

NETWORK

ORIGINAL NORTHWOOD ASSOCIATION



President's Corner



As we celebrate the lazy, hazy (thanks Canada) days of summer, I wanted to take the opportunity to thank all of you who have participated in our many events (especially those who hung in there during the stormy block party) safety walk, neighborhood clean-up, wine party (that was a blast) and our community meetings both virtually and our return to the YMCA for an in-person event. I especially want to thank our new neighbors who have not only come out

but also voiced their wants, needs, and concerns. We can't do it if we don't hear from you and have active engagement form our neighbors.

Thank you to all the neighbors who continuously called 311 to resolve issues around illegal dumping on the medians and in the alleys. In addition, we've also had several incidents of car break-in and car vandalism. We've been working with the BPD on both of those issues, and they've offered to give steering wheel locks to those who have the most sought-after cars by car thieves, the Kia and Hyundai. Thanks for working with our maintenance and safety chairs along with our 2 council representatives to bring much needed attention to these matters.

I also want to shout out Zhan Caplan, who has been working tirelessly to resolve parking issues involving neighbors parking and blocking fire hydrants. I can't thank you enough for seeing this issue through.

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President's Corner (cont'd)

ONA is a wonderful community of solution-oriented neighbors who want to maintain all the things that make this neighborhood one of Baltimore's best and those are safety, cleanliness, and social engagement (parties!) The best way we can continue is for all to get involved, to be a voice, and be an active participant. There are two ways you can get involved, first by being a part of the nominating committee for our board of elections, we're looking for a committee to organize candidates and the September election for ONA board members and second to consider serving on the ONA board. Please email me at president@originalnorthwood.org. To learn about the board positions, visit our website at <https://www.originalnorthwood.org/board-of-governors>. Here you will find descriptions of job duties and information about our upcoming election.

As we continue to enjoy sunny days of hot weather, please keep an eye out for neighbors, especially our elders, and pets that may be vulnerable to the heat. Look out for our neighbors who may be on vacation and need an extra pair of eyes on their homes and cars. Continue to call 311 on nuisance crimes and acts of vandalism. It really does make a difference when our voices are heard.

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

To Pay Your ONA Dues

Help support ONA activities in 2023 by paying your ONA membership dues. (\$40 per household)

- Pay on the PayHOA.com website (which also collects mandatory GNCA assessments)
- Pay on Venmo to treasurer@originalnorthwood.org
- Mail 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 transfer or on your check, so that we can register your payment correctly. Thank you for supporting YOUR Neighborhood Association!



ON Covenants and Maryland Historic Trust's Rehabilitation Tax Credit Program

Contribution from neighbor Mary Stevenson

During the winter months it's likely that many neighbors are taking stock of projects that they want to tackle when warm weather returns. Whether that be painting exterior doors or trim, replacing old gutters, replacing a roof, or replacing drafty windows, it is important to remember that Original Northwood is part of a covenant community governed by the rules and regulations as detailed in our covenant deed documents. When we purchased our homes, we agreed to abide by these covenants as the guide to the exterior alterations and land use in our neighborhood. Covenants are set in place to assure that properties are used and maintained at a certain standard. All exterior alterations must be reviewed and approved by the Covenant Committee and Board. This ensures the integrity of the development's historic aesthetics and that property values are maintained. For more information about the deed and covenants, the Architectural Guidelines and the Application for Exterior Alterations, please visit our neighborhood website (<https://www.originalnorthwood.org>).

The homes in Original Northwood enjoy additional value, beauty and tax benefits that an official historical designation provides, and this is dependent on conserving the neighborhood's external appearance. We all will benefit when we do this conscientiously, so keep the covenants in mind before starting your spring projects.

Our community's status as a National Register Historic District makes all of the detached houses, town-houses and semi-detached homes and garages built during the 1930-1953 period of significance are eligible for the Maryland Historic Trust's Rehabilitation Tax Credit Program, which features a 20% rebate on the cost of eligible rehabilitation projects of at least \$5000.

The program includes interior projects such as finishing off an unfinished basement, installing a new high velocity AC system, defunct water heater and/or heating system, deteriorated kitchen cabinets, interior painting and floor refinishing. There are some limitations regarding alterations.

For exterior projects, the program aligns with many of the ONA Architectural Guidelines for the maintenance and rehabilitation of our homes and can provide financial support for homeowners to get into, and stay in, compliance with the Guidelines. The 20% tax credit can go a long way in helping you pay for that new, ONA compliant roof! Of course, there is paperwork involved, but well worth the effort.

Board of Governors

2022-23

Officers

President

Eric Dodson

president@originalnorthwood.org

Vice President

Steve Kaufman

vicepresident@originalnorthwood.org

Treasurer

Shawn Marsden

treasurer@originalnorthwood.org

Secretary

Meredith Tomeo

secretary@originalnorthwood.org

Members-at-Large

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Maintenance

Colin Geis

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Safety

Keever Frye

safety@originalnorthwood.org

Social

Lynnette Dodson

social@originalnorthwood.org

Maintenance Update

Spring cleaning! We have made a number of improvements throughout the neighborhood over the past few months. You may notice:

- The Original Northwood sign has been repaired and repainted
- The Little Free Library has been repaired by a neighbor (thanks Steve!)
- We have been actively maintaining (weeding and trimming) the pocket gardens.



Do not hesitate to call **311** if you need assistance or have a question.



