



NETWORK

ORIGINAL NORTHWOOD ASSOCIATION

FALL 2020 ISSUE

TABLE OF CONTENTS

PRESIDENT'S CORNER

NEW BOARD ELECTED

COVID-19 RELIEF

NORTHWOOD COMMONS

RAT ERADICATION TIPS

COVENANT PROCESS

SOCIAL REPORT/

OKTOBERFEST INFO.

TREASURER REPORT

MAINTENANCE REPORT

COVENANT REPORT

LET'S CONNECT!



Originalnorthwood.org



[@orginial.northwood](https://www.facebook.com/@orginial.northwood)



[@orginialnorthwood](https://www.instagram.com/@orginialnorthwood)

President's Corner

Neighbors, I hope that this newsletters finds each of you well. For the world, our nation, and our neighborhood, this has been a challenging year. With the novel coronavirus outbreak spreading into a global syndrome known as COVID-19, our work, school, and social lives have been dramatically altered. Because of or in spite of the stresses that this pandemic has placed on us, many Americans are taking to the streets to protest systemic racial discrimination and violence. All of these events should cause us to look inward to see what we can do in order to make this a more safe and more just world.



As a volunteer organization of neighbors, the Board of Governors and Original Northwood Associate strive to be inclusive and welcoming to all of our neighbors. This can be evidenced through the increased transparency of board actions through public posting of meeting minutes and financial reports, the holding of open monthly board meetings and quarterly and annual meetings, and the rapid transition to physically distanced social events open to all members of our community. We are fortunate in Original Northwood to live in one of the most diverse neighborhoods in Baltimore City; however, that does not mean that we don't face our own challenges with inclusion and diversity.

The neighborhoods of Greater Northwood Covenant Association, like many neighborhoods in Baltimore, included racially restrictive language in their Agreements and Deeds. While this language was unenforceable through court action and was stricken from the document, the hurt that they cause lingers to this day. As our articles of incorporation state, membership to Original Northwood Association shall, in no case, "be restricted on the basis of race, sex, gender, sexual orientation, ethnic or national origin, or religion or political belief."

As your re-elected President, I will work with the current board to work toward building a more inclusive neighborhood through meaningful conversation and understanding of how we can make the neighborhood more welcoming to all, regardless of age, race, sex, gender, sexual orientation, ethnic or national origin, or religion or political belief. I look to my fellow Board members and neighbors to help make this a productive and respectful experience to strengthen the bonds that hold Original Northwood together.

Richard Skolasky, ONA President

New Board Elected

We want to thank all of those who voted in our recent Board of Governors Election and attended our Annual Meeting on September 9th. The transition to virtual meetings was swift earlier this year and we seem to be hitting our stride as a community on this new platform. During our meeting, ballots were tallied and the new Board of Governors for 2020-21 was announced. The following will have the pleasure and responsibility of serving the community for the coming year:



Richard Skolasky
President
onapresident@gmail.com



Glenn Paisley
Vice President
onvicepresident@gmail.com



Jen Spratt
Treasurer
onatreasurer@gmail.com



Margo Madsen
Secretary
onasecretary1@gmail.com



Zhan Caplan
Maintenance
onamaintenance@gmail.com



Joe Mertz
Safety
onasafety@gmail.com



Mary Stevenson
Covenant
covenant@originalnorthwood.org



Jason Drennan
Social
onasocialchair@gmail.com



Whitney Visker
Communications
onacommunicationschair@gmail.com

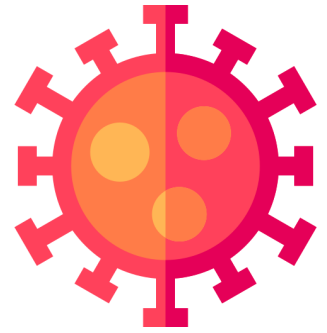
I hope that you will all join me in welcoming these new and returning neighborhood volunteers in their new roles. Each brings a unique perspective and experience to the role and I am very excited about the opportunity to work with them!

THANK YOU!

I also hope that you will join me in a heartfelt thanks to those neighbors who are leaving the Board after an incredible year of service to our community: Paul Miller (Vice President), Kerry Spence (Secretary), Eric Dodson (Communications), Jeffrey Carroll (Maintenance), Haywood Wilson (Safety), and Lauren Devine, Lynnette Dodson, Shequila Purnell-Saunders, and Katrina Raysor (Social). Their tireless work has made our community stronger!

COVID-19 Relief

Earlier this year, with great vision, the Greater Northwood Covenant Association (GNCA) applied for a COVID-19 Relief Grant from the Johns Hopkins Neighborhood fund. We were fortunate to be awarded funds to support food insecurity and other unexpected expenses in our communities. On the GNCA web-site and via NextDoor, we have shared this information. In order to reach and support the greatest number of people possible, the GNCA has limited each one-time request to \$50.



Northwood Commons

Isn't it about time that our neighborhood and our sister neighborhoods in the Greater Northwood Covenant Association (GNCA) have a place where we can congregate, shop, and dine in style? If you answered yes, then you must be very pleased with the activity that has taken place at the old Northwood Plaza.

