



NETWORK

ORIGINAL NORTHWOOD ASSOCIATION

TABLE OF CONTENTS

PRESIDENT'S LETTER __ 1

BRIEFLY _____ 2
Spring cleanup, calendar

GROWING NATIVE PLANTS _____ 3

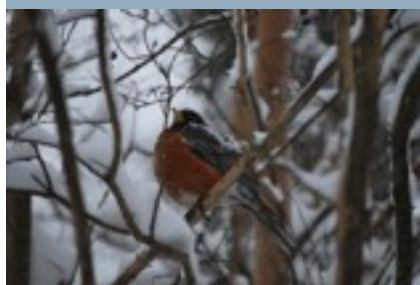
TREASURER'S REPORT __ 4
Where your money goes

TREE PLANTING _____ 5
More trees will be planted in May to restore our canopy

FROM THE ARCHIVES __ 6
An original ad

WATER EVERYWHERE __ 7

PICTURES _____ 8



President's corner

At the February meeting of the ONA Board, I noted that we were one-third of the way through my term as President. This has been a rewarding experience for me, working with such a dedicated and energetic all-volunteer board. During this time, I have had many opportunities to speak with neighbors about their concerns for the neighborhood and to observe how other community organizations are run. I am pleased to say that we are doing well in meeting the needs and wishes (where possible) of our community.

In my acceptance speech, I made it a goal of my presidency to increase the membership in ONA. Last year, we had approximately one-third of residents join ONA. I would like to see this increase to at least 40% this year. You have received letters announcing the need to pay your dues. Please do so promptly. As you know, membership is voluntary – but your support allows the association to continue to provide the events and services that make this a unique city neighborhood. The social events that are discussed on these pages, the clean-up events and Dumpster Days, and the hard work of enforcing the Covenants are all possible with your generous support.

That said, a few residents have voiced concern over the fact that ONA seems to be sitting on a nice nest egg. The Board takes its pledge of responsible stewardship very seriously. This year, we will be restructuring how our budgets are reported. We will break the expenditures into two categories. The first, operating expenses, will be the cost of doing regular business – including social events, communications, and general maintenance items. Every attempt will be made to keep these expenses in line with dues payment. The second, capital projects,

will be one-time expenditures – such as the recent tree planting. These expenses can be invoiced to the GNCA or by principal withdrawals. While it is the board's responsibility to approve the budget, we will be inviting public input on capital projects. I believe that this will improve the transparency with which we do business and increase your trust in the board.

Speaking of the GNCA, I know that many residents voiced concern over what exactly that group does. As you know, they are the legal party responsible for the Covenants that are attached to the deeds for our homes. As such, they collect mandatory annual assessments and use this money (through the community associations) to support general maintenance. I see the GNCA as more than that - or at least the potential to be more than that. I see the GNCA operating as an umbrella group to bring together these historically connected neighborhoods. By meeting regularly with representatives from New Northwood, Hillen Road, Perring Loch, Stonewood/Pentwood/Winston, and Ednor Gardens/Lakeside, we learn from one another's experiences and share our insights to build a broader community. Nowhere is that effort seen more than in the coordination among the community associations as we meet with the principals of the planned redevelopment of the Northwood Plaza Shopping Center. This is an exciting development that will benefit us all.

I hope that each of you is enjoying these wintry days – Spring with its Garden Walk and Summer with its Block Party are just around the corner. Remember, speak to your neighbors, get involved in your association through volunteer opportunities, and support our work through your annual dues.

■ *Richard Skolasky*

Briefly

Sign up for Nextdoor!

Original Northwood residents continue to make heavy use of Nextdoor (nextdoor.com), a social networking site for neighborhoods. Neighbors have been connecting over contractor recommendations, crimes, missing pets, events, random acts of kindness, and other things, and it continues to be a source for neighbors to voice concerns or troubles and — even better — have them addressed by other neighbors and the board. You can adjust your notification settings, including how much email you get, how often, and from whom.

