



# NETWORK

ORIGINAL NORTHWOOD ASSOCIATION

FALL 2022 ISSUE

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## President's Corner

Growing up there were two neighborhoods I wanted to live in when I got older, Mount Washington and Original Northwood. I bought my first house in Mt. Washington and later sold it to move to Original Northwood. I love Original Northwood. Its tree lined streets, architecture, and its history. But what I really love most is its real sense of community made possible by its social events and gatherings. It's what a neighborhood should be, should feel like, welcoming and accepting. Since living here in Original Northwood my wife and I have served on the ONA board, participated in neighborhood clean-ups, and hosted a newcomer party, holiday party and a wine party. We have been all in. We walk the

neighborhood, getting to know our neighbors we're familiar with families and their children and we even know our neighbors' pets names. We have bonded and created relationships.

So, I was surprised to learn not everyone in our community had the same experiences as we've had. I was shocked to learn that not everyone felt accepted or heard. In fact, many I spoke to felt like they didn't belong at all. Some who had been here for many, many years. As I began to unpeel these layers through conversations with some neighbors, I learned that some felt like there were two separate Original Northwoods. And it became evident as I began to look at who was attending the events, coming out to the food trucks, and participating in community meetings. The same few people. So that's when I decided to run for President of the ONA board. Anyone who knows me and my wife knows that we are about community, we are team equity and inclusion. We want to connect people, all people in the spirit of unity and community

*Eric's message is continued in the newsletter*

# Board of Governors 2022

Please remember that the ONA Board is composed of your neighbors. We volunteer our time and areas of interest to ensure that the neighborhood continues to be a safe and comfortable one for each of us. If you would like to volunteer, you are invited to reach out to one of the members or to attend our monthly meetings.

## Board of Governors 2022-23

### Officers

President

Eric Dodson

[president@originalnorthwood.org](mailto:president@originalnorthwood.org)

Vice President

Steve Kaufman

[vicepresident@originalnorthwood.org](mailto:vicepresident@originalnorthwood.org)

Treasurer

Shawn Marsden

[treasurer@originalnorthwood.org](mailto:treasurer@originalnorthwood.org)

Secretary

Meredith Tomeo

[secretary@originalnorthwood.org](mailto:secretary@originalnorthwood.org)

### Members-at-Large

Communications

Meredith Tomeo

[communications@originalnorthwood.org](mailto:communications@originalnorthwood.org)

Covenant

Cathy Semans

[covenant@originalnorthwood.org](mailto:covenant@originalnorthwood.org)

Maintenance

Colin Geis

[maintenance@originalnorthwood.org](mailto:maintenance@originalnorthwood.org)

Safety

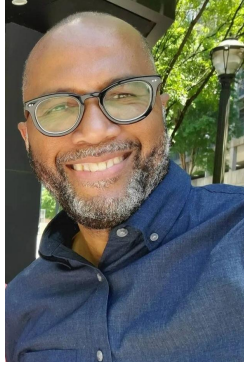
Keever Frye

[safety@originalnorthwood.org](mailto:safety@originalnorthwood.org)

Social

Lynnette Dodson

[social@originalnorthwood.org](mailto:social@originalnorthwood.org)



Eric Dodson,  
President



Steve Kaufman,  
Vice President



Shawn Marsden,  
Treasurer



Meredith Tomeo,  
Secretary &  
Communications



Cathy Semans,  
Covenant



Colin Geis,  
Maintenance



Keever Frye,  
Safety



Lynnette Dodson,  
Interim Social

The board is looking for a permanent Social Chair for 2022-2023. Please contact [president@originalnorthwood.org](mailto:president@originalnorthwood.org) if interested



The best defense against crime is you! We encourage you to report every crime regardless of how petty or insignificant you believe it is. Together, we can make Baltimore a safer city! [www.baltimorepolice.org](http://www.baltimorepolice.org)

# FEDERAL & STATE INCENTIVES FOR HOME EFFICIENCY PROJECTS!

*Gus Sentementes*

Since moving into our current home in 2016, my wife Karen and I knew we would need to replace several key systems. Heating? Check. Air conditioning? Check. Water heater? Check. Electrical service? Check and check.