Over the past year, we have seen the area fenced off and the old building demolished. Now that the rubble has been cleared, the next step in the development of the Northwood Commons will be the grading of the land and the construction of new pad spots near Loch Raven Boulevard. During the most recent quarterly GNCA meeting, I was informed that activity will soon commence the coming weeks.

As activity resumes, please snap pictures and share them on social media tagging @originalnorthwood so that all neighbors who follow us online can share in this exciting progress!

Rat Eradication Tips

Rats have historically been a problem in human living environments. The most common rat in Baltimore is the Norway Rat also known as the Brown Rat. They are a source of disease, cause property damage, and negatively impact the image of communities. Good sanitation practices are the best way to control rat populations. Rats need food, water, and shelter. Eliminating these factors will result in a reduction in the rodent population. Follow the below tips to decrease and prevent rat problems.



- Use a trash can with a tight-fitting lid.*
- Do not place bagged trash out for collection, rats will chew through the bags.
- Remove outdoor leftover pet food and waste daily. Rats will eat undigested food found in animal waste.
- Remove old furniture, vehicles, and appliances from your outdoor property. Don't give rats a home.
- Mow tall grass and weeds. Keeping grass short eliminates hiding places for rats.

If you think you have a rat problem, please call 311 or submit an online service request (link below) for DPW's Rat Rubout program to inspect the area, and if necessary, bait the area. Please note, residents must complete and submit a right of entry form before we can enter private property.

For more Information and form: <https://publicworks.baltimorecity.gov/Rat-Eradication>

* Please visit the <https://balt311.baltimorecity.gov/citizen/servicetypes> if you need a DPW trash can.

Mandatory Assessments Covenant Process Described 2020

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 two provisions in these documents that affect our communities to this day.

The first is the mandatory assessments that are attached to each property in the Greater Northwood Covenant Association (GNCA) (Article V). These assessments were set 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 amounts 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, we have used these funds to support maintenance of our sign gardens, planting of trees, and other landscaping issues that improve the quality of life for all neighbors.

The second is the provision that 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 populations. What that has meant for us was a community with rolling hills, old growth trees, and houses and landscaping that respect the land. Throughout our organization's history, we have had an Architectural Guidelines that provide important information that the community has supported in how exterior alterations are addressed. These alterations include roofing materials, windows and doors, color selection, and others.

When a neighbor is interested in making an exterior alteration, they are required to submit an application to our 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 that review, the Covenant Chair may reach out to the neighbor to get more information or to make 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 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 Board's responsibility to maintain them. In the event that exterior alterations are made without the review and approval process, the Board has the responsibility to reach 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, we 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.

GNCA Mandatory Dues & ONA Dues

Many of you should have already received a letter or email from the Greater Northwood Covenant Association (GNCA) to pay your 2020 Mandatory Dues by **February 29, 2020**.



GNCA has partnered with the service provider PayHOA to allow online payment of your mandatory GNCA dues.

Your voluntary Original Northwood Association (ONA) annual dues in the amount of \$40 are due by **January 1, 2020**. Neighbors will receive either a notice from PayHOA or a reminder letter from ONA.

For more information visit: www.originalnorthwood.org



Lynnette Dodson

Social Report:

As my 2nd term as Social Chair comes to an end, I want to thank all of our neighbors and friends for the opportunity to serve the Original Northwood, especially during such a difficult time in our history. On behalf of my co-chairs, Katrina, Lauren and Shequila (who had also already served as either social chair or another role on the board) we just want to express what an honor it has been getting to know our neighbors. I especially want to express what an honor it was to be a part of a team of intelligent, creative and kind women who supported all my crazy ideas and helped to make them come to life. Contributing their time and expertise to advancing the Original Northwood community association. It was truly a team effort.

Our committee spent a LOT of time brainstorming ideas that we could use to create events. Even pre-COVID, we had already begun to put together event ideas, so when COVID hit, we realized that we had to pivot our planning and begin to think outside of the box.

We hit the ground running with our virtual wine tasting and quickly shifted into our graduation parade, then right into food truck Wednesdays. We realized that our neighbors not only appreciated our socially distanced outings but in fact, looked forward to them. There were so many noteworthy moments, but by far, our food truck Wednesdays was always an opportunity to bring folks together to get to know one another while we supported our local small businesses.

I write this last message, I would like to give a shout-out to our outgoing communications chair, Eric Dodson who made sure that our messages were made public on all of our social media (website, Eblast, NextDoor, FaceBook, Instagram.) These tools ended up being essential during COVID as a way to get our messages out there to folks. I truly believe these efforts to reach folks was the result of listening to our neighbors input, focusing on how they preferred to receive information.

Your incoming social chair, Jason Drennan, will be taking over the role and planning some pretty great events as we shift to our "new normal" lives. Starting with the BlocktoberFest (October 24th.) I look forward to continuing to support the ONA leadership in whatever way that I can.