Dumpster Days

The remaining 2023 Dumpster Day is scheduled for the following date:

November 4

The dumpsters will be delivered on the mornings of the specified dates at the corner of Southview and Havenwood. Reminder that no hazardous chemicals (non latex based paints, petroleum products, solvents, paint thinners, etc) are allowed.

Be Part of the Solution! ONA Needs You!

As you know, the ONA Board of Governors is a team of people who have been elected by you and who volunteer their time and energies to represent and serve you, the Original Northwood community, in accordance with the GNCA Covenant and the Bylaws of the Original Northwood Association. In other words, the Board is YOU!

Board service is a great way to meet new neighbors and give back to such a wonderful community. To achieve an effective Board that best represents and serves ON, we need committed community members like YOU, to consider running for a Board position, and to identify other potential Board candidates in the neighborhood. And of course, it needs your VOTER PARTICIPATION in the annual ONA Board elections this September 13th. All households that are current (2022) dues-paying members of ONA are eligible to vote, with one set of votes per household.

The ONA Nominating Committee has been formed by neighbors Steve Levy and Linda Stewart. The committee will accept nominations and prepare the ballot for this year's elections. If you, or someone you know, is interested in serving on the board, please contact the Nominating Committee, Steve Levy of Westview Road or Linda Stewart of Argonne Drive. You can find them on NextDoor. The members of this committee are responsible for identifying neighbors interested in running for election to one of the Board positions. These positions are President, Vice President, Treasurer, and Secretary and Chairs of the Communications, Covenant, Maintenance, Safety, and Social Committees.

To learn about the board positions, visit our website at <https://www.originalnorthwood.org/board-of-governors>. Here you will find descriptions of job duties and information about our upcoming election. We will again be using electronic ballots to ensure the best turnout in the neighborhood!

2023 Calendar of Events



New Comer Party

Sept. 10, 2023 | 2 - 5 pm
4014 Loch Raven Blvd
Baltimore, Maryland 21218

Oktoberfest

Oct. 27, 2023 | Noon - 4 pm
4022 Deepwood Road
Baltimore, Maryland 21218

Safety Update



Thefts of Hyundais and Kias continue to trend in Maryland. Baltimore City police report that car thefts are up 95% compared to this time last year, with Kias and Hyundais making up more than 40% of those stolen vehicles. The Baltimore Police Department lists these tips to avoid vehicle thefts.

- Install alarm system & anti-theft device
- Install vehicle immobilizer system &/or tracking system
- Lock your doors and take your keys
- Don't leave a spare key in vehicle
- Close windows
- Don't leave valuables in the car
- Park in well-lit areas
- Never leave a running car unattended

Owners of certain models of these vehicles can request a free steering wheel lock from the Baltimore City Police at all of its precincts.



Eleni 'Lena' Bonds

Generously printed by

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Original Northwood Association Treasurer's Report, July 2023

A. SUMMARY OF DUES PAYMENTS

Street	# of Houses	2022 DUES PAID (thru Sep 2022)		2023 DUES PAID thru 31 July, 2023		
		Cumulative	%	Cumulative	%	Current
Argonne	50	20	40%	17	34%	1
Deepwood	37	15	41%	15	41%	0
Eastview	10	2	20%	1	10%	0
Havenwood	19	8	42%	11	58%	1
Kelway	16	4	25%	5	31%	0
Loch Raven	15	6	40%	6	40%	0
Northview	70	29	41%	23	33%	0
Roundhill	33	19	58%	9	27%	0
Roundtop	8	3	38%	4	50%	0
Southview	39	17	44%	12	31%	0
The Alameda	57	9	16%	6	11%	0
Westview	41	15	37%	8	20%	0
Totals	395	147	37%	117	30%	2

B. CURRENT MONTH BANK RECONCILIATION

Bank beginning balance (Checking & Savings combined)

\$23,675.71

Revenues

Administration \$0.14

Interest

Total Revenues

\$0.14

Expenses

Administration \$63.60

Google suite subscription

Communications

Covenant

Maintenance

Safety

Social \$84.35

Partial block party 2023 reimbursement

Contingency

Total Expenses

\$147.95

Ending balance :

\$23,527.90

Bank ending balance :

Checking: \$ 6,848.48

Total: \$ 23,527.90 (Confirmed)

Savings: \$ 16,679.42

C. YEAR-TO-DATE BUDGET ANALYSIS (FY 2023 running OCTOBER - SEPTEMBER)

Category	BUDGET / ANTICIPATED		ACTUALS		NET (Budget minus Actual)
	Expenses	Revenues, Reimb.	Expenses	Revenues, Reimb.	
Dues		\$7,200 revenue	\$0.00	\$2,671.76	(\$4,528.24)
Administrative	(\$100)	\$0	(\$2,914.46)	\$10,726.83	\$7,912.37
Communications	(\$500)	\$0	(\$267.12)	\$0.00	\$232.88
Covenant	(\$2,000)	\$2,000 reimb.	\$0.00	\$0.00	\$0.00
Maintenance	(\$5,000)	\$5,000 reimb.	(\$2,515.00)	\$0.00	(\$2,515.00)
Safety	(\$200)	\$0	\$0.00	\$0.00	\$200.00
Social	(\$3,000)	\$2,000 revenue	(\$3,241.71)	\$1,763.00	(\$478.71)
Contingency	(\$100)	\$0	\$0.00	\$0.00	\$100.00
Totals	(\$10,900)	\$16,200	(\$8,938.29)	\$15,161.59	\$923.30