



Message from the President

What's going on in Campus Hills?

First of all, I would like to say a big 'thank you' to the Campus Hills Board members who have agreed to serve on the board for another year. The board member list is on the last page of this newsletter. If you know any of these volunteers – be sure to thank them for their service. It is their dedication to our community that keeps Campus Hills such a wonderful place to live and raise a family.

Secondly, I would like to thank all of those neighbors who were able to attend the March General Meeting. We had a fantastic turnout and an encouraging and lively discussion. During the meeting we discussed several upcoming topics that I wanted to reiterate here for those who were unable to attend:

1) Covenant's Committee – There was much discussion at the meeting surrounding the need for volunteers for the Covenant's Committee. As you probably know we have not had a team lead or committee focusing on Covenant's for a few years. And now more than ever with a challenging housing / real estate market we need to have a strong committee protecting our home value and neighborhood appearance. After the general meeting Gary Bull, who willingly chaired this committee for several years, volunteered to lead the committee **IF** we are able to establish a committee of volunteers to help him. Specifically, we need a Secretary for the committee to administer the Covenant's requests received throughout the year (light paperwork). Additionally, we need a volunteer to be responsible for receiving and returning Covenant's requests. This would include presenting the requests to the committee for action, making on-site investigations if needed, and communicating with the requesting party. Finally, we would need a handful of other committee volunteers serve as an independent body to review these requests with an objective opinion. If you are willing to volunteer for this important committee – to help protect all of our property values – please contact Gary Bull 410-823-5853, thebull22@hotmail.com.

2) Webmaster Volunteer Needed – Brian Wood, our webmaster from last year, did a great job establishing our new, enhanced version of www.campushills.org. Brian has decided that after serving on the Board for two years that it is time to turn over the reins to someone else. If you have the skills and some time, please consider volunteering. Although we would love for the volunteer to also be a part of the board, you can decide if you want just maintain the website or also participate on the board. Duties include regular maintenance, making minor changes, and sending communications as needed to the registered users. Brian is very willing to take the time to transition all of the necessary information to the new webmaster. If you are willing to volunteer for this position, please contact me via email: chpresident@campushills.org.

3) Campus Hills' Tree Planting Program – As discussed at the General Meeting and as detailed on pages 3 and 5 of this newsletter, Campus Hills is working with the Baltimore County Tree-mendous Program to plant 35-40 trees throughout Campus Hills this fall, which will replace ones that have been removed in recent years. Please consider participating in this program to help beautify our neighborhood. Orders will be taken on a first come, first served basis. So hurry and submit your form now before June 1st!

4) Yard Sale – Mark your calendars for **Saturday, June 7th** for the Annual Campus Hills' Yard Sale. Details are on page 4.

5) Covenant's Amendments – At the General Meeting we also outlined the four main goals for updating the Campus Hills' Covenants. We will be planning a meeting in the Fall to discuss the specific language and process we will go through to update the 50-year-old Covenants. See page 2 for a high level summary of the planned amendments.

Wishing you a happy Spring and fun Summer!

- Andrea Otis

Summary of proposed Covenant's Amendments

The Campus Hill Covenant's are 50+years old. Amending Covenant's is a lengthy process. We want to do this right so it doesn't need to be done again for a very long time. Below is a high level summary of the four proposed amendments as discussed at the March General Meeting:

- 1) Fence height will be amended to go up to 4 feet (currently set to 3 feet) and materials will be amended to add new materials, including white vinyl.
- 2) No temporary storage / tent structures used for parking.
- 3) Permanent pool structures must be approved by the Covenant's Committee.
- 4) We will amend our Covenant's to reflect the general upkeep enforcements that Baltimore County has so that our Covenant's Committee can assist in code enforcements.

The steps that we will go through to complete this task include: 1) identify the homes that fall in each of the six plats in Campus Hills; 2) have our attorney draft the official amendment language; 3) have the Fall General Meeting where the amendments are discussed in detail, and, 3) establish a group of volunteers to "pound the pavement" in Spring 2009 to get homeowners' votes and signatures on the legal document. If you would be willing to volunteer for any of these one-time activities, please contact someone on the board! Many hands make light work and we appreciate your help with this.

Who ya' gonna call?



The board has noticed that we seem to get similar questions from our neighbors. Below is a list of frequently asked questions and answers that might be helpful the next time you find yourself needing assistance. The Baltimore County website (baltimorecountymd.gov) is also a very useful resource for contact information.

