



NETWORK

ORIGINAL NORTHWOOD ASSOCIATION

From the President

Housing Assessments Proposal

As you know, we live in a Covenant Community. Living in a Covenant Community comes with rules that all homeowners must adhere to regarding the exterior of your home and any proposed alterations, which protect the property value and aesthetic appeal of the neighborhood. For example, you cannot replace the slate on your roof, replace windows, or change the color of your house without submitting an application for exterior alteration for approval.

The ONA board has decided to perform a compliance assessment of all the homes in the neighborhood. The primary purpose of this housing assessment is to remind the community of the architectural guidelines. The board as a group will take on this work with special effort from the Covenant Committee and Chair, and it will likely take several months to complete. Members of the board and Covenant Committee have created an assessment document which will be completed for every home in the neighborhood. This document will identify the state of compliance of features such as fences, windows, shutters, doors, and roofs — much of what is found in the Architectural Guidelines.

Once the assessments have been completed, they will be delivered to their respective households, identifying what is in violation and what needs to be done to bring it back into compliance. We will also publish a “state of compliance”

summary in a subsequent newsletter. We would like to emphasize that our goal in conducting this evaluation is to remind homeowners of the guidelines and suggest that they correct violations the next time the need for repair arises, but we do have the right to pursue measures to force compliance if we deem it necessary.

Incidentally, an argument given by homeowners resisting submitting an application is that there are many homes throughout the neighborhood with violations. Sometimes such changes were approved by prior boards; as an example, some of the asphalt roofs were approved in part due to the fact that true slate alternatives did not exist at the time, which is no longer true. However, maintaining our neighborhood requires enforcement of the covenant moving forward, regardless of past violations.

Commitment to the covenant is critical to keeping Original Northwood as one of the most beautiful and desired neighborhoods in Baltimore City. We need to start somewhere and work out a plan that is fair to everyone while protecting the covenants, and ultimately the value of all our homes. If you have any comments or concerns about this proposal, or anything else the board is doing, I encourage you to email me at president@originalnorthwood.org.

See page 5 for a list of the major summary checkpoints each house will be assessed for. If all goes according to plan, you will receive your assessment by the end of the year.

The Architectural Guidelines can be found on the website.

Greg Rex, President

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News

All vacancies filled!

New board members

ONA welcomes four new board members: Eric Lapointe (VP), Susanna Bauder (Social), Matt Post (Communications), and Richard Skolasky (Covenant).

originalnorthwood.org

Domain restored

You may have noticed that over the past year we lost our domain, originalnorthwood.org, and were forced to use the .com version of our website. We are pleased to have returned to the original organizational domain (with special thanks to Lou Borowitz).

This fall, the website will undergo an extensive redesign and update. If you are interested in contributing or have ideas, please contact the Matt Post.

We hope to see you there!

Neighborhood Parties

Block party. The ON summer block party is scheduled for August 11 at 1204 Havenwood Road. The road will be closed between Eastview and Southview. Among other things, we will have a bounce house for small children. More information will follow; please see the website for information soon.

Newcomers' party. The ON Newcomers' party will be held on September 22. Location and other information are forthcoming (sign up for the email list!)

Upcoming Maintenance

The ON board has hired a company to perform some cleaning, mulching, and weeding throughout the neighborhood. This maintenance should be performed within the next couple of weeks. In some places, herbicides may be used, in which case signs will be posted.

EMAIL LIST

We have setup an optional mailing list for delivery of the NETWORK. You can subscribe from the link on the website or by navigating directly to bit.ly/ona-newsletter. We may also use the mailing list for occasional neighborhood news and announcement (but not more than once or twice a month). Your email address will never be shared, sold, or used for any other purposes not described above. You will continue to receive a hard copy delivered to your house.

Original Northwood featured on "This Old House"

Original Northwood was featured as one of twelve "Best Old House Neighborhoods 2012" in the Northeast. Other neighborhoods include H Street NE (DC), West Chester (PA), and Rockland (ME). The article can be found linked from our home page.

Dumpsters

We have three dates set for dumpsters (see sidebar). Dumpsters will be available from 8 AM to 5 PM and are for everyone in the neighborhood.

Reduced Zipcar rates

The ONA was approached by Zipcar, offering community members a reduced membership rate. If you are interested, please email the board. We will tally this information and report it in the next newsletter and on the web site.

Please Pay Your Dues!

