



NETWORK

ORIGINAL NORTHWOOD ASSOCIATION

SPRING/SUMMER 2021 ISSUE

President's Corner



As we step out into the neighborhood, it appears as though the swarms of cicadas are subsiding. Birds, dogs, cats, and other critters will surely miss the feast that was the hatching of this brood. It has been more than one year since the novel coronavirus outbreak spread to the global pandemic COVID-19. With public health measures, emergency authorization of vaccines, and improved medical care, it appears as though we are turning a corner. Hopefully, as time progresses, work, school, and social lives will come back to a semblance of normalcy.

Also on display this spring are the many steps that the Board of Governors and Original Northwood Association have taken to attend to the safety and maintenance needs of our neighborhood. To address traffic safety on Argonne Drive, our Safety Chair Joe Mertz worked with our elected officials Ryan Dorsey and Odette Ramos and the Department of Transportation to add striping and flexible posts to create visual barriers and slow traffic speed around our crosswalks. This work was supported by the incredible support of neighbors showing how much we can accomplish when we work together. Many of you have noticed the removal of old growth trees over the past few years. To preserve our beloved tree canopy, our Maintenance Chair Zhan Caplan worked with neighbor Jayne Mauric and Baltimore Tree Trust to plant 42 trees throughout the neighborhood. Again, this was strongly supported by neighbors! Our Social Chair Jason Drennan, with help from Lynnette Dodson, kept the food trucks rolling and re-launched our Annual Wine and Cheese. Finally, neighbors organized a Garden Walk through our lovely neighborhood.

As a volunteer organization of neighbors, the Board of Governors and Original Northwood Association strive to be inclusive and welcoming to all of our neighbors. I want to encourage everyone to be informed and involved: please join us for open sessions of our Monthly Board and Quarterly meetings, visit our website and read through the public posting of meeting minutes and financial reports. This fall, we will be holding elections for the Board of Governors. I encourage each of you to read through the list of positions and responsibilities for Board members. This is a great opportunity to have an impact on our community.

Richard Skolasky, ONA President
Trustee, Greater Northwood Covenant Association

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Board of Governors 2021

Officers

President

Richard Skolasky
president@originalnorthwood.org

Vice President

Glenn Paisley
vicepresident@originalnorthwood.org

Treasurer

Jen Spratt
treasurer@originalnorthwood.org

Secretary

Margo Madsen
secretary@originalnorthwood.org

Members-at-large

Communication

Carla Paisley
communications@originalnorthwood.org

Covenant

Mary Stevenson
covenant@originalnorthwood.org

Safety

Joe Mertz
safety@originalnorthwood.org

Maintenance

Zhan Caplan
maintenance@originalnorthwood.org

Social

Jason Drennan
social@originalnorthwood.org

Board Of Governors 2021

Please remember that the ONA Board is comprised 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 have ideas that would help in ensuring that we are all aware of your concerns, you are always invited to join meetings or seek one of us if you see us out and about.



Richard Skolasky, President



Glenn Paisley, Vice President



Jen Spratt, Treasurer



Margo Madsen, Secretary



Zhan Caplan, Maintenance



Joe Mertz, Safety



Mary Stevenson, Covenant



Jason Drennan, Social



Carla Paisley, Communications



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 Balti-
more a safer city! www.baltimorepolice.org

Maintenance Report: Updates

One of the most unique features of Original Northwood is our beautiful landscape. Throughout the spring and summer, projects continue in order to maintain the landscape that makes our neighborhood such a desirable place to live and visit.

- Fall tree planting – Early in the Spring, Maintenance chair, Zhan Caplan and representatives from the Baltimore Tree Trust successfully planted 42 new street trees around the community. This is an important ongoing project that will help support the City's goal <https://bcrp.baltimorecity.gov/forestry/treebaltimore/canopy>.

- Tree trimming and removal. Neighbors have diligently organized the removal of dead and decaying trees from property in order to ensure safety, and the Maintenance Chair appreciates such effort!

- Dumpster Days Continue: Spring cleaning sometimes requires dumpsters for larger items.

On August 14th, from 9-12, residents are welcome to bring large items to fill the dumpster that will be on Havenwood and Kelway.

