



NETWORK



ORIGINAL NORTHWOOD ASSOCIATION

PRESIDENT'S CORNER

Hello! I hope that you are enjoying the sights and sounds of autumn throughout the neighborhood: the rustling of crisp leaves, the calls of the migrating birds, the dropping noise of acorns, and more. As you know, with the arrival of fall, we have also transitioned to a new board for the 2016-2017 year. It's my hope that we can continue to build on the foundation and initiatives created by neighbors and the association before us.

I was fortunate to be involved with the group in the safety chair role over the past year and was able to meet and interact with many neighbors, who all contributed in big and small ways to keeping Original Northwood a neighborhood that we are able to enjoy and call home. I look forward to the year ahead and to meeting and working with even more neighbors while enjoying and strengthening our community.

As I mentioned at the annual meeting in September when discussing some goals and thoughts for the upcoming year, one of my favorite things about Original Northwood is the community feel, and the many ways in which people participate in neighborhood meetings & events, address issues and concerns, help each other out, and are out and about walking dogs, riding bikes, or cleaning up and beautifying areas.

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POPSICLE NIGHT A DISTANT SUMMER MEMORY

Parents and children in ON look forward to Popsicle Nights from Memorial Day to Labor Day each year.

It's a tradition started and organized for years by residents Laura and Haywood Wilson (Havenwood Road). Caitlyn Cleavenger (Northview Road) took over organizational duties this past year.

Popsicle Night works like this: A family (or two) volunteer each week to open their yards and coolers to parents and children. The kids lick popsicles while the moms and dads slurp adult beverages.

Watch Nextdoor next year for the 2017 edition of Popsicle Night. Another reason ON is a great neighborhood!



Featured Event

ONA's Oktoberfest!

Oct. 29, 3-6 pm
4000 Roundtop

Featuring brats, homebrew beer, hard cider and more!

\$5 Suggested Donation

Meet the new board members

With the ONA election in September, we welcomed several residents to the board as new leaders, after some board members were term-limited from continuing their service. But several of last year's board members continued their service to help make our community better in the 2016-17 cycle.

Jessica Kupper, previously the Safety Chair, began her first term as President this fall, taking over from Richard Skolasky. Steven Kaufmann was elected Vice-President, replacing Dana Andrusik, while Diahn Allen took over from Emily Weber as secretary. Jennie Spratt, Mary Stevenson and Gus Sentementes continue as treasurer, covenant chair, and communications chair, respectively. Newcomers Jason Smith (Maintenance Chair), Darryl Strange (Social Chair) and Scott Purnell-Saunders (Safety chair), took over the chair positions from J.P. Rigilano, Lauren DeVine, and Jess Kupper, respectively.

We welcome our newest board members and look forward to their energy to make our community a better place to live! And we thank the most recently retired board members, Richard Skolasky, Dana Andrusik, Emily Weber, Lauren DeVine and J.P. Rigilano for their tireless service to Original Northwood.

* = New Board Member



Jessica Kupper

President

president@originalnorthwood.org



Steven Kaufman *

Vice President

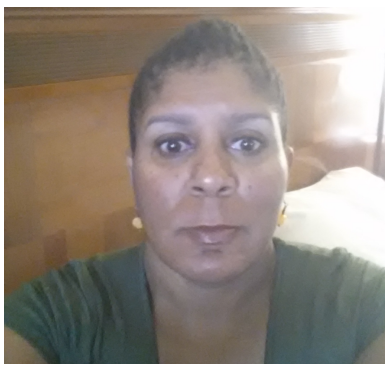
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Jennie Spratt

Treasurer

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Diahn Allen *

Secretary

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Mary Stevenson

Covenant Chair

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Darryl Strange *

Social Chair

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Scott Purnell-Saunders *

Safety Chair

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Jason Smith *

Maintenance Chair



Gus Sentementes

Communications Chair

communications@originalnorthwood.org

NORTHWOOD COMMONS MOVES FORWARD

Barnes & Noble a possibility; Morgan State student housing not a “100 percent certainty”

Gus Sentementes, ONA Communications Chair

Plans for the revitalization of Northwood Plaza received approval from Baltimore city’s planning commission at a hearing this month, according to the project developer. The approval gives the renewal project – known as Northwood Commons – an updated zoning classification to accommodate proposed plans for mixed-use offerings at the site, including retail, dining and student housing for Morgan State University, according to developer Mark L. Renbaum.

At the hearing, Renbaum indicated that a Barnes and Noble book store is one possible tenant, according to a Baltimore Sun report, while current plaza tenants, such as Rite Aid, Sunny’s, and McDonald’s, would stay on at the center. Renbaum said he’s hoping to attract 15-20 commercial tenants, and is in final negotiations with a couple of fast-casual restaurants, a major coffee retailer, a “quick sick”-type medical provider and other businesses.