You can pay your dues in two ways: (1) via credit card, using the Google checkout button linked from our web page or (2) sending a check to our Treasurer at:

Original Northwood Association
1211 Southview Rd
Baltimore, MD 21218

CALENDAR

AUGUST 11

Block Party: 1204 Havenwood

AUGUST 18

Dumpster: 4120 Westview

SEPTEMBER 22

Newcomers' Party

OCTOBER 20

Dumpster: Kelway / Southview / Havenwood

DECEMBER 15

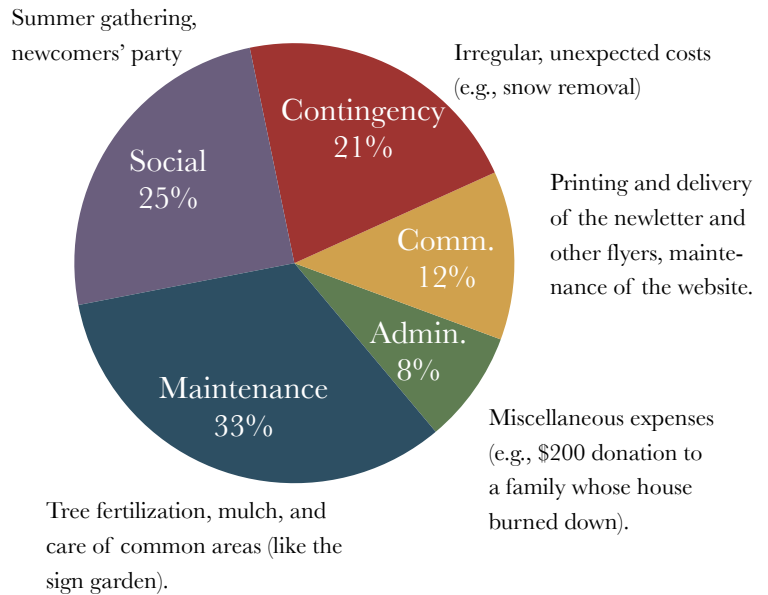
Dumpster: 4120 Westview

Treasurer's report

Updates on dues payments and expenditures

Street (# houses)	Paid (2011)	Paid (2012)
The Alameda (33)	7	1
Argonne (37)	15	6
Deepwood (33)	18	3
Roundhill (08)	2	0
Roundtop (14)	1	0
Loch Raven (49)	17	3
Westview (41)	18	10
Eastview (70)	18	6
Northview (10)	3	0
Southview (39)	16	5
Havenwood (19)	10	4
Kelway (16)	4	3
Total (369)	129	41

Expenses



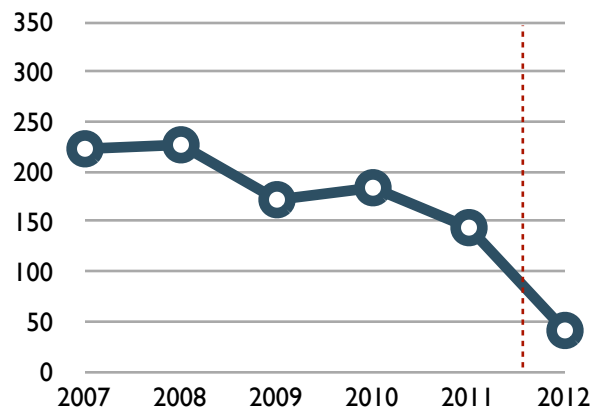
Please pay your dues!

We are into the second half of the year and are on track for our worst year in recent history in terms of collections. Your dues payments are used to fund a variety of neighborhood activities and are part of what makes Original Northwood distinct. The newsletter, the dumpsters, the upkeep of common areas — all of these are valuable services that set our neighborhood apart and help keep property values up.

You can pay via credit card via the Google Checkout link on the website, or you can mail a check to:

Original Northwood Association
 1211 Southview Rd
 Baltimore, MD 21218

Households paid per year



Q&A

The GNCA and the ONA

As you may have seen from the Treasurer's report on page 3, ONA membership is down significantly from prior years. The board believes this might be due in part to confusion about the difference between the Original Northwood Association (ONA) and the Greater Northwood Community Association (GNCA). With the questions and answers below, we hope to make clear the differences between the groups and help explain why we think membership in the ONA is worth your while.

What is the main difference between the GNCA and the ONA?

Original Northwood is one of five neighborhoods of the Greater Northwood Covenant Association (GNCA). The GNCA holds the legal covenants that govern the houses in each of the neighborhoods. The Original Northwood Association (ONA) is a group of volunteers that handle matters directly related to just our neighborhood. The President of the ONA also serves as a Trustee to the GNCA.

What is the GNCA fee?

The original covenants, which are held by the GNCA, allow for a fee of 30¢ per 100 square feet. This money is supposed to be collected by the GNCA, but as you may have noticed, they are not especially good at collecting this money. This money is also insufficient to actually accomplish much. It was a sizeable sum when the covenants were first established, but unfortunately no provision was made for raising the fees, so they are the same as they were in the 30s!

What is the ONA fee?