We have signed up 259 neighbors, representing 190 of the 405 (47%) households Nextdoor considers to be part of our neighborhood, which represents steady growth over the summer. Nextdoor is becoming the preferred method for neighborhood communication, and the board is increasingly relying on it for conveying news and issues. Sign up so that you don't miss anything!

Quarterly meetings of the Board

ONA members are always free to attend our monthly board meetings, which take place each month on the second Wednesday at 7:30 PM — simply email ona-board@googlegroups.com ahead of time to find out where the meeting is taking place. In order to encourage increased resident attendance, the ONA board is now also scheduling quarterly meetings which are held in a larger public venue. Please attend, learn how your board works, and contribute to the maintenance of our community! If you have agenda items, please email secretary@originalnorthwood.org.

Spring Cleanup 2015

It's that time of year again! Original Northwood is registered to participate in the 2015 Mayor's Spring Cleanup on Saturday, April 25th. Last year, some 30

neighbors joined together to rid our streets, sidewalks, common areas, and alleys of trash, dead leaves, and other plant and tree debris. We also trimmed back growth along the alleys. I think that everyone who participated agrees that we made a significant impact. Let's see if we can double that number of participants this year!

In addition to a lot of volunteers who simply want to get their hands dirty (though gloves will be provided!), **we are hoping to recruit 11 "street captains"**—one for each street in the neighborhood. The street captains will serve as the point person for their street and will coordinate the cleanup effort in their area. They will help identify problem areas and ensure that the trash and debris are bagged and placed at the designated pick-up zones.

Additionally, if you own or have access to a pick-up truck or large SUV, please consider volunteering to transport bagged debris to the pick-up zones.

Finally, **please take the time to rake the leaves on your property and along your curb and back alley prior to April 25th** so that we can maximize our collective effort on the day of the cleanup.

The cleanup will start at 8 and end by 1, at which time pizza and drinks will be served.

If you would like to volunteer to participate in your area's cleanup effort, serve as street captain, or drive a truck, please send an email to maintenance@originalnorthwood.org. Please provide your name and street. We would like to have an accurate count prior to the event for planning purposes.

CALENDAR

MARCH 28 @ 10 AM

Easter Egg Hunt
4102 Westview Rd

APRIL 25

Neighborhood cleanup day
8 AM–1 PM

APRIL 25

Wine and Cheese Party
4102 Westview Rd

MAY 3

Garden Walk
More details & flyer to follow

MAY 16

Dumpster
Eastview & Havenwood

JUNE 10 @ 7:30 PM

Quarterly Board Meeting
MSU Student Center

BOARD OF GOVERNORS 2014–2015

Email the entire board at ona@googlegroups.com or individual members at position@originalnorthwood.org

Officers

President	Richard Skolasky
Vice President	Dana Andrusik
Treasurer	Jenny Spratt
Secretary	Emily Weber

Members-at-large

Communications	Matt Post
Covenant	Lauren Bambusch
Maintenance	JP Rigilano
Safety	Scott Carberry
Social	Lauren Devine

Growing Native Plants

*The Whole is Greater
Than the Sum of Its Parts*

Native plants are trees, shrubs and herbaceous plant species that grow in a “particular region, ecosystem and habitat without direct or indirect human actions” (National Park Service). There is a lot of interest in native plants these days for a few reasons:

1. **They are easier to grow than non-native plants.** Native plants have evolved over millennia to thrive in their local environmental conditions. Those conditions include soil type, drought, flood, temperature, sun and shade, as well as disease and herbivores. They don't require the same level of watering, fertilizing or insect control that many non-native plants do.
2. **Native plants are an integral part of the larger ecosystem.** The complex “web of life” of which we are a part depends on all of its components to be healthy. People are realizing that too many native plants are either endangered or extinct due to loss of habitat, invasive species (like English ivy), and lack of availability. When native plant communities die out, other natural communities, such as insects, birds and mammals, can't survive either. The “web of life” becomes fragmented and dysfunctional.
3. **Native plants offer a great variety of texture, color and four-season interest.** Integrating native plants in an existing landscape plan adds colors, shapes, and textural interest over the course of a year that can't be duplicated by the average collection of nursery plants.