?: Who do I call if I have a complaint about the appearance of a neighbors' property (trash, high grass, abandoned vehicle, suspicion of college rental home, etc.)? **Answer:** Please call the County at 410-887-3351, 410-887-3352, or fill out an online form at the following website: <http://baltimorecountymd.gov/Contact/codecomplaint>

?: Who do I call if I see a suspicious person in the neighborhood or witness some sort of criminal activity? **Answer:** Please first call 911. To keep our Citizen's On Patrol informed, please also call them after the fact to report the incident.

?: Who do I call if I need to trim or remove a tree in the easement (area between road and sidewalk)? **Answer:** Before doing anything to these trees you must first contact the Maryland Department of Natural Resources at 1-877-620-8367

?: Who do I call about street signs that have fallen? **Answer:** Please call the Baltimore County Bureau of Highways at 410-887-3560.

?: Who do I call if I want to make a change to the outside of my home? **Answer:** First review the community covenants – they are on the website and have also been included in previous Campus Hills phone directories. Next, submit your request form. Forms are always included in the newsletter (see page 6 of this edition) and it is also available on the website.

?: Who do I call if drains are backing up in my house? **Answer: BEFORE CALLING A PLUMBER,** call the Utilities Emergency line at 410-887-7415.

?: Who do I call for snow removal; tree trimming; storm debris removal; pot hole repair; street sweeping; driveway access and concrete replacement; curb and gutter repair and installation? **Answer:** Baltimore County Bureau of Highways at 410-887-3560.

?: Who do I call to report light or electrical outages? **Answer:** Call BG&E at 1-877-778-2222

TREE PLANTING PROGRAM, CAMPUS HILLS

The Campus Hills Community Association is sponsoring a tree planting program for the spaces between street and sidewalk (easements). The Tree-mendous Program of Baltimore County provides discounted prices on trees and the community association will fund delivery and planting. Please consider choosing, purchasing, and planting 1-2 trees if your easement is missing trees. This program is for Campus Hills homeowners who have paid their dues for the 2008-09 fiscal year. We will be ordering approximately 35-40 trees this year. Requests will be approved on a first-come, first-served basis. Please submit your tree request forms to by **June 1**. *(We may extend the deadline if needed.)*

Planting dates. Planting will be on a Saturday in early October, with Sunday as the rain/overflow date.

Location. In late August, each homeowner will be asked to place a stake with a ribbon (to be provided) at the site chosen for planting. We recommend that you do a "test dig" to make sure that there are no large roots, or other obstructions that would impede tree planting. In September a Baltimore County forester will survey all staked sites for acceptability to the county and to BGE. Each homeowner will be notified one week before this site visit, so that the stake is placed in time.

Delivery CHCA funds will pay for delivery of trees to each homeowner's driveway.

Planting. One person from each home will dig the tree hole. If you are unable to dig the hole, and unable to get someone to help, please indicate this on the request form. *(We will have some volunteers to dig for those who need assistance.)* A hired landscaper will circulate to all planting sites, to ensure that the hole depth and width are appropriate, to set up stakes and guide cords, and to give guidance about compost. Each homeowner will receive an instruction sheet on tree care. CHCA will provide a truckload of compost for the tree holes, Soilmoist or Terrasorb to promote water retention, and mulch for each site.

Soil disposal. Each homeowner will be responsible for finding a location on their property for disposal of the soil that is removed. We will have a loaner wheelbarrow if you do not have one. If you need assistance disposing of the soil, please indicate on your form. The planting crew can assist for an extra fee.

Choice of trees. The four tree varieties listed below have been identified as suitable for our neighborhood.

REGULAR TREES: Root ball is 5 gallons, tree is 5-6 feet height.

1) Red Maple \$25, 5 gal. Mature height 40-60 feet. Small red flowers in the spring. Emerging leaves are red-tinged and turn dark green. Showy fall color varies from greenish to bright yellow to flaming orange or red. Prefers wet to moist soil conditions.

2) Eastern Redbud \$25, 5 gal. Mature height 20-30 feet. Small native tree. The trunk often divides close to the ground; branches ascend, gracefully spreading. Purple-pink blossoms for 2-3 weeks in April. Heart-shaped leaves are green in summer, yellow in fall. Prefers sun-part shade and deep, moist, well- drained soil. It may need to be pruned yearly to promote growth of high branches.

SPECIAL TREES: Root ball is 7-10 gallons, tree height is 6-8 feet.

1) Greenspire Linden \$50, 10 gal. Mature height 50-70 feet. Small dark green leathery leaf, which form into a conical, symmetrical crown, and straight trunk. Flowers are yellow pendulous clusters. Prefers deep soils, full sun or partial shade.

