



Message from the President

Campus Hills and the Real Estate Market

Sub-prime mortgage crisis. Real estate market collapse. Mass foreclosures. Has the proverbial real estate market bubble burst? Welcome to 2008.

I'm sure this is not news to you – the incredible real estate market we have come to enjoy and appreciate is slowing down. We are officially in a buyer's market, so if you are reading this as a Campus Hills' homeowner, you may suddenly find yourself looking at the value of your property and wondering what it is worth. For those who have been long-time residents you are likely still in good shape, but for anyone who has bought in the last decade or so, it may be a rough wake up call.

You may have noticed that houses in the neighborhood are staying on the market longer than in the past. While Campus Hills is still a very desirable place to live, we suddenly find ourselves competing for buyers with surrounding neighborhoods. So what can we do? We certainly can't solve the economic crisis in America – after all we are just one little suburbia neighborhood. However, there are things we each can do to help maintain our property values and also those around us. With spring time approaching consider some of the following:

- **Curb appeal** – How does your house appear to a potential buyer driving through the neighborhood? Most Campus Hills' homes are extremely well maintained, and it is apparent they are owned by conscientious neighbors. What does the outside of your house say about you as a home owner? What can you do to make it look more attractive?



- **Home improvements and renovations** – Are you still looking at the 1950s pink bathroom fixtures and asbestos tiles in the basement? (If you have no idea what I'm talking about, consider yourself lucky). While not everyone can get an extreme home makeover, think about what investments you can make that could make your home stand out on the market should you need to sell in the near future. Perhaps you could take advantage of the Community Conservation Housing Rehab Grant which can be awarded to lower income or certain elderly residents who may qualify for home improvements. The loan does not have to be repaid until your 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.

Finally, and perhaps most importantly, the best way you can help protect your property value is to be active in your community association. As you can see from the cover of this newsletter it is time to collect dues for this year. Please support your association for the reasons listed in the letter. Another very important way in which you can help protect the community is to volunteer for the community association. We are very fortunate to have most of our volunteers returning this year, but we do have a few key vacancies that need to be filled and fresh faces always help keep momentum up. Volunteers are needed for the following:

- **Covenant's Committee Chairperson and Committee Members** – This is perhaps one of the most important roles in our neighborhood as it directly impacts the appearance of properties. Responsibilities of the Covenants Committee Chairperson include working with other committee members to:

- review and decide on requests for architectural changes
- co-ordinate periodic compliance surveys
- report to the Board of Directors of the Association
- help maintain the great quality of life and property values that we have all come to appreciate in Campus Hills

Message from the President (continued)

- **Social Committee Members** – Jen Guanti is one of those fresh faces I previously mentioned that has joined us in the last year. She took over Children’s Activities and has also stepped up to plan the other activities for the community. For any one that has attended one of the events this year, you can see this is a lot of fun, but also takes effort. It would be great to see a committee of volunteers help Jen. We already have lots of new ideas for this coming year for community building activities for both young and old.
- **Citizens On Patrol Driver** – This is a great way to volunteer if you just want to give of a few hours a month of your time (on your own schedule). We currently have 9 drivers and need to increase this to ensure all shifts are covered without overburdening the same drivers. With the increase in non-violent property crimes in the area, it is more important than ever that we have a strong COP program.

If you are interested in volunteering for any of these important positions, please contact me. I hope to see each of you at the upcoming General Meeting – details below.

- Andrea Otis

Please mark your calendars and plan to attend...

Campus Hills’ Annual General Meeting

Tuesday, March 11th

7:00 PM at Cromwell Valley Elementary

Agenda:

- Election of 2008 board members (see nomination list below)
- High level introduction to Covenant’s changes
- **2008 Special Project:** Community group tree purchase (see description below)
- Community crime and safety report by Baltimore County Police representative

CAMPUS HILLS COMMUNITY ASSOC. OFFICERS AND BOARD MEMBERS 2007 – 2008 NOMINATIONS

Officers:

President: Andrea Otis
V. President: Keith Curry
Treasurer: Emily Richie
Secretary: Katherine Wikstrom

Board Members:

Gary Bull Michael Feihe
Walter Calwell Terri Forand
Adele Considine Jen Guanti
George Cyr Brian Wood

Campus Hills’ Group Tree Purchase - 2008

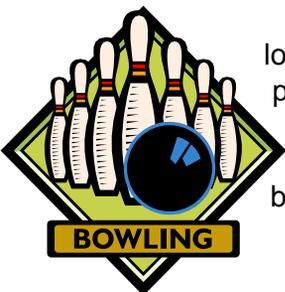
To assist in the replenishment of the trees throughout Campus Hills, we will be working with Baltimore County’s Tree-Mendous program aimed at adding trees to the right-of-ways, or the space between the sidewalk and the curb. A fall delivery has been chosen, but the planning is beginning now. The county program offers the trees at discounted prices for



residents to purchase, and the Campus Hills Community Association is working to secure delivery and assistance in planting, as well as the expertise to ensure our trees last for years to come. More information will be available at the March general meeting. Please attend to hear about this exciting Campus Hills initiative. Please note, only dues paying members may participate.