Sign Garden

FYI - the grass at the sign garden will be mowed Wednesday and then regularly every one to two weeks as needed through the summer.

Thanks!
Zhan

More details to follow, but plan on getting rid of the things that have been gathering dust all winter! Be on the lookout for updates on Nextdoor as we get closer, but, due to limited resources caused by the pandemic, the city will not guarantee the time it will be delivered.

- Common area clean ups are ongoing, but if you happen to see additional trash or debris on your walks, please pick it up to keep our neighborhood clean (and rat-free!)

- Neighborhood Volunteer Clean-up Events continue to be a success! Thanks to all who participated earlier this spring in clearing trash and debris from storm drains. The next event is scheduled for Saturday, July 10 from 10-11 am. We'll meet at the triangle garden at Roundhill/Argonne and fan out from there.

Please plan on joining us for a great opportunity to meet your neighbors and positively impact your community!

*Zhan Caplan, ONA
Maintenance Chair*



Communications Corner

Communicating to all 400 plus households of the ONA community can be quite a daunting task. We've utilized social media, email, Next Door, the ONA website and even delivering the newsletter and other information door to door. But we never quite seem to reach everyone.

So how can we do a better job reaching our neighbors? Send us an email and let us know how you best believe we can be more effective.

We want to thank all who continue to be active in supporting the ONA by attending monthly Open Session meetings to ask questions and remain informed. Virtual meetings are held on the second Wednes-

day of each month, and all members of the Original Northwood Community are encouraged to attend from 7:30 until 9pm. Be sure to check social media accounts for meeting links. Each of the Board of Governors contribute their time outside of work and family to ensure that Original Northwood continues to be a welcoming place for each of us.

Let us know how we're doing!

*Carla Paisley, ONA
Communications Chair*

Be sure to find us on Facebook at www.facebook.com/Original.Northwood/ and share our posts with your networks

Northwood Commons Update

As anyone who uses the NextDoor App knows, there has been a great deal of recent progress in the grading and construction of the new Northwood Commons! I would like to take a moment to thank our neighbor Gunter Bruckman for his regular video updates. At the last GNCA Quarterly Meeting, we were provided with an update on the construction and commercial leasing for the space. Pads have been delivered to McDonald's, Fulton Bank, and LIDL in April 2021. These businesses will be located on the western half of the shopping center. Each company will be responsible for the construction of their respective freestanding buildings with expected opening late this year and in the early months of 2022.

and public safety building. The pad for the public safety building will be transferred to Morgan State University this spring. Construction on the northern commercial building and university bookstore will begin later this year. Leases have already been signed for Barnes and Noble, Beauty Plus, Tropical Cafe, and Lee's Nail Bar.

I encourage each of you to continue following the progress on NextDoor and to attend the GNCA and ONA meeting where we frequently receive updates from the developers. Further, if you haven't already downloaded the NextDoor App, I encourage you to do so!

The eastern portion of the center will include two rows of commercial space, a university bookstore,

Richard Skolasky, ONA President



Remembering The Civil Rights Battle At Northwood Theatre

Movie tickets at the Northwood Theatre cost just 90 cents back in 1963. However, only in America, Black people were not permitted to purchase seats to this neighborhood theatre.

It would take more than 8 years of picketing and nights in jail for hundreds of African-American college students and their supporters before the theatre in the Hillen neighborhood of Baltimore would drop its whites-only policy.

The Northwood Plaza management would stubbornly refuse to budge on its policy, even as other

businesses in the shopping center dropped their resistance.

Eight full years after the students first took up the cause and after six days of mass protests in early Feb. 1963, students had finally broken the back of the theater's management. Jails released more than 340 well-behaved students who had been arrested for simply wanting to go the movies.

Signs were posted that "If the protesters stopped demonstrations at the Northwood Theatre, the management would allow Blacks into the movies, beginning at 1

p.m. on Friday, February 22, 1963.

This is notable history that began at the Northwood Plaza, history that will forever be a ingrained as a significant part of Baltimore's civil right s struggle.

It also reminds us how far we've come and how much more work needs to be done.

(The movie house closed in 1981.)

