



NETWORK



ORIGINAL NORTHWOOD ASSOCIATION

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* **GNCA Seeks New V.P.**

* **A Call For Dues!**

Send newsletter feedback to communications@originalnorthwood.org

Call To Action! ONA Needs Your Help!

* We're running low on member dues in 2017. Pay here: originalnorthwood.org/dues

* Vote in the city's CHAP survey by **JULY 1**: surveymonkey.com/r/originalnorthwood

PRESIDENT'S CORNER

Hello, neighbors! I hope you have been enjoying spring so far and are gearing up for a lovely summer in the neighborhood. Spring is my favorite time of year and I have enjoyed some great porch-sitting nights already! As you may already know, we have been busy over the last few months since the last newsletter, but we are also ready for a busy season ahead. Board representatives and neighbors have gone door to door to distribute information and try to get contact information.

I also had the pleasure of going to lots of neighborhood gatherings in the last few months to talk with folks about individual concerns & ideas, and got to know people more. *(Cont'd Page 5)*

INTERNATIONAL WINE TASTING IN THE O.N.



The annual **Wine & Cheese Social** held on April 29th was another fun time in Original Northwood! Thanks to ONA Social Chair **Darryl Strange** for organizing and to hosts **Joseph** and **Christina Mertz** for hosting in their lovely home.

GNCA SEEKS VICE PRESIDENT, WELCOMES NEW SECRETARY

Chris Youngston Gray

The Greater Northwood Covenant Association board has a position open for vice president for a local resident eager to make a difference. We need a strong team to continue to modernize and build the effectiveness of our 85-year-old organization that oversees improvements across six neighborhoods and more than 2,700 households in Northeast Baltimore.

The volunteer vice president should have: passion for our greater community and its shared future; excellent communication skills, professionalism and ability to work respectfully within a diverse group; and relevant professional skills (e.g. law, non-profit, community building, business, accounting, real estate, etc.)

The GNCA thanks Mr. Dana Andrusik for his service to our communities as past GNCA President. During his tenure, we increased accuracy and transparency, reduced overhead costs, and increased our visibility in land records and online.

Ms. Youngston Gray, who previously served as vice president, recently stepped into the role of GNCA President, and will: continue to build the accuracy of GNCA records; improve GNCA's online presence; improve communications with real estate agents, title companies, and prospective/new/current residents about the GNCA covenant and its requirements; create a policies/procedures manual for new officers/trustees; pursue action against negligent properties; explore increasing our dues, which have remained unchanged for more than 80 years.

To be considered or to nominate a qualified neighbor for the role of GNCA Vice President, please contact GNCAVicePresident@gmail.com or [443-461-4622](tel:443-461-4622)

Welcome Secretary Sarah McKittrick:

The GNCA elected Original Northwood neighbor, Sarah McKittrick of Deepwood Road, as the GNCA's volunteer secretary. She will set meetings, prepare agendas and take meeting minutes.

Have a GNCA Billing Question?

Go to <https://service.ar-department.com>, use your most recent bill to log in, and submit your payment. Behind on your dues? Contact AFS 24/7/365 at [305-921-4620](tel:305-921-4620) to set up a payment plan.

Ideas?

Contact the GNCA with your community maintenance and improvement project ideas. GNCAVicePresident@gmail.com or [443-461-4622](tel:443-461-4622)

Frequently Asked Questions:

Last fall, the GNCA transitioned its financial services from a local accountant to a Florida-based national homeowner's association accounts-receivable company. This (and some initial conversion errors) created some questions for residents. Here are some answers: <http://tinyurl.com/zldtov>

Mark Your Calendars -- Next GNCA Meeting:

June 28, 2017, 1800 Argonne Drive, community room at NE District Police Station
Make public comments from 7-7:15pm. Observe trustees meeting from 7:15-9pm.