But, we also knew that replacing such systems were big decisions that we'd need to be able to live with for 20 years or more. This was our chance to invest in some kind of "green" home energy technology, we thought. And then Russia invaded Ukraine, sending shockwaves across world energy markets. So what could we really do living in an old home, in an old city, with certain constraints and limitations.

Wind energy was out of the question. Can't imagine a windmill would pass covenant review.

Solar? Maybe. I investigated Tesla's solar tile product, which has an aesthetic similar to slate. But I learned our home has too much tree shade (a good thing!) and the tiles would only generate little more than a third of our daily electricity needs and would do nothing for our natural gas costs. Even with the 26 percent federal tax credit on energy efficient systems, buying the Tesla solar tiles was a non-starter at \$45,000+.

So I went back over the fine print in the federal tax credit and saw the word: geothermal. I knew a little about it, mostly in the context of the large geothermal plants that use extreme heat from deep within the earth to power electricity-generating power plants. Could I do that at my house?

Well, no, not quite. Residential geothermal systems rely on basic heat pump technology to heat and cool your home. A geothermal heat pump transfers heat back and forth from pipes installed in the ground outside a home, in what's called a closed loop system. From Energy.gov: "According to the EPA, geothermal heat pumps can reduce energy consumption -- and corresponding emissions -- up to 44% compared with air-source heat pumps and up to 72% compared with electric resistance heating with standard air-conditioning equipment."

For homes that have ample property, such a system can be installed in a horizontal formation, with excavation only going down around six feet. The temperature of the ground, at around 50-55 degrees Fahrenheit, provides a constant, stable source of temperature for the heat pump to use in heating and cooling a home.

For homes situated on smaller parcels of land, vertical loop systems are the only viable solution. However, vertical loops are more expensive because of the drilling with specialized equipment and more complex installation process as a result. Where horizontal loops can be installed several feet below grade, a similar length of ground loop installed in a vertical formation may need to go down 250 to 600 feet to meet your geothermal heat pump's energy exchange needs.

Bottom line: geothermal energy is still expensive and complicated to install for urban home owners — unless you're able to line up a good set of tax credits. It does offer significant energy savings, and contractors have become increasingly adept at installing such systems in urban environs.

Our contractor was one of them. All things considered, the vertical drilling and trench work wasn't as bad as we feared, partly because we didn't hit much water. We asked many questions and they did a good job of setting our expectations, including how the project had multiple phases that could take a few weeks to go from drilling and trenching to hookup and final install.

Finally, and most importantly: the money question. How much does such a system typically cost?

A geothermal system for a 2,000 square foot home, with vertical drilling, could cost \$35,000 to \$45,000, with vertical drilling accounting for 30 to 40 percent of that expense. We are taking advantage of the following tax credits and other subsidies: 1) Federal: 26 percent off; 2) State (Md Historical Revitalization Tax Credit): 20 percent off; 3) State:

\$3,000 grant from MD Energy Administration for new geothermal system; 4) State: Annual sale of our Renewable Energy Credits (RECs) with expected reimbursement of \$600-900 per year. There are also some special financing options available that help geothermal system buyers defer some costs until after they've received the tax credit in their subsequent tax filing.

All these combined tax credits knock off around 50 percent of the total project cost. Additionally, Maryland's Renewable Energy Credit marketplace allows homeowners to get a check every year their system is in operation. Between monthly savings on the energy bill and the renewable energy credits marketplace dropping a check in the mail once a year, we expect to recoup the cost of the system in five to ten years.

We moved quickly on this project in 2022, with the assumption that the 26% tax credit was scheduled to be reduced in future tax years. But now that the Inflation Reduction Act has been passed and signed, homeowners can tap into tax credits for geothermal and other energy-saving measures for years to come.