Baltimore Sun|Afro Newspaper
Repost

Remember to bookmark the website to keep up with information on neighborhood matters
Visit the Original Northwood website frequently at www.originalnorthwood.org

Covenant Process for Making Exterior Changes

When homes in Original Northwood and our surrounding neighborhoods were developed in the 1930s, an Agreement and Deed and By-Laws were attached to the property title. There are provisions in these documents that affect our communities to this day.

Mandatory assessments are attached to each property in the Greater Northwood Covenant Association (GNCA) (Article V). They were established in the 1930s at \$.30 per 100 square feet of land. The money is collected by the GNCA to support the Community Maintenance Fund. The amount that each neighborhood contributes to this fund, (minus vote proportional administrative costs), are to be returned to the neighborhood to support maintenance activities in the neighborhood. In Original Northwood, these funds have been used to support maintenance of our sign gardens, planting of trees, and address landscape issues that improve the quality of life for all neighbors.

The provision that is most often directly affects homeowners in Original Northwood provides for a review and approval of all alterations to the exterior of our properties (Sub-Division VI). When our neighborhood was developed, many of the homes were designed by renowned architect John Ahlers to incorporate the City Beautiful Movement to promote beauty in development to create moral and civic virtue among urban popula-

tions. From the time of our neighborhood's development until today, we have benefitted from a community with rolling hills, old growth trees, and houses with landscaping that incorporates the beauty of the surroundings. Throughout our organization's history, we have had an Architectural Guideline that provides important information that is community supported regarding exterior alterations. These alterations include roofing materials, windows and doors, color selection, and additions to existing structures.

When a neighbor is interested in making an exterior alteration, they are required to submit an application to the ONA Covenant Chair. The application can be found on our web-site: <https://originalnorthwood.org>. When received, the application is reviewed by a committee of neighbors. During the review process, the Covenant Chair may reach out to the applicant in order to gather more information or offer suggestions. Once the review has been completed, the committee makes a recommendation to the Board of Governors for discussion and final vote to approve or deny the application. Approvals are in place for six months following application, per our Agreement and Deed.

Perhaps the greatest and most difficult responsibility of the Board of Governors is the enforcement of the review and approval process. While the Agreement and Deed

and Architectural Guidelines were developed by the community, it is the responsibility of members of the board to maintain and enforce them. In the event that exterior alterations are made without the review and approval process, the Board is tasked with reaching out to that neighbor to inform them of the non-compliance. Typically, this is via a cease-and-desist letter requesting that all work be stopped and that an application be submitted to the Covenant Chair. Violation letters will be sent to the neighbor and placed on the property file in PayHOA until the violation has been remedied. In those cases where these letters are ignored, the Board reserve the right to take legal action. We have used the legal avenue to great success in bringing homes into compliance with the review and approval process and the Architectural Guidelines.

Frequently, there are questions and concerns about the process of application for exterior changes to a home in Original Northwood. Members of the Board encourage homeowners to attend the Open Session of monthly ONA meetings or reach out to the Covenant Committee at covenant@originalnorthwood.org. To clarify the process and ensure that exterior alterations are undertaken in a manner which is consistent with the historic designation of the neighborhood and the architectural integrity of the homes.

Mary Stevenson, ONA
Covenant Chair

Covenant Report: Architectural guideline revisions over the years

The Architectural Guidelines of the Original Northwood Association provide a standard reference for the appearance of our homes, with the goal of maintaining the quality architectural features original to our homes, which in turn maintains the value of our homes.

The Guidelines were first issued in 1993, but were revised in 1996, 2002, 2013, 2015 and 2018 to reflect changes in technology, building materials and community standards. These revisions included the

allowance for synthetic slate roofing, vinyl windows, outdoor equipment such as satellite dishes and non-wood doors and storm doors. In revising the Architectural Guidelines, the Covenant Committee and Board are always concerned with achieving a balance of quality, economy and historic compatibility. Each revision is carefully researched prior to adoption to ensure that the proposed product meet these goals. For example, the 2013 revision permitting vinyl windows and the 2018 revision to allow

doors to be constructed of materials other than wood.

The ONA Board and Committee will continue to explore products and materials as they become available, while striving to maintain the original quality and character of our homes and property values. The abundance of quality architectural features in our homes are one of the reasons many people find our community so appealing to buy and live in.