If you have questions specific to your property, contact the GNCA:

GNCAVicePresident@gmail.com

443-461-4622

<https://greaternorthwood.org/> (*New website!*)

www.facebook.com/GreaterNorthwoodCovenantAssociation/

ONA COVENANT UPDATE

Mary Stevenson

ONA Covenant Chair

Spring is the time to spruce up, and our neighbors are actively engaged in making improvements to their properties. We have received 10 applications and six inquiries since March 1st. Applications include new roofs, doors, fencing and painting. Nine of the applications were approved (some with conditions) and one is pending as of this writing.

During the Boards "door knocking" effort in April, many residents made note of maintenance issues: unkempt yards and alleys, decaying garages, rotting shutters, peeling paint, etc.

Keeping your property well maintained enhances its value and has an effect on the entire neighborhood. General maintenance items such as repairs with in-kind materials and paint do not require approval – so seize the moment and the warm weather to get to those projects you been putting off!

If you have any questions about what may or may not require an application, please contact me by email at onacovenant@gmail.com or by phone at 443-401-7179. For exterior alteration projects, I can also provide guidance and samples of previously approved doors, windows and synthetic slate, etc.

THE LATEST ON NORTHWOOD COMMONS

Architecture firm chosen; UDARP planning begins; some leases signed

Jess Kupper, ONA President

As we all eagerly await updates and movement with the Northwood Plaza, the presidents of the surrounding neighborhood associations have committed to meeting monthly with the developer, Mark Renbaum, along with other partners like Ellis Brown from Morgan State University, and council representatives Mary Pat Clarke and Ryan Dorsey. Each month, I'll give any updates I'm able to. The two anchor buildings, Barnes & Noble and Morgan Security building, must be finalized before going further in the development of the overall plaza. These Morgan buildings were approved by the board of regents in the winter and management negotiations have begun, etc. The final approval and negotiations have not happened yet, through the Attorney General. Until this happens, the plaza will not move forward. Mark has been working with Dr. Wilson and Senator Conway for assistance with getting approval by Mr. Frosh.

Many of us have asked what we, as neighbors, can do to help with forward progress on the plaza. Below are two action items that we can take part in. Please review and if you have feedback and/or information to share, **please email it to ONAPRESIDENT @GMAIL.COM by Saturday, July 1st**. I will be composing two letters on behalf of Original Northwood, to send to Mark and the Schuster family owners.

They are still pursuing MedStar for an urgent care/primary care type facility in the plaza. Neighbors in Original Northwood and surrounding communities expressed an interest in this type of facility, but we need to put some more support in writing, in a letter. Each community president will submit a letter within the next few weeks, to include a want for MedStar to join the plaza, testimonials, and any other pertinent information.

In addition to the many concerns we brought up, we have asked for more security, as I have not seen any there in some time. We have asked that until demolition begins, and progress made, that trash is cleaned up, that gambling and loitering is not tolerated, and that the current owners begin paying more attention. Although I join many neighbors in frustration at slow movement, I have a better sense of understanding of the project and believe that there is more interest in investing in the community than I once understood. While there is not much information that Mark Renbaum can share with the public right now as far as tenants, leases, etc., I do believe that once the anchor buildings progress, we'll get a lot more information.

As I receive information I will update neighbors. There is a long way to go, but I am looking forward to progress, as I know many in our neighborhood and surrounding neighborhoods are. Something to remember as we move forward is we are all in this together and each community has different wants and needs, but we are working hard to exchange ideas, meet together to express concerns and ideas, and are committed to working towards a better plaza. We want this. We deserve this, and it has to happen.

Stay tuned for more information in the coming months. Please consider sending me information that I can include in my letters. Thanks!

CALENDAR

POPSICLE NIGHTS

THURSDAYS, WEEKLY
DETAILS ON NEXTDOOR.COM

JULY TBD

SUMMER BLOCK PARTY
MORE ON NEXTDOOR.COM

SEPTEMBER TBD

NEWCOMERS' PICNIC
LOCATION ANNOUNCED ON
NEXTDOOR.COM + WEBSITE

Have a date to add our our quarterly calendar? Please send a note to:

communications@originalnorthwood.org

ONA Annual Elections: Call for Candidates!

