

Fall, 2005

# Campus Hills

Established 1956



*A* Covenants  
Community

[www.campushills.org](http://www.campushills.org)

## Message from the President

### Oasis in Towson

I received a letter from a new neighbor who said that she just loved the community, describing Campus Hills as an “Oasis in Towson.” No argument here, that is why so many of us have become almost “lifers” choosing to stay put for 10, 20, 30 years or more. But the neighbor’s comment got me thinking about what exactly comprises Towson, an unincorporated town with no clearly defined boundaries. The heart of Towson, of course, contains Baltimore County’s seat of government and the immediate surrounding streets are comprised of former single-family-domiciles converted to law offices, and commercial and retail establishments. Towson is also home to Towson University and Goucher College.

But the greater Towson area really consists of many wonderful residential communities (ours being the most wonderful, of course!). While traveling away from home it may be more convenient to say when asked that we are from Towson (rather than Campus Hills), a place a stranger may more readily recognize. But not necessarily: A few years ago I was on a business trip to the southwest and told someone I was from Towson, MD near Baltimore. When pressed further, I said Campus Hills and the person replied, “What a fine neighborhood. I know it well. My daughter attends Goucher College.” (Did you know that the fictional character, Elaine, from TV’s *Seinfeld* was from Towson? One can only imagine from which community, though.)

As a community in Towson of 369 distinct homes, we often merely focus on what is happening in our own neighborhood. But a lot is going on in the surrounding area that may have direct or indirect effects on us, so we must pay attention. That is why our Association has joined the Greater Towson Council of Community Associations, an umbrella organization representing about 30 Towson area communities. I attend monthly GTCCA meetings that are always well attended not just by the communities themselves but also by county and state elected officials, the two local colleges, the police, the Towson Times, the Towson Business Association, and local medical facilities.

In recent months, the GTCCA has concentrated on two major proposals, the Towson Circle III project to revitalize central Towson and the Dulaney Valley Apartments project. The GTCCA strongly objected to the Towson Circle III project because it included 600 units to house Towson University students. College students can be disruptive in a residential community (we have had our own horror stories with students). While central Towson is primarily not residential, there are residential pockets there such as the Virginia Tower Apartments that house elderly residents. TU eventually dropped its plans to build the 600 student units.

## Message from the President (continued)

Closer to home for us, the Dulaney Valley Apartments project (across from the Sheraton) is a concern because of the plan for 900 units, more than tripling the current size of about 250 units. The current plan calls for an allotment of only 1 ½ parking spots per unit - not realistic in our auto obsessed society - meaning that there will likely be an overflow of on-street parking. Also there has been no study of the effect of this increase on traffic flow. This is a major concern to us as Goucher Blvd. is already becoming a drag strip at times. We are following developments on this project closely as is the GTCCA. At some point we may need a number of our neighbors to come forward and actively participate in this process (the more individual voices heard the greater the impact). We will keep you informed as more information becomes available.

I am sad to report that our newsletter editor, Angela Simmons, will no longer be able to edit and publish the newsletter. I want to thank Angela, who has published the last eight newsletters including this one, for all her efforts in helping the Association produce an attractive and informative publication. So now we need a volunteer to come forward and take over this important responsibility. As I have said before, all of us on the board and those serving on committees are just ordinary neighbors just like you who are volunteering their time in order to keep the community a great place to live and raise a family, or as one neighbor put it, to keep Campus Hills, "An Oasis in Towson!" These positions should be rotated regularly after a year or two so no one person or persons are unduly burdened by these responsibilities. I know there are some of you out there who have the skills and talent to step in and become the next newsletter editor. Would one of you please come forward now and help us out?