The project will also include a grocery store and, in a telephone discussion with two ONA board members, Renbaum said he is working on attracting a bank and a local pizza restaurant operator. The next steps for the project include several approval milestones from the city, including architectural review and site planning. The approvals process could take another 6 to 12 months before the project breaks ground, Renbaum said.

After a contentious period, the neighborhoods around the plaza eventually came to an agreement to support Morgan State student housing at Northwood Commons. But on-site student housing was still not a “100 percent certainty,” said Renbaum, who said Morgan had not yet made a final decision.

If student housing is not built, the site plan for retail would remain the same, except the apartments would not be built above the storefronts, he said.

Renbaum said he has talked with a couple people in the community about finding locally-owned businesses who can be contracted to do work at Northwood Commons, such as trash hauling or landscaping providers.

Renbaum invited community members to suggest potential commercial tenants he should try to attract.

The ONA set up a web page to allow residents to propose possible tenants, including local businesses, that they would like to see at the new center. Go to <http://www.originalnorthwood.org/northwood-commons-proposed-tenants/>. Please comment by Nov. 15.

CALENDAR

OCT. 19
GREATER NORTHWOOD COVENANT
ASSOCIATION ANNUAL MEETING
TIME: 6:30 PM
LOCATION: NORTHWOOD LIBRARY
(INTERSECTION OF LOCH RAVEN AND
COLD SPRING ROAD)

OCT. 22
MAYOR’S FALL CLEANUP 2016

OCT. 29
OKTOBERFEST!
TIME: 3 PM - 6 PM
HOSTS: EMILY & DAVID WEBER
LOCATION: 4000 ROUNDTOP
LIVE MUSIC, BEER, CIDER, FOOD

NOV. 8
ELECTION DAY
GO VOTE!

DEC. 14
ONA QUARTERLY MEETING
LOCATION: TBD
(WATCH NEXTDOOR.COM)

CHAP UPDATE: WHAT ARE THE NEXT STEPS?

Neighborhood exploring designation as CHAP district to further protect its historic character

Mary Stevenson, ONA Covenant Chair

The Board delivered CHAP document packages to all households in Original Northwood on August 1, 2016. The packages included information regarding the CHAP process and a hard copy of the ONA CHAP Survey. The documents were also posted to Nextdoor and the Original Northwood website.

Earlier, the Original Northwood Association Board of Governors presented the idea of Original Northwood becoming a Baltimore City historic district (CHAP) at the Summer Quarterly meeting on June 8, 2016, on the Nextdoor website, and in the Summer 2016 Newsletter. CHAP designation will help protect and celebrate our neighborhood’s rich history. It also provides an effective and transparent design review process that preserves the neighborhood’s historic character. This type of local historic district designation does not impact Original Northwood’s deed covenants, parking restrictions, or zoning requirements.

As part of the initial CHAP survey, residents had until August 15, 2016 to submit their response. The results were promptly posted on NextDoor on Aug. 17, and presented at the Fall Quarterly Meeting on September 14. This was the first step in the process. We had a 23% response rate with 61% in Favor (51 YES/33 NO) of the exploring the CHAP District designation process.

President Richard Skolasky sent the official letter to Eric Holcumb at CHAP to begin the CHAP process. The letter was acknowledged by CHAP and forwarded to the CHAP Chair, and they have begun the formal process of exploring designation.

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ONA TREASURER'S UPDATE:

Jennie Spratt, ONA Treasurer

The Original Northwood Association continues to be on sound financial footing, according to the latest financial report.

During the month of September, 13 new households joined the association, and each contributed the annual \$40 membership fee. So far, a total of 35% of all households have paid annual dues in 2016.

The association also received some newsletter advertising revenue and had a few maintenance expenses, producing a net change of +\$450 in ONA's bank account since August. The September Newcomers' Party expenses totaling \$620.18, however, are not yet booked.

Looking ahead, the ONA Board will continue to look for opportunities to engage more residents to become dues-paying members in order to support neighborhood upkeep projects, historic architectural standards, and social events.