In September every year, ONA has an election to renew the ONA board. Three-year term limits are designed to help keep the Board fresh and dynamic, and make sure it represents and serves YOU.

This year, we are required to seek a new Treasurer due to term limits, and are open to new candidates for all positions. Please consider getting involved, as a candidate yourself, or in the Election Committee whose job is to identify strong candidates.

Remember, only dues-paying Association members are eligible to vote or to present themselves as candidates, so make sure your dues are paid up!

Further information forthcoming; meanwhile contact onapresident@gmail.com to get involved!

ONA DUES PAYMENTS LAGGING, REVENUES DOWN

Jennie Spratt, ONA Treasurer

With the incorporation of the Association at the end of the previous Board’s term in 2016, this year marks the first year in recorded history that ONA has filed a tax return with the IRS. After a bit of a learning curve, we submitted the necessary papers, owing a whopping \$0 in taxes given our lack of any profit. And as a “Domestic Non-Stock Corporation”, ONA is henceforth required to pay an additional annual filing fee of \$0 to maintain our status as such in the State of Maryland. (These are not typos; they are zeros, thankfully).

As the first table here indicates, we have some catching up to do this year to reach the level of dues collection achieved in 2016. At the end of May, Argonne, Northview and Southview are ahead of other streets in terms of numbers of households that have paid their dues, while Loch Raven leads in terms of the proportion of households, followed (distantly) by Southview, Roundhill and Argonne.

At the end of May 2017, revenues so far this year exceed expenses by a small amount (\$87.24), as the second table shows (Year-to-date Financial Analysis). The volume of both expenses and revenues, however, represents just 15% of the budgeted totals for the year, although we are over 40% into the year. Expenses are expected to mount with upcoming summer and fall social events, elections, and other activities of the Association, so let’s all do our part to make sure that revenues keep pace.

SUMMARY OF DUES PAYMENTS

Street	# of Houses	Dues paid 2016		2017 dues booked thru May 2017	
		Cumulative	%	Cumulative	%
Argonne	49	22	45%	7	14%
Deepwood	37	16	43%	1	3%
Eastview	10	3	30%	0	0%
Havenwood	19	8	42%	1	5%
Kelway	16	4	25%	2	13%
Loch Raven	14	7	50%	3	21%
Northview	70	21	30%	7	10%
Roundhill	33	16	48%	5	15%
Roundtop	8	3	38%	1	13%
Southview	39	16	41%	7	18%
The Alameda	33	4	12%	2	6%
Westview	41	19	46%	4	10%
Totals	369	139	38%	40	11%

YEAR-TO-DATE FINANCIAL ANALYSIS (booked through May 2017)

CATEGORY	BUDGET / Anticipated		ACTUALS thru May 2017		NET (Budget minus Actual)
	Expenses	Revenues	Expenses	Revenues	
Dues		\$6,125		\$1,475.00	(\$4,650.00)
Administrative	(\$250)	\$-	(\$393.28)	\$0.00	(\$143.28)
Communications	(\$1,750)	\$400	(\$351.50)	\$60.00	\$1,058.50
Covenant	(\$1,000)	\$-	(\$39.90)	\$0.00	\$960.10
Maintenance*	(\$6,000)	\$6,000	(\$164.76)	\$0.00	(\$164.76)
Safety	(\$200)	\$-	\$0.00	\$0.00	\$200.00
Social	(\$3,800)	\$1,000	(\$1,000.00)	\$501.68	\$2,301.68
Contingency	(\$500)	\$-	\$0.00	\$0.00	\$500.00
Total	(\$13,500)	\$13,525	(\$1,949.44)	\$2,036.68	
Net change in ONA funds		+\$25		+\$87.24	

- Reimbursement for all direct maintenance costs (not including perks for volunteer maintenance activities) will be sought and obtained from GNCA.