The ONA fee is a **voluntary** fee. It covers membership in the Original Northwood organization, and provides for neighborhood betterment. For more information on this voluntary payment (how you can pay, and where the money goes), please see the Treasurer's report on the previous page.

Who enforces the covenants?

Legally, the GNCA does, but we handle the work ourselves.

What are the groups' websites?

The GNCA does not have a website. Our website can be found at originalnorthwood.org.

Are board positions paid?

All ON board members volunteer their services, often donating several hours per week of their time.

Most of the GNCA positions are also voluntary. However, the GNCA just hired a treasurer at a cost of \$700 per month (plus a \$5,000 upfront payment) as part of their efforts to bring their accounting practices up to date. Representatives from Original Northwood and New Northwood (NN) voted against this payment, but were outvoted. The GNCA secretary is also paid \$100 per month.

Is there a solution to this?

We have been trying for a long time to separate from the GNCA.

What would that mean?

This would mean that the covenants would be legally transferred from GNCA to ON. We would be directly in charge of enforcing the covenants and collecting the dues.

Covenant Assessment

A list of the planned points of assessment

The upcoming assessment (discussed in the President's letter on page 1) will cover the following main points of assessment. You will receive a formal letter indicating the current status of your property on all the points below. This list may be changed before the assessments are gathered. Questions, suggestions, and other feedback should be directed to covenant@originalnorthwood.org.

Roofing Materials

Detached residence (shingles of natural slate stone or synthetic slate; standing seam copper or terne on porch; ridges and valleys in accordance with common practice; all valleys and visible flashing of copper; "nail and glue" installations are not acceptable)

Attached residence (same as for detached residence; first house in a group shall set the standard for entire group; adjacent roofing should be lapped and integrated with those in group)

Windows and Shutters

Windows (Attached residences must be consistent in window type, color, size, and window division; wood, vinyl-clad wood and painted metal are acceptable; divided light, double- or single-hung except The Alameda)

Shutters (Attached residences must be consistent in shutter style, size, color, and location; Detaches residences should be consistent within themselves; wood shutters are recommended; height and width should be such that, when closed, each shutter covers half of the window opening)

Doors

Exterior door (Traditional wood panel doors, painted to match, to complement, or to contrast with other wood trim are readily acceptable)

Storm door (Should be stylistically compatible with the other door whose opening it shares as well as other exterior features; aluminum and vinyl are discouraged)

Fences

Painted, stained, or pressure treated wood fences are acceptable; aluminum and wrought iron are acceptable under special circumstances; chain link fences are not acceptable; stockade fences and solid wood fences with no spacing of members are ordinarily not acceptable; should be compatible with neighbors in material, style, and height (not exceed 5' and generally be 42" tall)

Carports, Garages, and Parking Pads

Carports are not acceptable.

Garages are acceptable; two types of garage doors are common (traditional panel overhead doors and paneled hinge doors) and acceptable in wood and metal (depending on detailing)

Parking Pads must be concrete, brick, or flagstone; crushed stone, gravel, and unpaved areas are not acceptable

Paint

Paint color should be consistent with what predominates the neighborhood; generally includes neutrals and earth tones (such as beiges, browns, greens, white, black and the gray tones); attached residences

must be consistent; this applies to color treatments of wood trim, exterior siding, shutters, windows, and all other significant elements of the property

Gutters and Downspouts

Attached residences must be consistent with other houses in their group; gutters cannot differ from downspouts in size, style, or color; may be copper, aluminum, or galvanized metal; all non-copper gutters and downspouts must be painted; straps and anchors used to attach should be consistent in every way; ogee-shaped gutters are not permitted (except on The Alameda)

Applications Received

11XX Argonne

enclose existing porch

40XX Deepwood

replace windows, enclose front porch

40XX Deepwood

replace gutters with wider ones

12XX Northview

request to erect fence

Maintenance

Keeping our neighborhood beautiful

Git ‘er done!

Your board recently approved work around the neighborhood, including pruning of trees, mulching, weed removal, debris cleanup, planting of shrubs, and the removal of a dead tree. This work is being done in “common areas”. I really don’t know the technical name for these areas; these areas are all located in front of homes, but are between the city sidewalk and the street. Some residents consider them a “no man’s land”.

Maintenance of these areas is not the responsibility of the HOA or the city. These areas are to be maintained by the home they sit in front of. As homeowners, I hope we can all start pitching in a little more by spraying weeds growing in the sidewalk cracks, and pull those nasty things out of the common areas. Minutes of work a week can make a big improvement in the overall feel of our neighborhood. Some of us do pitch in, and I appreciate it. I’m excited to get this work done, and I thank our residents who pay their voluntary ONA dues.

