition to the amount of time it takes our volunteers to collate and distribute the paper-based version, we will be making an effort to move the newsletter distribution to the web. What has prevented us from doing this in the past is ensuring that we have correct email addresses that are tied to actual home addresses – we don't want to miss any one. With the next generation of the website mentioned above, we will be able to control this better. Look for more information on this in the next newsletter.

**#5 – Increase advertising in newsletter.** Again, to help offset rising postage and printing costs our goal is to have at least two business card size ads in each newsletter. I am happy to report we are well on our way to accomplishing this goal, with 6 out of 12 ads paid for the upcoming year! If you have a small business or know of someone who would like to easily reach 369 Campus Hills homes, please have them submit their ad request to [newsletter@campushills.org](mailto:newsletter@campushills.org). The cost for a business card size ad is \$25.

**#6 – Three new active volunteers for the board by the end of the fiscal year (March 2008).** Fresh faces are important to keeping the volunteer spirit alive. Perhaps your kids are going off to school and you will be finding yourself in an empty nest next year. Maybe you just moved to Campus Hills and want to meet new people and enhance your property value. Consider volunteering in one of our open board positions as described elsewhere in this newsletter.

**#7 – Make progress toward updating the Covenants.** As many of you may know, we have been in the process of updating our 50 year old, original covenants. This is much harder than it sounds – so much so that we have had to engage a lawyer and dedicate a board member to focus on this task. We know we cannot accomplish this in one year, so what we have decided is attainable for this year is to get updated maps from the county that show how Campus Hills is divided into six divisions (I bet you didn't know that!) and identify which addresses go with each division. When we are ready to pass the covenants we must get 51% of each division to vote for the new covenants. This year we also want to get volunteers in each division to help when we are ready to go door-to-door to obtain signatures to update the covenants. This is going to take several dedicated volunteers – perhaps you would be willing to step up for this one-time task.

In closing, I would just like to say that I appreciate the opportunity to serve my community in this capacity and look forward to trying to make a difference in our neighborhood over the next year.

- Andrea Otis

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

***C.O.P. is reminding residents to lock front doors while working in your back yard this summer.***

- 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 at 1-877-778-2222.
- Remember the safest way to cross Goucher Blvd is to use the marked crosswalks. Push the button and wait for the walk sign.
- 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.
- Please obey the speed limits on Goucher Blvd., Providence Rd., and the interior roads of Campus Hills.
- 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.



## Campus Hills' Community Yard Sale



The annual Campus Hills yard sale will be on **Saturday, June 9<sup>th</sup>, 8am – noon.**  
(Rain date is Sunday, June 10<sup>th</sup>.)

If you would like to donate anything that is not sold in the yard sale (or if you just have things to donate to charity), the National Children's Center will be coming through the neighborhood to pick-up whatever is left at 2:30 on the day of the yard sale. Everything should be left at the curb and clearly marked "NCC" so they know it is OK to collect.

## CHILDRENS' ACTIVITIES

The annual Easter egg hunt was a chilly success! We had almost 50 children hunting for eggs. Congratulations to the raffle winners Ben W., who won a basketball hoop and to Gia S., who won a princess set. The winner of the candy estimation game was Lukas M. A special thanks to Ingrid and Greg Weinhold for the donation of the basketball set. Thanks to Chris Brandenburg for helping set up the day, and to the Riccis for helping take down the tables. Lastly, thank you to Brendan S. for acting as our bunny for the morning.

If you wish to be notified about upcoming children's events, including our July 4th parade, please contact Jen Guanti with your email (preferred) or phone number. (Note: Those families who provided this information at the egg hunt do not need to again.) Jen can be reached at [jenandrei@gmail.com](mailto:jenandrei@gmail.com) or 410-828-4677.



## Honor your country!

Remember to fly your flags on the following dates this summer:

- Memorial Day (half-staff until noon): May 28
- Flag Day: June 14
- Independence Day: July 4
- Labor Day: September 3

## Covenant's Meeting

As you may have read elsewhere in this newsletter, there is a lot going on with the Covenant's right now. Not only are we busy reviewing new Covenant's requests and enforcing violations, we are also in the process of updating our outdated rules. We have had some residents express interest in working on and even leading this committee.

If you have worked on the Covenant's committee in the past, or if you would like to get involved with this great group of people, please consider attending our upcoming Covenant's 2007 Kick-Off Meeting:

**Wednesday, June 13th**

**7:00 pm, 504 Epsom**

The more the merrier! Please let us know to expect you by calling or emailing (preferred) Gary Bull at 410-823-5853, [thebull22@hotmail.com](mailto:thebull22@hotmail.com)

**Remember** – When considering a change to the outside of your home / property, please submit an application for approval to the Covenants Committee. 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. An approval form is in this newsletter and is also available on our website at: <http://www.campushills.org/covenants/>

## **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.

## March General Meeting Report

Attendance at this year's March general meeting was higher than in previous years. Thanks to all of those who made the effort to attend! The highlight of the meeting was the presentation on recycling, by Charlie Reighart, from the Baltimore County Department of Recycling and Waste Management.