Building on the inputs received during Door-knocking and Street gathering events this past quarter, ONA committees are also revisiting annual plans and budgets for 2017, and welcome additional inputs for putting ONA’s dollars to work to support, maintain, and enliven our beautiful neighborhood.

JOIN THE ONA!

You can pay your voluntary 2017 membership dues of \$40 online at www.originalnorthwood.org/dues.

Or you can write a check to “Original Northwood Association,” and mail it to:

Original Northwood Association
P.O. Box 33576, Baltimore, MD 21218

PRESIDENT'S CORNER

(Continued from Page 1)

I would like to thank all of the gracious hosts for opening up their homes to us, as well as all of you who attended to build community and increase communication amongst our fellow neighbors.

A lot of great ideas and projects were talked about, and we are making momentum on them. They will truly be a neighborhood effort to see through. Some, but not all of the items touched on are below:

- Kelway residents have continued to experience some noise, traffic, and trash issues with Marble Hall residents, and I have requested that Morgan representatives meet with neighbors.
 - o We hope to have a meeting in the summer to plan for the next year.
- CHAP questions were raised and information was distributed.
 - o Votes were extended through **11:59 pm July 1**, Please vote here: <https://www.surveymonkey.com/r/originalnorthwood>
- Some residents expressed wanting more small gatherings and we will certainly continue to support and encourage this.
- Maintenance issues came up and neighbors discussed ways to work with others in getting properties cleaned up. Unfortunately, we have fallen behind a bit as a board with maintenance issues, but we are determined to assist and work with folks as much as possible to get things cleaned up and in order.
- We discussed communications and the idea of having some sort of directory for emails and phone numbers, in an attempt to communicate important issues more quickly, and to update folks monthly on events and happenings.
 - o We are slowly getting information back and hope to get more communications up and running soon!

While the list could go on and on, the theme remains the same: neighbors make all the difference! As the board members continue to head up committees and organize initiatives, don't hesitate to reach out and help when you can! At the very least, let's try to continue to build community while the weather is warm, daylight is longer, and happy hour(s) can be held outside!

— *Jess Kupper*

PARKING, PARKING EVERYWHERE — OR NOT

Jess Kupper
ONA President

By now, whether you are new to the neighborhood, or a longtime resident, you know that parking can sometimes be a challenge in Original Northwood.

Thankfully, we don't face the same parking woes as many traditional neighborhoods and blocks in Baltimore, but we still face issues from time to time.

Now that spring is here and people are getting out & about more, please do your best to be a good neighbor and practice good parking etiquette as much as possible.

- When parallel parking, leave approximately 18 inches between cars.
- If you have a garage or parking pad, please utilize as much as possible, as some homes have neither.
- If you have more than 2 cars at your household, consider parking your other cars in the back, or even on stretches of roads that don't have homes right by them.
- Please do not double park unless it's absolutely necessary. On streets like Northview where it's narrow, it's hard to get around cars sometimes. Pull into a parking space whenever possible.
- If parking in the alley, park far enough over so that cars and municipal vehicles may pass by without any trouble.
- If you're having a party or large groups of visitors, please be courteous and notify your neighbors, while also directing cars to some of the outer streets where there is more space.

Thanks and happy parking!



**ON cheers on Northwood
Baseball League Parade in
April!**

ADVERTISE IN
NETWORK
Contact our Communications Chair
for rates:
**communications@
originalnorthwood.org**

ORIGINAL NORTHWOOD SPRING 2017 IN PICTURES



The Neighborhood Clean- Up!



Original Northwood represented at Live Baltimore's Buying Into Baltimore fair! Thanks, Jess Kupper and Greg Hatem.



Block Gatherings!



Garden Walk!