Here's some background about our local ecosystem, and environmental conditions. This information should be helpful in choosing native plants to grow.

A little history: Baltimore and the rest of Maryland were once almost entirely forested, and the diversity of plant and animal life was enormous. The loss of forest has led to a huge loss of species. However, the land and the thousands of streams that form our watershed are still with us. We have an opportunity to protect and restore.

A little climate info: Baltimore and central Maryland is on the cusp of two USDA hardiness zones, Zones 6 and 7. Native plants are better acclimated to our 2-zone climate conditions than many non-natives.

A little info about our native plant community: Original Northwood is situated on two knolls. The longest, steepest slopes face toward the west. The

native forest is (was) an oak-heath forest, a type of deciduous forest characterized by well-drained, acidic soils, a dense root layer at the soil surface, and populated by oaks and understory plants of the heath family (Ericaceae). Oak species include black oak, white oak, red oak, and chestnut oak. The large heath family includes mountain laurel, blueberry, sourwood, azalea and rhododendron. All these plants do well in our neighborhood, because they thrive in the conditions we have here. Of course, there are many other plants that are native to our area, too. Members of the Maryland Native Plant Society took an inventory of native plant species in nearby Herring Run Park in 2013. A list of those plants is available on the Society's website.

We can do a lot to restore the native forest and be a healthier community:

1. Replant native canopy species right away when a mature tree is lost.
2. Capture stormwater where possible to re-use for irrigation.
3. Identify other ways to keep rainfall from flowing off your property, such as using pervious paving and building a rain garden to increase on-site irrigation.
4. Eradicate English ivy. Once a viable option for groundcover, especially on slopes, it is invasive, and it now grows uncontrolled over the ground and up trees. It chokes out native plants and kills trees.
5. Plant native species in masses—groups of 5, 6, 7 or more, not just one. This encourages the success of a native plant community.
6. Water regularly, especially when plants are newly installed.
7. Consider organic soil amendments like compost and undyed hardwood mulch. Skip the herbicides and pesticides. Plants, native and non-native, are healthy when they get the basics: enough moisture and natural nourishment from good soil. Use organic fertilizers.

Finally, here are some local resources for buying native plants:

1. Herring Run Watershed Association
2. American Native Plants
3. Irvine Nature Center
4. The Maryland Native Plant Society website (<http://www.mdflora.org>) has a list of vendors located all around the region.