Ed Vojik

## Covenants and Zoning

The Covenants Committee would like to thank all our neighbors who submit improvement applications, properly dispose of garbage and grass clippings, and try to maintain their homes and yards in a manner we can all be proud of. We also want to thank all of you who have responded to our notices and reminders by co-operating and fixing the problem(s) without a fight. Sure, we're going to mistakenly issue a violation notice now and then; we've sent out over 200 notices and letters for everything from sidewalk cracks to dormitory conditions in rental houses. Please let us know if we goofed or if there is some reason you can't comply; we hope all this paperwork results in 2-way communication between neighbors. We ARE your neighbors! This committee is composed of 15 people, including 4 board members doing "double duty" in the Association. We are all Campus Hills homeowners, some fairly new and some have lived here for decades; one is even an original owner. We have chosen to volunteer in this capacity not as part of a quest for power, rather because we were made aware of an urgent need in the community and hesitantly, even reluctantly agreed to try to help, knowing the "job description" was less than inviting. None of us would say we have the "perfect Campus Hills home", nor do we expect anyone else to be perfect. We are only trying to apply the Protective Covenants in a uniform fashion so no one has to live next to or across from an "eyesore" that is detrimental to their property values and their ability to enjoy life in Campus Hills.

We need several more people committed to preserving our community's architectural integrity and quiet, peaceful atmosphere. We have MANY issues before us, such as the proliferation of rental properties, the need for traffic "calming" measures around and throughout Campus Hills, encroaching commercial development and the sorely needed updating of our covenants in response to modern building materials and changing societal views on home ownership. If you're interested, you can contact the Covenants Committee chairman or any board member, as listed in this newsletter or on our website, [www.campushills.org](http://www.campushills.org). Thank you again for helping us build a stronger Campus Hills Community.

## Another Thank You!

Has anyone noticed how few bags of grass clippings are sitting at the curb for weeks at a time? Doesn't it make for a much more pleasant walk through the neighborhood without the sour smell of bagged grass? Thank you to all that have taken the extra effort to set those clippings out ONLY the night before their collection. I'm sure the lawn services most of us use would leave the bags at the side or rear of the house if we just ask them to. And, if you're able to carry your own bags out to the curb, don't forget about that neighbor that, for whatever reason, cannot. Please, let them know you'll make sure theirs get set out for collection along with your own. That's what neighbors are for!



## Rodent Sightings Reported!

In June sightings of rodents in various vicinities were reported to the Association. Neighbor Wesley Wood, who conducts daytime Citizens On Patrol for Campus Hills, inspected areas around the Royal Farm Store, Campus Cabana Pool, and the AMF bowling facility that may have been the source of the infestation. Wesley found evidence of numerous rodent burrows behind the dumpster at AMF. He also observed heavy vegetation growth at the dumpster as well as the dumpster itself overflowing with refuse. Wesley took the initiative to contact the AMF manager, urging him to hire a pest control operator, clean up the excessive trash, and clear the heavy vegetation. The manager agreed and within a week the area was much improved. However, in mid-July Wesley re-inspected AMF and found evidence of new burrows and observed a dead rodent as well as a live rodent.

At Campus Cabana Pool, Wesley also found evidence of rodent burrows and met with representatives of the pool who indicated that the Pool was aware of the problem and were having pest control treatments performed. No problems, however, were observed at the Royal Farm Store.

Wesley then filed formal complaints with the Baltimore County Department of Environmental Health and requested that the offending properties be formally inspected by the County for rodent infestations and sanitation violations and appropriate follow-up. The Department of Environmental Health did do follow-up inspections recently and the good news is that no new burrows were noted and the offending properties now appear to be in compliance with county regulations.

In light of the rodent sightings, the Association found that some neighbors are leaving kitchen trash by the curb in plastic bags and not in closed containers, as required by the County Code. These neighbors were given violation notices as well as pamphlets provided by the County on recommendations to prevent infestations.

The Association is taking this rodent problem very seriously (as every neighbor should) in hope of "nipping it in the bud." And we urge all neighbors to properly place kitchen refuse in closed containers as a way each of us can assist in preventing further infestation. And a big thanks to Wesley for all his individual efforts in going "above and beyond" on this one!



## Beware—Neighborhood Scam

The Greater Towson Council of Community Associations (GTCCA) reports that a young man is visiting homes in various area communities and perpetrating a SCAM whereby he identifies himself as the 18 yr. old son of a nearby neighbor, trying to raise money for his sports team (either baseball or lacrosse). He is nicely dressed in shorts, a polo shirt, a baseball hat, and is very clean cut. He asks that you sponsor a child at a local children's hospital by buying books for them.