Original Northwood Association Treasurer's Report, September 2016

A. SUMMARY OF DUES PAYMENTS						
Street	# of Houses	DUES PAID 2015 (year end)		DUES PAID 2016 (to date)		
		Cumulative	%	Cumulative	%	Current
Argonne	49	22	45%	21	43%	2
Deepwood	37	16	43%	16	43%	2
Eastview	10	4	40%	2	20%	
Havenwood	19	8	42%	8	42%	
Kelway	16	5	31%	4	25%	1
Loch Raven	14	3	21%	6	43%	2
Northview	70	24	34%	19	27%	2
Roundhill	33	23	70%	15	45%	1
Roundtop	8	2	25%	3	38%	1
Southview	39	18	46%	14	36%	1
The Alameda	33	5	15%	4	12%	1
Westview	41	25	61%	17	41%	
Totals	369	155	42%	129	35%	13

B. CURRENT MONTH BANK RECONCILIATION			
Bank beginning balance :			\$18,835.74
Revenues	2015 dues		\$18,835.74 (Confirmed)
	2016 dues	\$520.00	
	2017 dues		
	Communications - Advert	\$60.00	
Total Revenues			\$580.00
Expenses	Administrative		
	Communications		
	Covenant		
	Maintenance	\$130.00	Landscaping common areas
	Safety		
	Social		
	Other		
Total Expenses			\$130.00
Ending balance :			\$19,285.74
Bank ending balance :			\$19,285.74 (Confirmed)

C. YEAR-TO-DATE BUDGET ANALYSIS					
Category	Budget	ACTUAL TO DATE		Difference	Balance
		Expenses	Revenues		
Dues	\$6,125.00	---	\$5,265.00	\$5,265.00	(\$860.00)
Administrative	(\$250.00)	(\$1,327.99)	\$4.80	(\$1,323.19)	(\$1,073.19)
Communications	(\$1,750.00)	(\$1,173.25)	\$250.00	(\$923.25)	\$826.75
Covenant	(\$1,000.00)	(\$33.70)	\$0.00	(\$33.70)	\$966.30
Maintenance	(\$6,000.00)	(\$2,270.88)	\$0.00	(\$2,270.88)	\$3,729.12
Safety	(\$200.00)	\$0.00	\$0.00	\$0.00	\$200.00
Social	(\$3,800.00)	(\$3,334.35)	\$1,003.00	(\$2,331.35)	\$1,468.65
Contingency	(\$500.00)	\$0.00	\$0.00	\$0.00	\$500.00
Totals	(\$7,375.00)	(\$8,140.17)	\$6,522.80	(\$1,617.37)	\$5,757.63

To join the ONA: You can pay your voluntary 2016 membership dues of \$40 via credit card or Square Cash, using payment instructions provided on the ONA website. (www.originalnorthwood.org/dues).

You may also write a check to "Original Northwood Association" and mail it to:

ONA Treasurer
1310 Argonne Drive Baltimore, MD 21218

PRESIDENT'S CORNER

Cont'd from Page 1

The 2015-2016 ONA board term was a great year in which scores of residents planned, participated, planted, and partied with each other. We are getting closer to having a little free library for neighbors to use; we've been able to work with city officials in correcting issues and bringing them into the community; and we're continuing to work with other communities as plans evolve for the future of the plaza.

I recently joined other residents and the staff of Live Baltimore for their Final Friday program, where they take walking tours of neighborhoods to learn more about them so they can share with potential buyers or people looking to relocate. They'll be showcasing Original Northwood, so look for their blog posts and informational pieces on their site soon. They will be reaching out again to partner with some families in sharing why you choose to stay in the city, for their "Way to Stay" initiative. I'll share more information as I receive it.

I hope that we can continue to involve more and more people in all that we do. If you'd like to help with a committee, event or have some ideas, please don't hesitate to reach out. Whether you'd like to volunteer to be on the covenant committee, you have a knack for planning social events, or if you have some concerns that you think can best be addressed by a maintenance initiative, we'd love to have your input. While we're all in the same neighborhood, different blocks/streets often face different challenges, so keep us posted on how we can help in any way.

In the next few weeks and months, keep an eye out for more information regarding the Northwood plaza redevelopment, community collaborations, upcoming meetings, updates & initiatives, projects or upcoming important dates in Original Northwood. I look forward to seeing you around the neighborhood!

- *Jess Kupper*
president@originalnorthwood.org

Have newsletter feedback or want to write an article about our neighborhood?

Send a note to:

communications@originalnorthwood.org

NEXT STEPS FOR CHAP PROCESS

(Cont'd from Page 3)

Below are what the ONA board anticipates will be the next steps in the process. Please bear in mind there will be continuing opportunities for voices of residents to be heard by the ONA board and city officials. Further, we will continue to post updates in future newsletters and on Nextdoor and the neighborhood website.