— John Lehman, Maintenance chair

How 311 Can Change Your Life

Rotting firewood, high grass, overgrown lots, broken gutters, garbage bags not in cans, broken windows, peeling paint, and trash in yards are all enforceable city code violations and unsightly. No one wants to get into a confrontation with their neighbor, but no one likes to have an irresponsible property owner next door. How can you improve your surroundings by having violations rectified without creating an air of hostility?

If there is something that violates city code around your home, please don’t turn a blind eye to it. Please don’t wait for the owner to do something. Call 311. Report the issue. When they ask for your name, ask to be anonymous, and write down the case number they provide. 311 operators will tell you when the problem will be addressed by the city. In most cases, the violator will get a warning. If they still don’t comply, they will be fined. If the issue still isn’t resolved, call 311 again and give them the case number. They will give you a status report and will reactivate the case if it is closed. Be tenacious in getting issues resolved. After all, no one cares as much as you do, or the violation wouldn’t exist.

311 Smartphone App

The city has developed a mobile app (iPhone and Android) for submitting, managing, and viewing 311 requests. It can optionally notify you when your request has been completed.

The app is available in the iPhone and Google Play app stores. The ON web page also includes a number of useful 311 links, including a map of all recent 311 requests.

ADVERTISE IN THE NETWORK TO NEARLY 400 HOMES

The NETWORK newsletter is published four times a year. If you’d like to advertise, please contact the Communications chair. We offer excellent prices and your newsletter will be hand delivered to hundreds of homes.

YOUR
AD
HERE



We are soliciting pictures for the newsletter and website, which will run with attribution. Please send them to communications@originalnorthwood.org



www.fickbros.com



We do **MORE** than just roofing !!!

Fick Bros offers a variety of exterior and interior services. All of our services are performed with our own in-house trained and experienced crews, guaranteeing you the same reliable craftsmanship and expertise you have come to expect from the Fick family over the past 96 years.



Roofing Services

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- Synthetic Slate Roofs
- Wood Shingles & Shakes
- Asphalt Shingles
- Metal Roofs
- Flat EPDM (Rubber) Roofs
- Repairs & Replacements
- Skylights & Sun Tunnels
- Roof Ventilation
- Custom Metal Fabrications
- Gutters & Downspouts
- Gutter Leaf Guards
- Gutter Cleaning Service
- Leak Investigation & Repair
- Roof Inspections
- Maintenance Contracts

Exterior Services

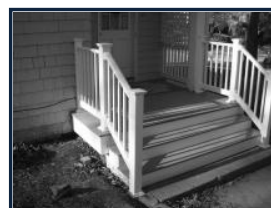
- Masonry Repairs
- Stucco Repairs
- Chimney Repairs
- Cupolas & Weather Vanes
- Siding Repair & Installation
- Soffits
- Decking
- Carpentry Repairs
- Porch Railings
- Rotted Wood Replacement
- Azek "PVC" Trim
- Minor Exterior painting
- Windows & Doors
- Pressure Washing
- Inspection & Maintenance
- Handyman Repairs

Interior Services

- Attic Insulation
- Drywall & Plaster Repairs
- Window & Door Repairs
- Molding Installation
- Minor Interior Painting
- Carpentry Repairs
- Handyman Repairs



410-889-5525

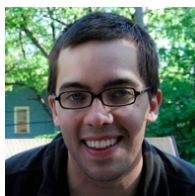




Interesting in serving?

The ONA board has recently added a number of new faces. We have a handful of ideas in mind that we would like to pursue over the coming years, and we are

always looking for neighbors interested in working on issues that they care about. If you are interested in joining the board or volunteering in other ways, please contact any of the board members.



Matt Post is the new Communications chair, responsible for the website and the newsletter. He moved to Baltimore two years ago from Rochester, NY, and lives on Deepwood Rd with his wife, Lindsey, and three children.



Richard Skolasky is the new Covenant chair, responsible for reviewing applications for exterior alterations with the Covenant committee. A Baltimore native, he lives on Argonne Drive with his husband, Scott, and two daughters.



Eric Lapointe is the new Vice President. He has lived in ON since 2009 on Westview Road with his wife, Ashley, and three children. They are originally from Los Angeles.



Susanna Bauder is the new Social Chair. She just moved to Northview Road from Southern Indiana where she's lived for the past 15 years. She is originally from Switzerland but considers herself an adopted Hoosier.

BOARD OF GOVERNORS

2012 – 2013

Officers

PRESIDENT

Greg Rex
 president@originalnorthwood.org
 (410) 467-4488

VICE PRESIDENT

Eric Lapointe
 vicepresident@originalnorthwood.org

TREASURER

Liz Allen
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SECRETARY

Eric Heard
 secretary@originalnorthwood.org

Members-at-large

COMMUNICATIONS

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ORIGINAL NORTHWOOD



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