Now in their second home in Original Northwood, Gus and Karen Sentementes have lived in the neighborhood since 2006.

**PLACE YOUR ADS  
HERE**

Interested in advertising in the NETWORK Newsletter? The rates are great and your message is delivered to nearly 400 homes in Original Northwood.

Contact [communications@originalnorthwood.org](mailto:communications@originalnorthwood.org) for more information

## Maintenance Update

This is my last contribution to the newsletter as the maintenance chair for the community. I'd like to start by thanking all of the neighbors who've supported litter walks, dumpster days, and continue to volunteer to make our neighborhood a great place to live. Colin Geis, the new maintenance chair, is seen – often daily – picking up litter while he walks the community. That spirit of contributing to the greater good of our neighborhood is what makes Original Northwood special!

Now – some thoughts and suggestions on Fall maintenance, particularly for our new homeowners who may not have a lot of experience with managing a house.

- **Leaves management.** Many people spend a lot of effort in the fall cleaning up leaves as they drop from their trees. I always used to scour the yard for every leaf I could find so they were gone before December. However – conservationists now encourage us to “leave the leaves” for the Winter! The dead leaves provide important shelter and food for insects and wildlife, and can help fertilize flower beds. So – this year, consider holding off your major leaf cleanup until the Spring! If you like seeing lightning bugs in the summer, then put your rakes away. ONE HINT: I do suggest that you get the leaves off of your lawn and into your flowerbeds. It helps to run over them with a lawnmower and spread them in your beds using the mower bag.
- **Tree management.** This is the time of year to have your trees checked for pruning. Do you have trees that are growing over your roof? Do your tree limbs go over your neighbor's property? Do you have trees frequently dropping branches? Consider having a general health check and appropriate pruning. IF you have dead trees on your property, please get them taken down to protect your AND your neighbors' property.
- **Hose bibs.** As the weather dips closer to freezing, make sure to remove hoses from your exterior hose bibs and store them indoors. Turn off the valves to your hose bibs and consider getting insulated covers for them. They sell them pretty cheaply on Amazon, and Ace Hardware in Waverly also has them.

Finally – note that the final dumpster day of 2022 will be on **Saturday, November 19**. Colin will put info on Nextdoor to let people know the time and the location of the dumpster. Have a great end to 2022 and start to 2023!

## President's Corner (cont'd)

My goal as President and our goal as a board is to increase our communication efforts so that we have an informed community while also creating more opportunities for us to engage as neighbors. I believe that if we concentrate on these two efforts the other problems will fix themselves because they will be solved collectively. The covenant, safety, and maintenance chairs in fact the entire board will all be more informed and have a better understanding of the needs and wants of the community as a whole. Not just a select few.

This way we can collectively find the resources and other information to make our community stronger.

I hope that you all will work with us and get involved, share resources, and communicate our needs collectively. Together we can make ONA stronger while serving as an example to the rest of the city of what community engagement looks like. I want to thank the outgoing board for their dedication, service and leadership and I want to thank our current board for stepping up to help shape the future of ONA. I look forward to serving beside you all.

*Eric Dodson*

*President, Original Northwood Association  
Trustee, Greater Northwood Covenant Association*

## Safety Update

The rates for most types of crime in Baltimore and the Northeastern District have increased in 2022 over 2021. Some of this can be attributed to 2021 being a relatively good year statistically, but the trend is still frustrating. Thankfully, as usual, Original Northwood has been spared much of that activity and remains a safe and peaceful neighborhood on the whole. Also encouraging is the fact that the latter half of the year thus far has been better than the first. Regardless, we can help limit crime in our neighborhood, block, and home by following (and continuing to follow) some good practices.