He may mention your neighbors by name, and say that they sponsored children. He may offer a receipt from a company called UPSI (Ultimate Power Sales, Inc.). Neighbors who gave money to the young man later found the number he gave was out of service, and there was no one by the name of the person he said was his father.

The GTCCA has notified the police but wanted to urge all communities - BEWARE!!!! Do NOT give money, or any other information, to ANYONE who comes to your door. And immediately report any suspicious visits to the police and inform the Association.

## COP Report

Daytime COP reports that some neighbors are leaving unattended garage and shed doors open. As the County police often warn, this is an easy way to have valuable items like bicycles and mowers suddenly disappear!

CRIME IS NOT WELCOME IN CAMPUS HILLS

**WANTED!!!!**

We need your help!

Join COP

(Citizens On Patrol)

Day or Night Patrols

Call Walter Calwell at (410)494-9405



## Paint May Be Coming to a Streetlight Pole Near You!

You probably have noticed that many of the streetlight poles throughout the community are in dire need of painting and have become a "blight" on the neighborhood. Ed Vojik contacted the County and the County conducted an inspection and agrees that many poles indeed are in need of painting. Although the County owns the poles the maintenance of the entire pole (not just the lamps) is performed by BGE under a contract with the County. Three poles on Epsom Rd. already have been painted.

## Ticket Warning

### BEWARE

The Baltimore County Police have received individual complaints regarding illegally parked cars in the neighborhood. Specifically, cars parked facing the wrong direction. (This is a hazardous safety condition which could result in a head on collision.) The Police must respond to any complainant who calls them, and as a result, have given out many warning tickets. We have checked with them about this and they stated that parking in the wrong direction is illegal and could be a two (rather than one) offense ticket, with a total fine of \$105 and 1 point. Because they responded and witnessed other vehicles parked in the wrong direction, they must cite all illegally parked cars at the time they are here. (It is not their normal custom to patrol neighborhoods looking for parking violations, remember, they responded to a [or more than one] complaint.) They advise that if another complainant calls in regarding the same offense, that the next time they come out they will have to write actual citations (tickets). Please avoid a costly ticket and park your vehicles on the proper side of the road, in the correct direction.

## Help Wanted/Needed

Someone to do some light typing, mailing, and data entry to help out the Covenants Committee chairman. No experience needed! Salary: 2x the chairman's; would not need to attend most monthly meetings; could "work" at home; hours: probably 2 or 3 per month; benefits: same as the chairman. Please contact Gary Bull via our website if interested.

## Welcome to Campus Hills!

Welcome to the following new neighbors:

505 Goucher Blvd.  
603 Sadler  
700 Scarlett  
713 Scarlett  
805 Seaward  
724 Shelley  
910 Southwick

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



## Operatic Debut

One of our residents, 11year old Elisabeth Bull, will be making her operatic debut this fall. She will be appearing in Opera Vivente's presentation of Britten's "The Turn of the Screw" Sept. 30, Oct. 2, 6, 8 at Emmanuel Episcopal Church, in Mt. Vernon. Info available at [www.operavivente.org](http://www.operavivente.org).

## Published by the Campus Hills Community Association

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### Hospitality

Mike Feihe  
410-296-7958

### Christmas Party

Mary Martin  
410-828-5840

### Newsletter

vacant

### Campus Hills Day

vacant

## All Help is Welcome!

We are always looking for neighbors who want a more active role in our community. There are some committees that have immediate needs. **SEE BELOW**  
Contact anyone on the list if you would like to volunteer in any way!

# REMINDER

## Fall General Meeting

Tuesday, October 18  
7:00 - 9:00

Cromwell Valley  
Elementary



## Christmas is around the corner

If anyone would like to help out with the Campus Hills Christmas Party, we would love new ideas and/or volunteers. Please contact Mary Martin @ 410-828-5840 or [mmartin1@comcast.net](mailto:mmartin1@comcast.net) if you want to help with that event.

## Immediate Help Needed

If anyone is interested in publishing the newsletter, please contact Ed Vojik @ 410-296-5271.