■ *Jayne Mauric*

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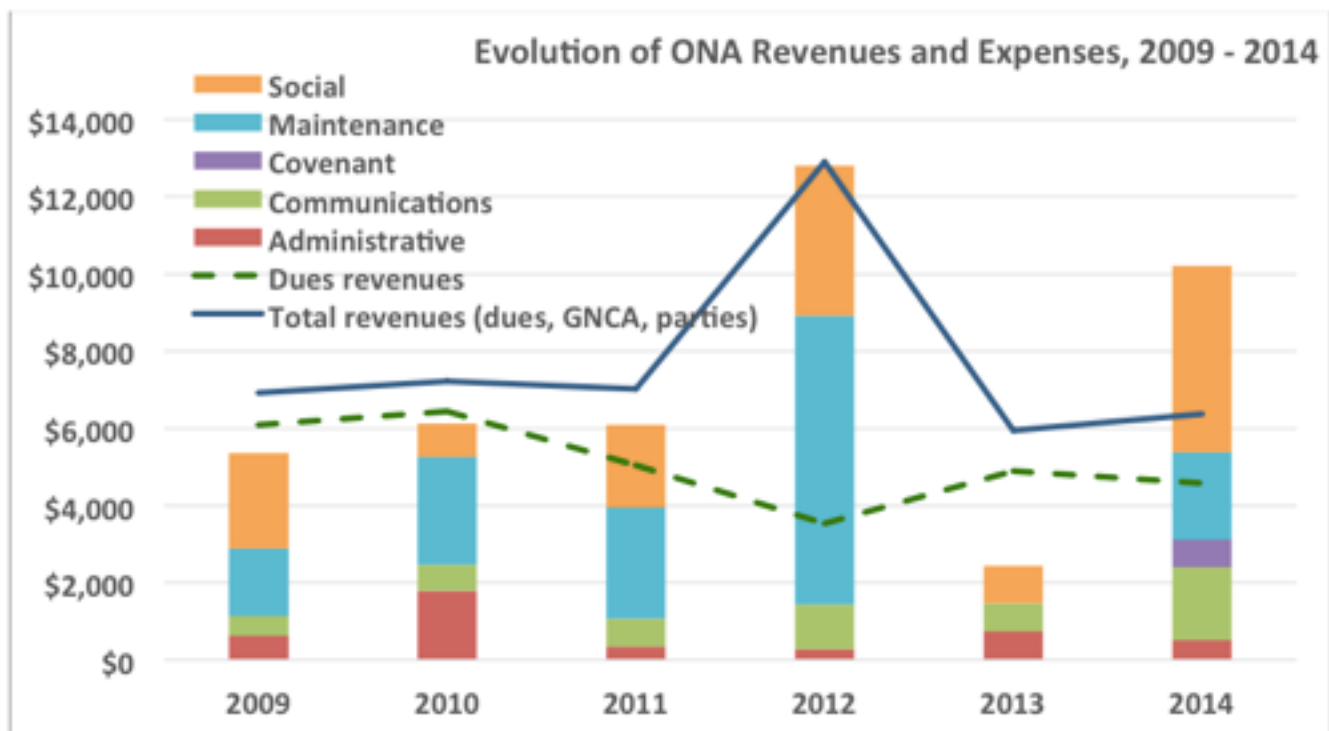


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Treasurer's report

In this first quarter of 2015, it is useful to take a look back over the past several years of Original Northwood's financial situation (see "Evolution 2009-2014" graph below). Based on records available, we note that a period of relatively stable and balanced spending and revenue generation (2009-2011) has given way to a more variable year-on-year situation from 2012 to the present. 2012 was characterized by relatively high maintenance and social spending (though with capital maintenance spending offset by GNCA reimbursement), followed by very little spending in these two areas in 2013. In 2014 we had particularly high spending on much appreciated social events, as well as communications and covenant costs that reflect the increased size and frequency of the newsletter, and architectural review of the new house being built on Argonne Drive to ensure it meets Original Northwood covenant requirements.

At the same time, dues revenues have declined since 2010 from over \$6000 annually, to 2014's level of \$4820, although other forms of revenue have helped to keep total revenues over \$6000 annually for most of the period, and a relatively stable bank account balance, standing at \$17,444.03 at the end of 2014.



SUMMARY	2009	2010	2011	2012	2013	2014
TOTAL REVENUE	\$6,875.13	\$7,224.00	\$7,030.05	\$12,686.04	\$5,946.00	\$6,379.39
TOTAL EXPENSES	\$5,366.21	\$6,072.49	\$5,867.50	\$12,796.67	\$2,433.77	\$10,219.02
YEAR-END BALANCE	\$15,568.00	\$16,719.51	\$17,882.06	\$17,771.43	\$21,283.66	\$17,444.03

2014 Budget, revenues, and expenditures summary

Looking specifically at 2014 (see below), we note that total expenditures, while high at \$10,219 relative to past trends, were in fact lower than initially budgeted (\$14,550). At the same time, dues and other revenues were also lower than anticipated, resulting in a net deficit of \$3,840 for the year.