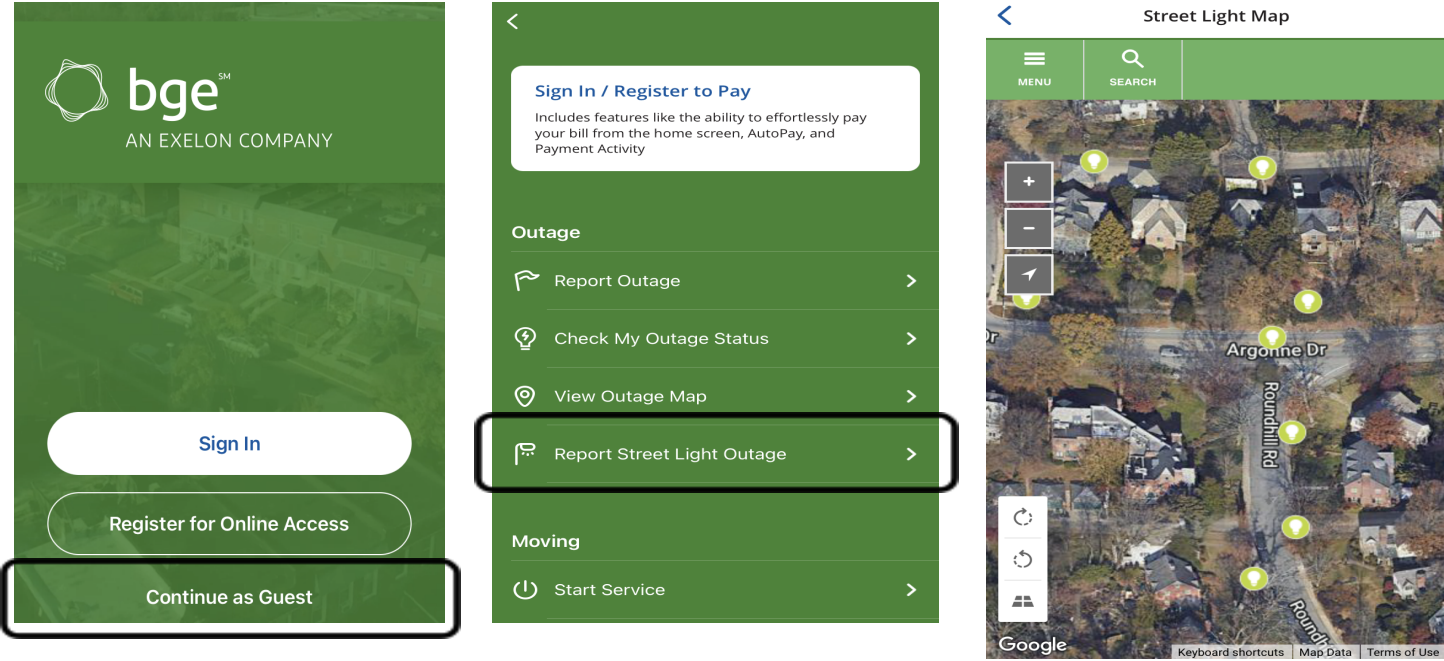
Limit opportunities. Don't leave valuables (even a change tray can be valuable to burglars) in cars, lock your doors, stay alert and avoid potentially dangerous situations, light the exterior of your house and purchase a video doorbell or security camera. These simple deterrents are recommended by law enforcement across the country.

Communicate and use the interpersonal networks available to you. Family, friends, and neighbors are always around to help keep us safe, ask them to keep an eye out when leaving home and walk each other to the car if you're coming or going late. If you see something, say something - report suspicious activity and any criminal activity to the police, the ONA board, and on social media like the Original Northwood group on Nextdoor. Reporting to the police is essential for giving them an accurate view of the neighborhood and informs their patrol strategies.

I'd like to reiterate the suggestion to ask neighbors to keep an eye out - one of the best things about our neighborhood is the sense of community. If you don't know your neighbors, this is a good opportunity to reach out, build that sense of community, and keep each other safer.