Upcoming Events

The annual **CHCA egg hunt** will be held on **Saturday, March 15th at 10 a.m.** Children and grandchildren (ages 10 and under) should meet on the side parking lot at Cromwell Valley Elementary. In case of rain, families may meet, from 10-11 a.m., under the front awning to pick up candy and have pictures taken with the bunny. Please RSVP by March 10th to Jen Guanti @ 410-828-4677 or jenand Reid@gmail.com. Don't forget your basket!



A **CHCA Bowling Day** for Campus Hills residents will be held at the Towson Lanes located on Southwick Drive, on **Sunday, March 30th from 12- 2:30 pm**. The discounted price will be **\$9 per person**, which includes 2 games and shoe rental. We will be able to reserve both duckpin and tenpin lanes, and will present awards to the highest scores in children, teen, adult, and senior categories. To reserve ample lanes before other bookings occur, we ask that you **RSVP by March 11th**. Any requests will be handled on a first-come basis, and will depend on the availability of lanes. RSVP to Jen Guanti @ 410-828-4677 or jenand Reid@gmail.com.

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. 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 two trips last year, so please be patient the afternoon / evening after the yard sale.

Community



Event Recap

Block Party - It was an unseasonably warm day in October, which was perfect for the 75 neighbors who attended the fall block party. Delicious food and great conversation were in abundance. The children played games and neighbors left with door prizes. Thank you to **Adele Considine** for taking care of all of the food for the day's event. We appreciate the **Brandenburg family** allowing us the use of their truck to haul tables, chairs, and grills. **Mike Feihe and Greg Weinhold** were generous to share their grilling talents with us. **Katie, Jordan, Elizabeth, and Anna** were great with the children's activities! Way to go, girls! Thank you to all of the families that assisted with set up and clean-up, as well as those who donated tables, chairs, and children's activities. We greatly appreciate the hospitality of the **neighbors of Sawyer Court**, as well.

Holiday Party - It was great to see the neighbors who made the annual holiday party, despite the heavy rain. Many delicious treats were eaten and beverages were enjoyed, as neighbors got to know one another better, as well as catch up with friends. Some lucky attendees went home with door prizes such as cocoa and martini gift sets, ornaments, and Home Depot gift cards.

The gorgeous mums at the block party were purchased at Talmar Gardens and Horticultural Center (Therapeutic Alternatives of Maryland), which offers year round horticultural activities for all ages and abilities to improve the body, mind, and spirit. Talmar is located on Cromwell Bridge Road, adjacent to Cromwell Valley Park when entering the Sherwood Farm entrance. For more information call Director Cate Murphy, M.ED. HTR, at 410-825-2020 or check out the website at www.talmar.org.

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.



Thank you to **Claire Ricci and Trish Collins** for putting up the holiday wreathes, to **Mike Feihe** for hanging the lights at Christmas tree island, and to **Mike and Judy Kirlin** for planning the luminaries and all of the many volunteers who helped the Kirlins distribute them. Campus Hills was beautiful this holiday season thanks to these volunteers!!!

Thanks also to **Jen Guanti** for planning and executing a great block party in October and the festive holiday party in December. Thanks to **Anne Feihe** for always helping with the newsletter preparation and distribution.

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, 3/8 11am-12:30: "Tapping the Sugar Bush"

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.

welcome
931 Starbit

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

2/6/08 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**.

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 the safest way to cross Goucher Blvd is to use the marked crosswalks.
- 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, 410-828-4829, chpresident@campushills.org

Vice President

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

Co-Treasurers

Terri Forand, 410-821-7106, chtreasurer@campushills.org

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

Recording Secretary

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

Board Members 2006-2007:

Gary Bull, 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

Ed Vojik, Towson Community Liaison, 410-296-5271, chvolunteer@campushills.org

Brian Wood, Webmaster, 443-564-4733, webmaster@campushills.org

Other Committees:

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

Covenants - Vacant

Reach 369 Campus Hills' homes for just \$25! Place your ad in the next newsletter! (subject to editing)

Send your ad request to: chpresident@campushills.org



Mark Your Calendars...



And please plan to attend the **Campus Hills General Meeting.**

Tuesday, March 11th - 7pm
Cromwell Valley Elementary

Paid advertisement

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

NATESSA BOOKKEEPING

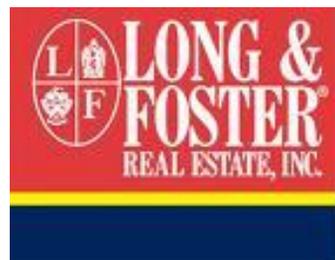
Phone: 321-6954



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