GNCA Update Spring Summer 2021

On June 19th, the Greater Northwood Covenant Association (GNCA) held a Quarterly Meeting, Future meeting dates and times can be found on the Original Northwood website originalnorthwood.org. The GNCA is a regional neighborhood association that comprises the Original Northwood, New Northwood, Ednor Gardens, Hillen Road, Stonewood-Pentwood, and Perring-Loch communities. The GNCA holds the Agreement and Deed that conveys with each of our properties. During these meetings, Trustees from each neighborhood provide an update. A common thread has been traffic safety and parking.

As noted in the President's Corner, ONA is working hard to address traffic safety issues. While we have made some progress on Argonne Drive, we still need to have a speed camera installed. We also need to address the speed of traffic on The Alameda and Loch Raven Boulevard and on Kelsey Road. Each of these challenges will be successful with the help of neighbors and our elected officials.

Parking is another issue that, while always a challenge in a neighborhood not built to accommodate our current car culture, has become more challenging with more people working and schooling from home. With relatively few exceptions, the streets in our neighborhood are designated for public parking. From my understanding, Baltimore City statute states that cars should be parked for no more than 48 hours on public streets.

Walking through our neighborhood, I note several problematic parking issues: double-parking on narrow streets; parking in no parking areas leading to limited visibility; and parking in the wrong direction. I've also noticed that some neighbors are moving their cars in and out of the same space - effectively treating it as a private parking space and limiting availability for other neighbors.

Richard Skolasky, ONA President
Trustee, Greater Northwood Covenant Association

Dial 211 for Essential Community Services



Maryland recently introduced a new crisis hotline number. This hotline handles calls related to mental health, substance use concerns, and also provides support for the elderly, the disabled, those who do not speak English, those with limited reading skills, and those who are new to their communities. This new 211 line is available 24/7.

Honoring this year's graduates

Graduation 2021: Hats off to graduates!

COVID has changed the way that all things happen. Everything from our work life, our home lives and definitely changed the way that children have had to adapt to learning remotely.

We salute the graduates of 2021 for your strength and tenacity. You ARE the game changer. You ARE the generation that will help determine what our world will look like on the other side of the pandemic; and for that we say THANK YOU!

Keep being as kind as you are courageous. Keep being as ambitious as you are curious, and keep dreaming, of a world that is bigger than us. Because if anyone can do it, YOU CAN!

Congratulations class of 2021!

Beat The Summer Heat: Take a Dip In The Pool

It's summer time in Baltimore which means hot days, here are a few local public pools close to ON

Druid Hill Park Swimming Pool
800 Wyman Park Dr
Baltimore, MD 21211
(410) 396-3838

Walter P. Carter Swimming Pool
820 E 43rd St
Baltimore, MD 21212

Patterson Park Swimming Pool
148 S Linwood Ave · In Patterson Park
Baltimore, MD 21224
(410) 396-8975



Original Northwood Association Treasurer's Report, May 2021

A. SUMMARY OF DUES PAYMENTS

Street	# of Houses	2020 DUES PAID (thru Sep 2020)		2021 DUES PAID thru 31 May 2021		
		Cumulative (amount)	%	Cumulative	%	Current
Argonne	50	22	44%	19	38%	0
Decapod	37	21	57%	21	57%	3
Easbiew	10	5	50%	3	30%	0
Havenwood	19	12	63%	8	42%	0
Kelsoy	16	4	25%	5	31%	0
Loch Raven	15	8	53%	6	40%	0
Northview	70	34	49%	29	41%	2
Roundhill	33	17	52%	18	55%	0
Roundtop	8	3	38%	3	38%	0
Southview	39	17	44%	24	62%	3
The Alameda	57	17	30%	14	25%	2
Westview	41	23	56%	18	44%	0
Totals	305	183	48%	168	43%	10

B. CURRENT MONTH BANK RECONCILIATION

Bank beginning balance (Checking & Savings combined)