2) Greenvase Zelkova \$50, 10 gal. Mature height 60-70 feet. Crown and branches have a graceful vase shape. Leaves are about 2 inches long, bright green, turning bronze-red in the fall. Flowers are inconspicuous. Bark is smooth and gray when young, then flaky with small orange patches when mature. Relative rapid growth, tolerant of compacted soil.

3) Red Maple \$50, 10 gal. See description above.

4) Redbud \$40, 7 gal. See description above.

Please see request form on the following page. Important dates to remember include:

June 1: Tree request form is due with payment (checks made out to Campus Hills Community Association).

August 1 or before: Confirmation will be mailed to each homeowner about the type of tree ordered

September 30 or before: Forester will make site visit to approve or modify planting sites.

October, early: one weekend will be allocated to tree planting.

Questions? Call Emily Richie (410-821-1723)

Upcoming Events

Campus Hills' Annual Yard Sale

When: Saturday, June 7, 2008 (rain date Sunday, June 8)

Time: 8am – 1pm

The **National Children's Charity** will have a donation truck in the neighborhood in the afternoon / evening to pick-up any unsold items you wish to donate. They will take household goods, clothing, toys, and basically anything that is gently used. Please place these items at the curb after the conclusion of the sale, and clearly mark them with "NCC." Because of the outpouring of generosity from the neighborhood, they had to make multiple trips last year, so please be patient the afternoon / evening after the yard sale. Please note the CHCA board has arranged this for your convenience and is not responsible if NCC does not show up.



Event Recap

It was great to see all of the neighborhood children at this year's Easter Egg Hunt. The children had a blast finding all of the eggs and seeing friends from the community. Congratulations to Benjamin, Zoe, Daniel, and Micah, who each found the golden egg in their age division, and won a special prize. Congratulations to Maddie who guessed the number of jelly beans in the jar, as well. A special thank you goes to Lisa Cabalo for her assistance in setting up for the event.

The March Campus Hills Bowling Day was postponed due to so many families having scheduling conflicts during Spring Break. The Towson Lanes were wonderful to work with, and we hope to have the day rescheduled to a date in the fall or winter. When looking for something to do on a rainy day, don't forget about Towson Lanes.



Honor your country!

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

- Memorial Day (half-staff until noon): May 26
- Flag Day: June 14
- Independence Day: July 4
- Labor Day: September 1
- Patriot Day: September 11

Garden Report

I hope you all have noticed the brilliant display of daffodils again this year, the cool weather did wonders for keeping them fresh blooming for weeks. The plans for the garden this year continue to be maintenance and elimination of tall plants leftover from the wild mixture seeds spread out there 3 years ago, although we recently planted 23 golden yarrow plants of the short growing variety along the curb of the north edge of the garden, which will only support plants that tolerate dry conditions. Annuals will be added later in the season to help fill the gap between spring flowers and fall.

The problems with the garden continue to be the elimination of the canada thistle; and the lack of water. As of last year, I have only two other volunteers, Trish Wild, and her friend, who do a great job covering for me when i am away. If you care to volunteer, please let me know.

George Cyr



REQUEST FORM - CAMPUS HILLS TREE PROGRAM (Fall 2008)

Please read the program description on page 3. Illustrative pictures of tree choices:

Red Maple



Eastern Redbud



Greenspire Linden



Greenvase Zelkova



Name of Homeowner(s) _____

Address _____

Home telephone _____

Cell telephone _____

E-mail address _____

Planned location for tree(s): (please specify street location, since some are corner lots)

Name and telephone number of the person who will be responsible for digging and planting:

Tel: _____

Requested tree(s): (please note how many and an alternate for each)

Red Maple 5 gal, \$25. # requested: _____ Alternate tree: _____

Eastern Redbud 5 gal, \$25. # requested: _____ Alternate: _____

Greenspire Linden 10 gal, \$50. # requested: _____ Alternate: _____

Greenvase Zelkova 10 gal, \$50. # requested: _____ Alternate: _____

Red Maple 10 gal, \$50. # requested: _____ Alternate: _____

Eastern Redbud 7 gal, \$40. # requested: _____ Alternate: _____



By my signature below, I, the homeowner, agree to accept delivery of the tree(s) ordered, to dispose of soil removed, and agree that CHCA and the Tree-mendous Program are not able to replace trees that become diseased or die:

Comments: _____

Please submit this request to Emily Richie (410-821-1723) at 814 Shelley Road by June 1st. Checks should be made out to "Campus Hills Community Association."