Mr. Reighart presented a brief history of recycling in the County, beginning with the pilot programs in the early 1990s, initiated in Campus Hills. These programs were so successful that curbside recycling was instituted throughout the county by 1994. Baltimore County's landfill (Eastern Sanitary Landfill) is now about 43% full, and is expected to reach capacity in about 25 years. This makes continued recycling and reuse critical, in order to stretch that capacity as long as possible. Once the landfills are full, waste must be trucked to Virginia or farther, which adds cost and has environmental consequences. At this time, the county picks up paper, glass, steel and aluminum cans, and narrow neck plastic bottles, on separate days, for recycling. The county is not able to recycle plastic containers such as from yogurt, margarine, cottage cheese, salad and muffin trays, etc, so we are asked to reduce our use of these items and not put them out for recycling. Styrofoam also cannot be recycled, however our local shipping and packing businesses (Mailboxes, etc. ) will take the loose "peanuts" for reuse.

Other materials such as electronics, lumber, batteries, light bulbs, and hazardous waste, can be recycled or reused if brought to the appropriate location. Electronics such as cell phones, printers, computers, etc. can be brought to the recycling site at the Baltimore County Resource Recovery facility in Cockeysville. This facility also accepts motor oil, metal household appliances, scrap metal, passenger tires (without the rim), and car batteries for recycling. The county holds periodic recycling/disposal events for light bulbs and hazardous waste, which you can inquire about by calling 410-887-2000.

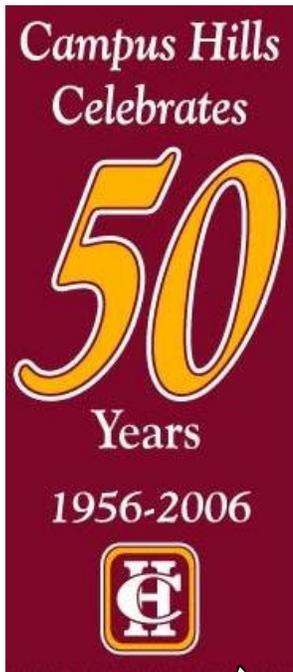
Mr. Reighart was asked to give a few suggestions to our community about Do's and Don'ts . He noted that trash containers should be a maximum of 32 gallons in size, and weigh 50 lbs or less when full; their lids should not be secured with rope, wire, chains, or hinges. He asked that non-recyclable plastic not be put out (see description above, or call 410-887-2000 with questions). Blue or clear plastic bags are indicated for bottles and cans, and they may be mixed together. Paper for recycling should be in paper bags or cardboard boxes. We are all invited to reduce junk mail by asking our names to be removed from mailing lists.

Yard materials can be reduced by using mulching blades on mowers, so that the grass and leaves stay on the lawn to release nutrients to the soil: "Cut the lawn high and let it lie." Home composting of leaves, grass, and wood chips can provide a healthy soil additive for gardens. Yearly sales of home composting bins (discounted to about \$35) are held by the county in the spring. A helpful brochure on environmentally friendly lawn care is available.

We were all congratulated on the high level of recycling participation in Campus Hills, and several very helpful brochures were available for reference. If you would like more information, please visit the website, call the county office, or call Emily Richie (410-821-1723), who has a supply of extra brochures. The website also has detailed information: [www.baltimorecountymd.gov/recycling](http://www.baltimorecountymd.gov/recycling).

In other news at the meeting, the 2007 officers were elected (please see the complete list in newsletter), ideas were brainstormed about the goals for this year as well as ideas for using the discretionary fund. There were many questions about the curb work in the neighborhood. The board is currently trying to get further information on when the remaining curbs will be completed. Brian Wood, the new webmaster, talked about the plans for the next generation of our website. It was highlighted that volunteers are needed for Covenants and Citizens on Patrol.

Thanks to Emily Richie for arranging for the speaker! Based on the attendee interaction – the topic was quite popular.



# 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.*



**Great gifts for neighbors or friends who have moved away!**

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.

## Fiscal Year 2007 Budget

To the right is the proposed budget for our fiscal year 4/1/07 - 3/31/08. It has been included in this newsletter for general membership approval.

Please email us at [treasurer@campushills.org](mailto:treasurer@campushills.org) with any questions about the budget. If you don't have email access, you may call Terri Forand at 410-821-7106 or Emily Richie at 410-821-1723. No response by June 25th will be considered approval of the budget. Thank you for your consideration.

### C.O.P Rally Against Crime

June 20 - 6pm

Uncle Wiggly's Ice Cream Shop on York Road at Register Ave.

Children's activities – Explore a fire truck, police car, ambulance and military Humvee. Refreshments.