1. CHAP staff sends out a letter to all property owners to request their support or opposition.
 - A. By the time this Newsletter is delivered, the letters will have been issued.
 - B. Survey turnaround time will be 60 days.
2. CHAP staff attends a neighborhood association Meeting for Q and A prior to Surveys being due. We are looking to schedule for the first week in November. The date and time will be posted on the Nextdoor site and the ONA webpage.
3. CHAP Staff presents results of mailing to full CHAP hearing (December or January), if all goes well).
4. CHAP presents a full and complete report to CHAP (January, February, March, if CHAP approves of staff outreach).
5. Staff presents to Planning Commission
6. Ask the new Councilman to introduce a City Council Bill.

The ONA Board will continue to post updates on the process on the Nextdoor

PROBLEM PROPERTIES? A FEW UPDATES

Mary Stevenson, ONA Covenant Chair

Some good news: A number of properties with long standing covenant and maintenance issues have come to resolution in recent months:

1312 Northview - Has been purchased. Owner may flip or move his parents in. He applied for and has received approval for a new synthetic slate roof and windows.

4033 Deepwood - A buyer was under contract but it fell through and now a new buyer is interested. This time, the out of compliance windows (and perhaps the slate roof too as it is in disrepair) will be replaced prior to the sale being completed.

1215 Southview - Under Contract – This long vacant property is now under contract and the purchaser has indicated they are going to do a new slate roof and will restore the existing original windows as well as extensive interior renovations.

The ONA Board continuously tracks so-called "problem properties" that have covenant, maintenance, safety or other issues, in order to help address outstanding issues and preserve the quality of life for all in the neighborhood.

BPD: CRIME DOWN IN ALL CATEGORIES IN ORIGINAL NORTHWOOD

New ONA Safety Chair to continue and expand previous initiatives of past safety chair

Scott Purnell-Saunders, ONA Safety Chair

Hello residents of Original Northwood. I am Scott Purnell-Saunders, your newly elected Safety Chair.

I would first like to thank you for your initial and continued support of me in this new position. I am excited to continue the great work our newly elected President, and previous Safety Chair, Jess Kupper started when she served in the position.

I am planning to continue and expand many of the initiatives Jess began previously:

- Safety Walks will continue in the neighborhood and will expand to include day time and evening outings
- “Turn-on Tuesdays” will be continued with the possible expansion to “Turn-on Thursday’s” and “Safety Saturday’s”
- Weekend alley “Drive-Bys” will be re-established at random times to work on increasing neighborhood safety presence and awareness
- An increased focus on individual block awareness and communication will be built through new communication methods
- Text message chains, text message alerts, email alerts and social media integration.

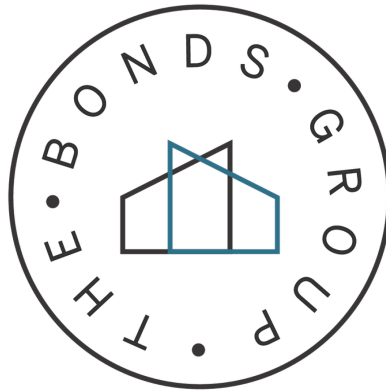
Residents who were able to attend the quarterly meeting in August heard from Major Snead of the Northeast District of the Baltimore City Police Department that overall crime in the neighborhood is down in all categories. Currently, the district is down one officer who is recovering from an injury, so there will be fewer police patrols driving through the neighborhood for the next few weeks. Once the injured officer returns to duty, original patrol schedules will resume. During this time, it is imperative that residents contact the police department if there are any concerns or issues, which warrant a visit or tracking.

Major Snead stressed that vehicle break-ins are a significant concern for the department, and he will be working with his officers on strategies to reduce those occurrences. Crimes have to be observed in order to be prosecuted, so persistent communication with the police when issues arise is key. One tip shared was to make sure that all residents are aware of the neighborhood laws and abide by them when reporting issues. Please do not report others for various traffic violations (or other offenses) in the neighborhood and subsequently get caught doing the same things.

My primary goal as Safety Chair is to keep Original Northwood and our surrounding areas safe for all residents and the community at large. I will not be able to do this alone, and I need all of your help. If you have an interest in volunteering on the Safety Committee please email me at safety@originalnorthwood.org or give me a call (or text message) at 410-718-1906. If there are additional ideas that you have which you would like to see implemented, please do not hesitate to contact me. Again, thank you for your continued support in keeping Original Northwood a great and safe place to live for all of us.



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SERVING ORIGINAL NORTHWOOD FOR 14 YEARS



Original Northwood Association Presents...

Oktoberfest!



Saturday, October 29th

3:00-6:00 PM

Hosted by Emily & David Weber

4000 Roundtop

Please bring an appetizer
or dessert to share.

RSVP to ONSocialChair@gmail.com

Or using NEXTDOOR.

\$5 Suggested Donation

This is an adult-only event, please.





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