# Light Up ONA Initiative

We are so fortunate to live in a neighborhood with ample lighting. Our alley way street lights are adequately placed providing an abundance of light when working properly. Our street lights are strategically placed throughout the neighborhood providing ample lighting when working properly for neighbors to feel safe while walking dogs after dark or taking an early morning stroll. To keep the neighborhood bright and well lit, please report to BGE when you see a street light out in the neighborhood. BGE has made it extremely easy to do this. Download their app and simply report a street light outage. You don't have to register, just continue as a guest to report an outage.



This time of year means less daylight. It might be dark when you leave the home in the morning and dark again when you get home for the day. We can help light up the neighborhood more by turning on an outdoor light, porch light or string lights to provide more lighting throughout the neighborhood. There are many cost effective ways of doing this nowadays, solar spotlights or solar string lights, which can be found at your local hardware store.

Let's light up the neighborhood and keep our community bright and safe.

## Neighborhood Walkthrough with Elected Officials

We were recently able to host our elected city officials Council members Ryan Dorsey and Odette Ramos on walkthroughs on both the north and south side of Original Northwood. For those of you who don't know, neighbors living north of Argonne Drive are in Ryan's district and those living south of Argonne are in Odette's district.

These walkthroughs gave the council members an opportunity to meet with concerned neighbors on a stroll through the streets and alleyways. While we discussed outstanding housing code violations, we also had an opportunity to enjoy beautiful yards and gardens and to learn more about city regulations, discuss housing and other concerns.

It is hoped that this can be a regular event to continue the close support that we received from our council members. Coupled with the Maintenance Walkthrough with the Baltimore City Department of Housing & Community Development, we hope to ensure the maintenance and beauty of our neighborhood.

# Social Update

Well they say third times a charm - so here we are, lucky number 3! I am back and happy to serve as your 2022-2023 INTERIM Social Chair. Through a heartfelt conversation with Dionne Joyner Weems (your elected social chair) it was decided that her background was best suited to helping out in other areas of need; she will still be a part of the team though.

So for now, you've got me, and let me just take a minute to tell you about some great events and ideas that we have cooking up. Like before, I have the support of some phenomenal women in the neighborhood on my side. Lauren Devine, Shequila Purnell Saunders and Katrina Raysor have agreed to help out when available. As you may remember, most of us have served as Social Chair at some point over the past 10 years, so we've got some experience with this. When we are able to consult with one another and call on each other for various tasks related to our neighborhood social events, it just makes things so much easier - especially with everyone's busy and limited schedule.

Some of our existing Original Northwood sponsored events include the Wine & Cheese Party, Block Party, Newcomers' Picnic, Oktoberfest and of course the Holiday Party. There are also a number of events in the neighborhood that, while not sponsored by the Board, are wonderful ways to meet new friends. Organizational committees are already preparing for the Mayor's annual fall clean up, next year's garden walk; an Easter egg hunt, popsicle nights and of course the annual yard sale.

Tentative dates are posted here in the newsletter (dates are subject to change.) We hope that you will be able to come out and have a great time with your ONA neighbors.

*Lynnette Dodson*  
Social Chair, Original Northwood Association



## Holiday Party, Saturday, December 10, 2022 | 6 pm - 9 pm

CHRISTOPHER & STEPHANIE SCHARPF  
4102 WESTVIEW RD  
Baltimore, Maryland 21218

Take an opportunity to celebrate the winter holidays with friends new and old. The party will include:

- Christmas Balls Station
- Toy drive
- Holiday Scramble Contest

For more information, please reach out to Lynnette at [social@originalnorthwood.org](mailto:social@originalnorthwood.org).

## Let's Meet Up

Being pent-up for the last 2+ years has got some of us a little stir crazy. During the pandemic we were able to do a few things that kept folks involved including #FOODTRUCKWEDNESDAY and neighbors got creative and hosted #PORCHCONCERTS just to mention a few. We know that during the pandemic there were residents that have moved on and, of course we've got a lot of newcomers to the neighborhood. As the social chair (INTERIM), I would like to propose and implement some new ways to socially gather in the community. I'd like to believe that by doing this, it will inspire more community involvement and thereby inspire people to make more meaningful connections with each other through these various experiences.