Administrative notes:

Payment received/ date: _____

Dues paid: yes/ no

Homeowner informed of delivery day (date of call): _____

Tree(s) delivered/ date: _____

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 – such as a fence, addition, shed, carport, etc. 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.**
Attn: Protective Covenants Committee
P.O. Box 20155
Towson, MD 21284-0155

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.

C.O.P Rally Against Crime: June 20 - 6pm

In downtown Towson!
Children's activities and refreshments!

Please remember to check our website frequently and be sure to register as a user so you can take advantage of more timely Campus Hills' updates!

www.campushills.org

What's happening at Cromwell Valley Park?

Located off of Cromwell Bridge Road, CVP is a great resource for all ages. Special programs are held throughout the spring, for various ages. Check out www.cromwellvalleypark.org or call 410-887-2503 for more information or see the display at the Campus Hills' March general meeting.

Senior Nature Series (Ages 50+):

Sat, 4/26 10 am-12:00: Spring Hike to Loch Raven

Sat, 5/24 11 am-12:30: All About Orioles

Sat, 6/21 11am-12:30: Nature's Healer

Reservations required. \$2 members of CVP/\$4 non-members.

Children's Clubs:

F.O.X. Club- Meeting twice a month, grades 1st-4th, as a drop-off program. \$15 members of CVP/\$20 nonmembers

Gardening Club- Meeting twice a month, ages 5-7. and ages 8-13. \$25 CVPC members/\$35 nonmembers.

Reservations required.

Baltimore County News Release - Landlords must register rental units

The new Rental Registration Law is now in effect. Owners of most residential rental units in buildings with one to six units must be inspected, registered and licensed by the county on or before **July 1, 2008**.

Remember...

If a new neighbor moves in on your street, please notify **Mike Fiehe** at (410) 296-7958, or **chhospitality@campushills.org** so a member of the hospitality committee can welcome them.

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

While we may not have asked for the **"free" daily newspapers** to clutter our driveways, a sign of them **piling up** is an open invitation for people to assume you are not home. Please properly dispose of (**Recycle!**) these papers in a timely fashion and ask neighbors to collect them when you are gone.

- Remember to close and lock your front doors while doing yard work outside this spring / summer.
- Do not leave anything of value inside your vehicle and keep your car doors locked.
- Keep sheds and garages locked and closed.
- 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.
- Report streetlights outages to BGE at 1-877-778-2222.

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)**.



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>

President & Newsletter

Andrea Otis, chpresident@campushills.org

Vice President

Keith Curry, 443-474-2637, chvicepresident@campushills.org

Treasurer

Emily Richie, 410-821-1723, chtreasurer@campushills.org

Secretary

Katherine Wikstrom, 410-583-5399, chsecretary@campushills.org



Board Members 2006-2007:

Gary Bull, Covenants, 410-823-5853, thebull22@hotmail.com

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

Adele Considine, Membership, 410-321-8381, chmembership@campushills.org

George Cyr, Community Garden, 410-828-9519, chgarden@campushills.org

Mike Feihe, Hospitality, 410-296-7958, chhospitality@campushills.org

Terri Forand, 410-821-7106, terriforand@comcast.net

Jen Guanti, Activities, 410-828-4677, chchildren@campushills.org

Webmaster - Vacant

Did you see the March 23rd article about Campus Hills in the Baltimore Sun? If you missed it, check it out on the web. There is a link from our website at

www.campushills.org or you can go directly to the article at the following address:

<http://www.baltimoresun.com/business/real-estate/bal-re.insider23mar23.0.191216.story>

Please remember that the dumpsters belonging to the bowling alley, Farm Store, pool, and office building are not for public use.

Paid advertisement

KAUAI

We concentrate our efforts in Campus Hills - currently servicing 27 lawns and 20 landscaping customers.

General Landscaping Services:

Gutter Cleaning Leaf Clean Up Seeding Fertilizing Retaining Walls Trimming Mowing Patios and Walkways Plantings and Design Chimney Caps-Stone ledge repair

David Sausser

410-337-7298

dsauss1@yahoo.com



Paid advertisement

Your Neighborhood Housing Specialists



Pat & Tom Jenkins

Home Office: 410-321-6622

Office: 410-583-9400

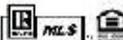
Cell phone: 443-255-7405

pat.jenkins@longandfooster.com

Call us for your real estate needs!

We've been here from the beginning!

Original Campus Hills Residents



Paid advertisement



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