\$25,391.44

Revenues		2021 Dues		Dues received	
			\$400.00		
		Administrative	\$0.11	Interest earned	
		Social	\$660.00	Wine Social	
		Maintenance			
		Total Revenues		\$1,060.11	
Expenses					
		Administrative			
		Communications			
		Covenant	\$2,565.00	Legal services for March 2021	
		Maintenance	\$630.00	Balance payment to Baltimore Tree Trust	
		Safety			
		Social	\$212.25	Tea tasting (10 first comers); Garden Walk flyers	
		Contingency			
		Total Expenses		\$3,407.25	
Ending balance :				\$22,954.30	
Bank ending balance :		Checking:	\$ 9,988.71	Total:	\$ 22,954.30 (Confirmed)
		Savings:	\$ 12,965.59		

C. YEAR-TO-DATE BUDGET ANALYSIS (FY 2021 running OCTOBER - SEPTEMBER)

Category	BUDGET / ANTICIPATED			ACTUALS		NET (Budget minus Actual)
	Expense	Revenue, Reimb.		Expense	Revenue, Reimb.	
Current Year Dues		\$7,200	revenue	\$0.00	\$5,886.73	(\$1,313.27)
Administrative	(\$100)	\$0		(\$264.30)	\$345.28	\$180.98
Communications	(\$500)	\$0		\$0.00	\$0.00	\$500.00
Covenant	(\$2,000)	\$2,000	reimb.	(\$5,783.55)	\$1,950.00	(\$3,813.55)
Maintenance	(\$5,000)	\$5,000	reimb.	(\$8,378.67)	\$8,567.00	\$188.33
Safety	(\$200)	\$0		\$0.00	\$0.00	\$200.00
Social	(\$3,000)	\$2,000	revenue	(\$1,148.25)	\$660.00	\$611.75
Contingency	(\$100)	\$0		\$0.00	\$0.00	\$100.00
Totals	(\$10,900)	\$16,200		(\$15,552.77)	\$17,409.01	(\$3,443.76)

Help support ONA Activities in 2021 by paying your ONA membership dues (\$40 per household)

1. Pay on the PayHOA.com website (which also collects mandatory GNCA assessments)
2. Pay on Venmo to 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 mailing or on your check, so that we can register your payment correctly. Thank you for supporting YOUR Neighborhood Association!

Let's Be Social

As vaccination rates increase, and social restrictions ease slightly, the Social Calendar for Original Northwood has responded by welcoming spring with reliable neighborhood favorites and new events!

So far, we've enjoyed five visits from local food trucks, and a sidewalk serenade/concert in conjunction with the Creative Alliance on Westview. (Many Thanks to Lynnette Dodson, Jason Drennan and Jess Kupper for continuing to make ON an active neighborhood)

Starting in May, ONA is sponsoring a virtual Tea Tasting with Lynnette and Eric Dodson of Cuples Teahouse, an outdoor Wine and Cheese Party on Deepwood and we continue to enjoy the ease of #FoodTruckWednesdays #NoCookWednesdays with local food trucks including as Koopers Chowhound, Boss Burger, Gypsy Queen and Taharka Brothers.

Be sure to remain informed by checking the website, NextDoor, Facebook and Instagram for event updates!

Jason Drennan, ONA
Social Chair

**PLACE YOUR ADS
HERE**

Interested in advertising in the NETWORK Newsletter or on the Original Northwood Website? The rates are great and your message is hand-delivered to over 400 homes in Original Northwood. Contact social@originalnorthwood.org for more information.

For more information on:

- Our covenant Community, by-laws, and even check out this article from 1972, titled "A Layman Looks at the Covenants"
- How to apply for home alterations
- The GNCA, also known as the "Greater Northwood Covenant Association," and its own set of by-laws

Visit our website: www.originalnorthwood.org/covenant-information

Block Captains Needed

Your help is needed to help keep the lines of communication open and circulating throughout the community.

Sign up to deliver newsletters, postcards and other correspondence to our neighbors.

Contact Carla at communications@originalnorthwood.org



Board of Governors Quarterly Meeting

Residents of the Original Northwood Association are always free to attend our monthly board meeting, which take place on the 2nd Wednesday of each month at 7:00 pm.

2021 meetings are scheduled to take place virtually the second Wednesday of each month.

Please be sure to put these meetings on your calendar, we look forward to your contributions to the Original Northwood board and community. If you have agenda items that you would like to discuss, email secretary@originalnorthwood.org