Some of the new and exciting events being considered for 2023 include:

- Cigar and Bourbon Monthly Social
- Virtual Trivia Night (proposed for January/March)
- Tea Tasting Workshop (w/Couples Tea House)
- Virtual Wine Tasting Event (Hosted by The Wine Shop - Hampden)
- Mardi Gras Parade (February 2023)
- Entrepreneurial Pop Up (inspires residents to showcase their special talents)
- Bourbon and cigars
- *Neighborhood 5K run/walk (SPRING)*
- Fall Crawl (October 2023)

This event would take the place of Oktoberfest. The Fall Crawl is proposed to be a great day of fun starting with a costume parade, Trunk or Treat for kids, food trucks, music, community merchants and tons of activities for the kids including pumpkin carving and bobbing for apples. Fall Crawl will take place on the final Saturday of October each year.

I would also like to explore the idea of individual streets hosting mini block parties for National Night Out. Please vote your interest in seeing these proposed events implemented here.

We are excited to begin planning these events and look forward to everyone coming out to participate. It is my hope that by the end of the 2022-2023 term that each of you will have made a new connection with someone that you don't already know. Every new friend starts out as a stranger.

*Lynnette Dodson*  
Social Chair, Original Northwood Association

## Help Wanted

The ON Board seeks dedicated community members to serve as social chair to coordinate events and act as a liaison during events. The position is responsible for the following:

- Attend monthly board meetings as the lead for all things social
- Dedicate a few hours a month to planning and executing social events
- Attend and actively participate in all social events
- Encourage resident participation and attendance at all social gatherings/events via face-to-face interaction, social media and other social tools
- Promote interest in all social events
- Prepare publicity, social posts, flyers, including invitations, banners, and signs, to be displayed or distributed at least two weeks prior to an event
- Listen to resident suggestions and relay all comments to the board secretary



If you are interested, or if you have any ideas you would like for us to know about, please feel free to contact us at [social@originalnorthwood.org](mailto:social@originalnorthwood.org)

## Garden Walk

The ONA Board is interested in getting the **Garden Walk** started again this spring. We are looking for volunteers to be on the Garden Walk and volunteers to help get it off the ground. If you have an interest please contact Steven Kaufman at [drtcm@comcast.net](mailto:drtcm@comcast.net). The Garden Walk has always been a great event and a wonderful way to show off our neighborhood.



## GNCA Update

The Greater Northwood Covenant Association (GNCA) holds quarterly Trustees' Meeting.

The current President of the GNCA has stepped down from his position. The Trustees met to announce the vacancy of the President's position in our respective neighborhoods.

To contact the GNCA, please reach out to our Executive Secretary, Gretchen Pike at [greaternorthwood@gmail.com](mailto:greaternorthwood@gmail.com).

## Board of Governors Quarterly Meetings

Residents of the Original Northwood Association are always free to attend our monthly board meetings that take place on the 2nd Wednesday of each month.

Quarterly meetings are held in June, September, December, and March. If you have something you would like to discuss, email [secretary@originalnorthwood.org](mailto:secretary@originalnorthwood.org).

2022-23 meetings are scheduled to take place virtually using Zoom (all you need is a web browser and Internet connection!).

# Covenant Report

## Application Reminder

As our attention turns outdoors, many of us may be planning changes to the exteriors of our homes. Please remember that we are a covenant community. What does that mean? It means that the Agreement and Deed attached to each of our homes has specific requirements by which we all must abide. One of these requirements has to do with the review and approval by the Board of all exterior alterations.

More information can be found on our website at <https://www.originalnorthwood.org/covenant-information>. Our Covenant Chair, Cathy Semans, and the Covenant Committee work diligently to review applications and make recommendations to the Board. If you have any questions about your application, the application process, or anything pertaining to the neighborhood covenants, please reach out at [covenant@originalnorthwood.org](mailto:covenant@originalnorthwood.org).