### Information on fox sightings in Campus Hills

Many of you may have noticed the fox family that loved Campus Hills so much they decided to make it their home as well. Below is information from Baltimore County Animal Control about this situation:

Foxes live throughout Baltimore County, and they have adapted well to suburban living. Foxes are not something that should be a great cause for worry, because they are not aggressive and they do not present any particular threat to us, other than rabies, which is uncontrolled among mammals in the wild. Foxes are here to stay. When you see a fox, wave your arms and make lots of noise. They will get the message.

The best protection against rabies is to keep all household pets up-to-date on rabies shots, to teach children not to approach any strange animal, and to report sick, rabies-suspect animals to Animal Control (look for neurological problems, staggering, paralysis, animal immobile, etc.).

Healthy foxes are often seen lurking near bird feeders (they wait there for easy prey to arrive). They come out on trash night and tear open trash bags that are not sealed in cans. You may see them out sunning themselves on a cool day. Foxes will parade their young through the neighborhood teaching them to hunt and forage, particularly at night, and they communicate with a howling scream. The best deterrent for foxes is to seal off areas they can use to build a den and remove food sources, like open trash and cat and dog food left out in bowls for neighborhood pets. Please place all kitchen trash in sealed containers. Most wild animals detest the smell of household ammonia. Ammonia soaked on old towels is a good deterrent.

If you would like more information about foxes, please visit the following website:

<http://www.dnr.state.md.us/wildlife/redfox.html>

## Campus Hills Community Association Fiscal Year 4/1/07-3/31/08 - PROPOSED Annual Budget

	<i>Proposed Budget</i>
<b>INCOME</b>	
Dues Income (based on 60% participation)	11,000.00
Newsletter Advertising Income	100.00
<b>EXPENSES</b>	
Garden	-450.00
Signage	-200.00
Website	-400.00
Newsletter	-1,700.00
Office Supplies/Expense	-200.00
Covenants/Zoning	-1,000.00
<b>Activities</b>	
Winter Holiday Party	-500.00
Children's Spring	-200.00
Children's Halloween	-200.00
Community Asn.Meetings	-150.00
Luminaires	-600.00
Yard Sale	-150.00
Block Party	-500.00
Membership	-175.00
Insurance	-1,700.00
Condolences	-50.00
BGE-Christmas Tree Island	-200.00
Hospitality	-300.00
COP	-400.00
<b>Miscellaneous</b>	
<b>Dues/Fees</b>	
Towson Police Community	-10
GTCCA membership	-75.00
Discretionary Fund	-1,940.00
Surplus/(Deficit)	0.00

**Published by the Campus Hills Community Association**

**President & Newsletter**

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

**Vice President**

Keith Curry, 443-474-2637, [vicepresident@campushills.org](mailto:vicepresident@campushills.org)

**Co-Treasurers**

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

Emily Richie, 410-821-1723, [treasurer@campushills.org](mailto:treasurer@campushills.org)

**Recording Secretary**

Katherine Wikstrom, 410-583-5399, [secretary@campushills.org](mailto:secretary@campushills.org)

**Board Members 2006-2007:**

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

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, [cyrionsone@verizon.net](mailto:cyrionsone@verizon.net)

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

Ed Vojik, Towson Community Liaison, 410-296-5271, [evojik@aol.com](mailto:evojik@aol.com)

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

**Other Committees:**

**Children's Activities** – Jen Guanti, 410-828-4677, [jenand Reid@gmail.com](mailto:jenand Reid@gmail.com)

**Covenants** - *Vacant*

**Traffic, Grounds & Zoning** – *Vacant*

.....  
Have you checked out our website lately? Bookmark and visit it regularly for timely Campus Hills' updates!  
campushills.org  
.....



**welcome**  
**903 Sibley**  
**906 Shelley**

Reach 369 Campus Hills' homes for just \$25! Place your ad in the next newsletter! (subject to editing)  
Send your ad request to: [newsletter@campushills.org](mailto:newsletter@campushills.org)

Paid advertisement

**KAUAI**  
We concentrate our efforts in Campus Hills - currently servicing 27 lawns and 20 landscaping customers.  
**General Landscaping Services:**  
Mowing      Seeding      Fertilizing  
Retaining Walls      Trimming      Patios and Walkways  
Plantings and Design      Chimney Caps-Stone ledge repair  
**David Sausser**  
410-337-7298  
[dsauss1@yahoo.com](mailto:dsauss1@yahoo.com)



Paid advertisement

**ROOF PROBLEMS?**  
"DON'T GO TOPLESS!"  
**Phil DiBello**  
EST 1979      ROOFING  
Residential • Commercial  
1-410-752-ROOF (7663)  
1-800-685-ROOF (7663)  
**ASK FOR MIKE FEIHE** 1-410-752-7947 (FAX)



Paid advertisement

**LONG & FOSTER**  
REAL ESTATE, INC.  
**Paula Nyitrai**  
**REALTOR®**  
Office: 410-574-2000  
Fax: 410-574-6647  
Res: 410-682-5205  
Cell: 410-868-6462  
Rosedale/White Marsh Office  
9106 Philadelphia Road  
Baltimore, MD 21237