Category	Budget	ACTUALS AT 31 DECEMBER 2014		
		Revenues	Expenses	Difference
Dues		\$4,820.00		\$4,820.00
Administrative	\$500.00	\$0.00	\$303.87	(\$279.87)
Communications	\$1,550.00	\$143.39	\$1,939.23	(\$1,795.84)
Covenant	\$2,000.00	\$0.00	\$701.25	(\$701.25)
Maintenance	\$7,000.00	\$0.00	\$2,262.37	(\$2,262.37)
Safety	\$0.00	\$0.00	\$0.00	\$0.00
Social	\$3,000.00	\$1,416.00	\$5,012.30	(\$3,596.30)
Contingency	\$500.00	\$0.00	\$0.00	\$0.00
Totals	\$14,550.00	\$6,379.39	\$10,219.02	(\$3,839.63)

2015 Budget

To strengthen ONA's fiscal health going forward, the ONA Board is committed to regaining a healthy balance of revenues and running expenses, while also providing welcome and needed services to the neighborhood. A first measure, reflected in the draft 2015 budget below, is to explicitly distinguish our estimation of operating expenses from capital and reimbursable expenses. Ideally, we would hope to raise dues adequate to cover basic operating expenses; for the present draft budget, meeting this objective will require that 58% of households

Row Labels	Operating expenses	Capital & other reimbursable expenses	Grand Total
Administrative	\$250		\$250
Communications	\$1,750		\$1,750
Covenant	\$1,000		\$1,000
Maintenance	\$3,000	\$3,000	\$6,000
Safety	\$200		\$200
Social	\$1,600	\$2,200	\$3,800
Grand Total	\$7,500	\$5,200	\$13,000

NOTE: It is anticipated that Maintenance capital expenses will be reimbursed by GNCA.

join the ONA and contribute dues. We may also need to turn more of our social events into revenue generators or at the least, expense recuperators. We welcome your ideas and concerns to help us finalize our approach so that it best serves the community.

In Conclusion

I am happy to report that, in just the first two months of 2015, 16% of households have paid their 2015 ONA dues. If we can maintain this

kind of momentum in dues contributions, we will be well on our way to meeting budget objectives. Thanks to all who have contributed so far!

To join the ONA, you can pay your voluntary ONA 2015

membership dues of \$35 via credit card using the payment information on the ONA website (originalnorthwood.org/dues), or by making out a check to "Original Northwood Association" and mailing it to: ONA Treasurer, 1310 Argonne Drive, Baltimore MD 21218.

■ Jennie Spratt (Treasurer)

Tree Planting

We need your help planting trees on May 16!

The ONA has undertaken an initiative to plant over 150 new trees throughout the neighborhood within the next few years. Last fall, neighborhood volunteers planted over 30 trees along Argonne Drive and Deepwood Road. The Board is pleased to announce that we are finalizing plans for the next phase of this initiative: planting 35 trees on May 16th along Southview, Havenwood, Northview, and Eastview. We hope that you will volunteer to help—even if that only means taking the time to help plant the tree in front of your home.

The ONA has completed a tree inventory that details the locations of existing street trees, dead/dying trees, and locations for new street trees. You are invited to take a look at this "master plan" at www.originalnorthwood.org. In so doing, you will note that trees are slated to be planted in front of the following properties:

- Southview** 1200, 1203, 1216, 1217, 1218, 1220, 1223, 1304, 1305, 1306, 1319
- Northview** 1201, 1203, 1213, 1215, 1217, 1244, 1227, 1324
- Eastview** 4201, 4203, 4205, 4209

Havenwood 1203, 1205, 1207, 1209, 1211, 1212, 1214, 1216

The precise location of each tree will be marked with a wooden stake approximately two weeks prior to the planting date, following the marking of underground utilities. If you have any questions or concerns regarding a tree's proposed location, please contact the ONA maintenance committee (maintenance@originalnorthwood.org) once the locations are marked. Please understand that once the trees are planted, they must not be removed or otherwise disturbed under any circumstance, as they are city-owned trees located on the public right-of-way (i.e. the city-owned property adjacent to the homeowner's on which street lamps, water meters, and utilities are located).