And, as always, if you have a passion for the history and architectural beauty of our neighborhood and would like to be a part of a group of people like yourself interested in maintaining it, please reach out to join the Covenant committee.

**Help Support ONA Activities in 2023 by paying your ONA membership dues (\$40 per household)**

1. Pay on the PayHOA.com website
2. Pay on Venmo to [treasurer@originalnorthwood.org](mailto:treasurer@originalnorthwood.org)
3. Mailing a check (payable to the Original Northwood Association) to:  
The Original Northwood Association  
P.O. Box 33576  
Baltimore, MD 21218

Make sure to indicate your full Original Northwood address in your Venmo payment or on your check so we can register your payment correctly. Thank you for supporting YOUR Neighborhood Association!

## Eleni 'Lena' Bonds

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# Original Northwood Association Treasurer's Report, September 2022

## A. SUMMARY OF DUES PAYMENTS

Street	# of Houses	2021 DUES PAID (thru Sep 2021)		2022 DUES PAID thru 30 September, 2022		
		Cumulative (corrected)	%	Cumulative	%	Current
Argonne	50	23	46%	20	40%	1
Deepwood	37	21	57%	15	41%	0
Eastview	10	3	30%	2	20%	0
Havenwood	19	11	58%	8	42%	0
Kelway	16	5	31%	4	25%	0
Loch Raven	15	7	47%	6	40%	0
Northview	70	31	44%	29	41%	0
Roundhill	33	18	55%	19	58%	0
Roundtop	8	3	38%	3	38%	0
Southview	39	25	64%	17	44%	0
The Alameda	57	16	28%	9	16%	0
Westview	41	18	44%	15	37%	0
<b>Totals</b>	<b>395</b>	<b>181</b>	<b>46%</b>	<b>147</b>	<b>37%</b>	<b>1</b>

## B. CURRENT MONTH BANK RECONCILIATION

Bank beginning balance (Checking & Savings combined)

**\$18,932.94**

**Revenues**

2022 Dues	\$22.08
2023 Dues	\$920.00
2024 Dues	\$40.00
Administrative	\$0.12

Dues received
Dues received
Dues received
Interest

**Total Revenues**

**\$982.20**

**Expenses**

Administration	\$77.25
Communications	
Covenant	\$2,420.00
Maintenance	\$130.00
Safety	
Social	
Contingency	

MD Biz Exp.
Legal services
Sign garden and other common area maintenance

**Total Expenses**

**\$2,627.25**

Ending balance :

**\$17,287.89**

**Bank ending balance :**

**Checking: \$ 2,346.89**

**Total: \$ 17,287.89 (Confirmed)**

**Savings: \$ 14,941.00**

## C. YEAR-TO-DATE BUDGET ANALYSIS (FY 2022 running OCTOBER - SEPTEMBER)

Category	BUDGET / ANTICIPATED		ACTUALS		NET (Budget minus Actual)
	Expenses	Revenues, Reimb.	Expenses	Revenues, Reimb.	
Dues		\$7,200 revenue	\$0.00	\$6,207.08	(\$992.92)
Administrative	(\$100)	\$0	(\$1,377.29)	\$32.87	(\$1,244.42)
Communications	(\$500)	\$0	(\$356.16)	\$0.00	\$143.84
Covenant	(\$2,000)	\$2,000 reimb.	(\$5,787.31)	\$0.00	(\$5,787.31)
Maintenance	(\$5,000)	\$5,000 reimb.	(\$1,450.00)	\$0.00	(\$1,450.00)
Safety	(\$200)	\$0	\$0.00	\$0.00	\$200.00
Social	(\$3,000)	\$2,000 revenue	(\$3,555.50)	\$0.00	(\$2,555.50)
Contingency	(\$100)	\$0	\$0.00	\$0.00	\$100.00
<b>Totals</b>	<b>(\$10,900)</b>	<b>\$16,200</b>	<b>(\$12,526.26)</b>	<b>\$6,239.95</b>	<b>(\$11,586.31)</b>