Please join us the afternoon of May 16th! Please contact the ONA at maintenance@originalnorthwood.org (or call (410) 802-2624) if you are able to plant "your" tree, or if you are able to volunteer more time—we need volunteers to operate the gas-powered auger, transport trees from the drop-off location, shovel dirt, and spread mulch. Bring the family and make an afternoon of it!

Together, we can restore Original Northwood's tree canopy! Thank you for your support and commitment to the future of our neighborhood.

■ JP Rigilano (Maintenance Chair)

From the archives

Notes of interest from Original Northwood's history

From the Roland Park Company archives at JHU, ca. 1938.

Did you know?

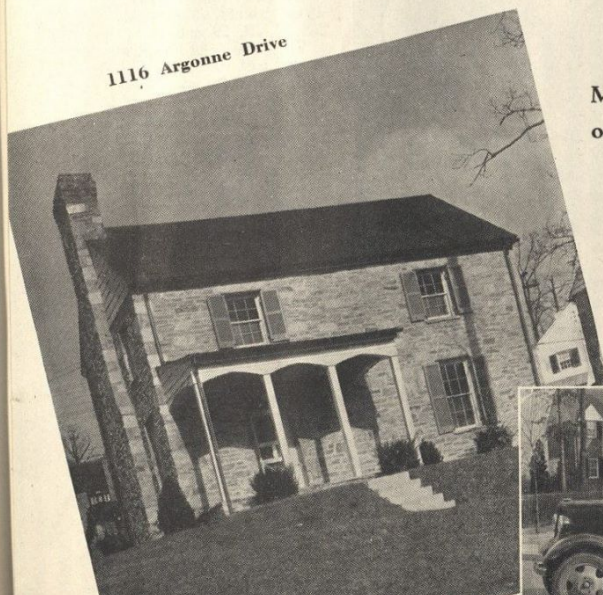
- that Northwood is part of the Montebello tract, of 530 acres owned by The Roland Park Company—a large part of the only available undeveloped area in one of the City's most desirable residential sections, permitting community planning on an extensive scale?
- that restrictions apply in Northwood, similar to those used so successfully in Roland Park, Guilford and Homeland; and that the proper administration of these restrictions greatly adds to property values?
- that Northwood is high above the City, with an average elevation of 305 feet above sea level—100 feet higher than 33rd Street, a few blocks below; that the land ascends in picturesque slopes, the greater part well wooded?
- that Northwood is only a little more than three miles from the City Hall, convenient to business and financial districts, particularly to the City's great industrial districts to the southeast?
- that bus service is provided now for the residents of Northwood on a convenient schedule, connecting with street cars at Greenmount Avenue, from which point the business and downtown shopping districts are less than twenty minutes away; and that there is a large shopping centre at Greenmount Avenue and 33rd Street?
- that Northwood has a well organized community life, with a garden club and such, making it an especially friendly, pleasant place to live; that close by are churches, fine private schools, and the Montebello Public School, the new Eastern High School, and the City College?

NORTHWOOD

Lies close to Guilford and can be reached by 39th Street, or the Alameda and Loch Raven Boulevards.

Houses on Argonne Drive, one of the widest and most beautiful streets in Northwood, are priced as low as \$7,500, with \$120 Ground Rent. They are of brick or stone, or of brick and frame combined. Many have winter air conditioning—all boast the best of modern building, with insulation, weatherstripping, copper screens, slate roofs, etc.

THE ROLAND PARK CO.



Monthly payments
on a house costing
\$7,500
are only
\$76.58



All photos by Leopold

Water, water, everywhere

It rains. Or sometimes it snows and the snow melts.

Water drains from Roundtop to Roundhill to Deepwood to The Alameda. From Southview to Westview to Argonne.

Sometimes the water freezes. At the Westview/Argonne intersection it causes a bad traffic hazard. A significant portion of the Deepwood/Alameda back alley can be a frozen sheet of ice. And the Eastview/Northview/Westview back alley which, by the way, is historically the longest back alley in Baltimore, will sometimes be almost a totally a frozen pond (Historic Ice?)

The two year semi-drought is over and our soil is saturated again. Water oozes into cellars, ruts yards, and strips away soil. Because most Original Northwood properties have a significant decline, a thunderstorm causes rivers to run through our yards.

Many homes in our neighborhood have old clay or iron pipes to drain their water away. Curtain drains collect are installed around the property and direct the water elsewhere. Cellars are sealed with acrylic (guaranteed never to leak forever!) to keep out the water.

Why do we have this significant water problem? We live on the side of a big hill--Cold Spring Hill. Before the development of Northwood, it was a forest. Now the forest is mainly gone.

A forest is 63 times more porous than a farmer's grazing field. Why? The hooves of cows, sheep, and horses tamp the ground down over time and create a rather impermeable surface to the soil.

A forest is 150 times more porous than your lawn. Your soil is compacted; many of us also cut our grasses so short they do little to impede runoff and erosion.

Our soil composition is another contributor. Before development there was a large sandpit on Cold Spring Hill; many road projects in Baltimore and

vicinity were supplied with sand from that pit. Yes, our soil is fairly rich with clay but it has a high sand content also. So our houses, sidewalks, concrete stairways, and roads sit on and compress the sandy soil, squeezing out even more water.

What happened last winter, the coldest in Baltimore's history? The ground froze much more deeply than it ever had. Water expands when it freezes, shifting everything in its path and creating crevices between soil particles. When the frost melts, our developments sank a bit into the sandy soil.

That ½ inch or so of sinkage pushes more water out of the soil as the soil recompacts. Westview was leaking so much water recently that small rivers were running down Argonne to both The Alameda and Loch Raven until almost Memorial Day!

Some of you are getting citations from Baltimore City because your sidewalks have sunk enough or become uneven or crumbled from frost heaves so as to imperil pedestrian safety and merit repair. Last winter is the main culprit.

Residents on The Alameda have complained long and loudly to the city for remediation of their extreme water problems. The Alameda is a narrow ravine between the bottom of Cold Spring Hill and another steep hill across the street. Baltimore DOT did put a curb buffer on a portion of the back alley between The Alameda and Deepwood to help protect some residents but that just spread the water problem around. The City is hesitant to undertake more remediation because of the tremendous cost.

It seems we all have to live with our water problems in Original Northwood. As Samuel Taylor Coleridge said, "Water, water everywhere and not a drop to drink..." If only we could bottle, brand and sell it!

■ *Uncredited*

SPRING 2015



master plans
rainscapes
architectural garden
structures



animal-friendly
landscaping
container planting



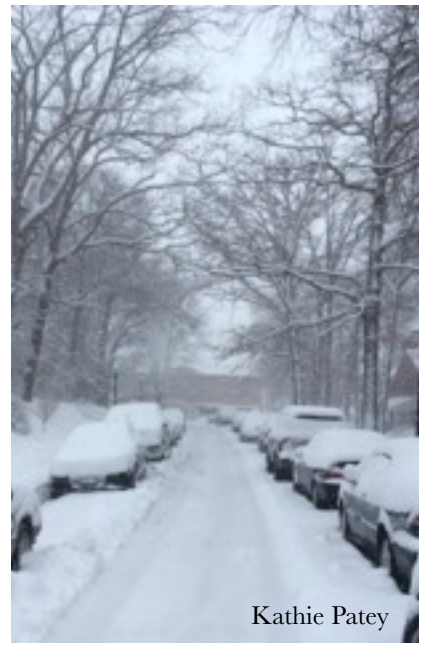
native planting
lawn alternatives
design for historic
landscapes



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