Again, thank you to the ONA neighbors, see ya around the neighborhood!

- Lynnette Dodson, 2018-2020 ONA Social Chair



JOIN US FOR THIS EVENT!



Original Northwood Association Treasurer's Report, September 2020

A. SUMMARY OF DUES PAYMENTS

Street	# of Houses	2019 DUES PAID (thru Sep 2019)		2020 DUES PAID thru 30 September 2020		
		Cumulative (corrected)	%	Cumulative	%	Current
Argonne	50	11	22%	22	44%	0
Deepwood	37	10	27%	21	57%	0
Eastview	10	0	0%	5	50%	0
Havenwood	19	5	26%	12	63%	0
Kelway	16	1	6%	4	25%	0
Loch Raven	15	5	33%	8	53%	0
Northview	70	11	16%	34	49%	2
Roundhill	33	9	27%	17	52%	0
Roundtop	8	2	25%	3	38%	0
Southview	39	6	15%	17	44%	1
The Alameda	57	2	4%	17	30%	1
Westview	41	10	24%	23	56%	1
Totals	395	72	18%	183	46%	5

B. CURRENT MONTH BANK RECONCILIATION

Bank beginning balance (Checking & Savings combined)		\$21,498.78	
Revenues	2020 Dues \$200.00 Administrative \$388.39 Social	2021 dues; BOA interest earned	
	Total Revenues	\$588.39	
Expenses	Administrative \$124.11 Communications Covenant \$690.00 Maintenance Safety Social \$175.00 Contingency	BOA check order; PO renewal Legal counsel Remainder Ice Cream Social; Block Party permits	
	Total Expenses	\$989.11	
Ending balance :		\$21,098.06	
Bank ending balance :	Checking: \$ 1,729.37 Savings: \$ 19,368.69	Total:	\$ 21,098.06 (Confirmed)

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

Category	BUDGET / ANTICIPATED		ACTUALS		NET (Budget minus Actual)
	Expenses	Revenues	Expenses	Revenues	
Current Year Dues		\$6,125	\$0.00	\$7,196.05	\$1,071.05
Administrative	(\$100)	\$0	(\$378.11)	\$914.67	\$636.56
Communications	(\$500)	\$0	(\$810.40)	\$0.00	(\$310.40)
Covenant	(\$100)	\$0	(\$854.70)	\$0.00	(\$754.70)
Maintenance	(\$100)	\$0	(\$850.00)	\$0.00	(\$750.00)
Safety	(\$200)	\$0	\$0.00	\$0.00	\$200.00
Social	(\$5,000)	\$1,000	(\$1,344.28)	\$200.00	\$2,855.72
Contingency	(\$100)	\$0	\$0.00	\$0.00	\$100.00
Totals	(\$6,100)	\$7,125	(\$4,237.49)	\$8,310.72	\$3,048.23

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

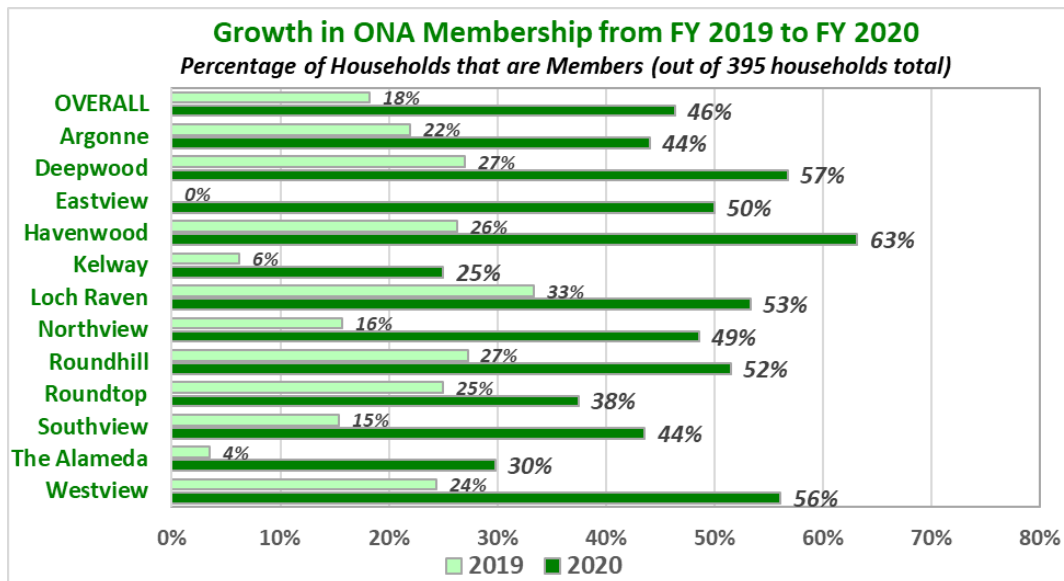
1. Pay on the PayHOA.com website (which also collects mandatory GNCA assessments)
2. Pay on Venmo to ONATreasurer@gmail.com
3. Mailing a check (payable to the Original Northwood Association) to The Original Northwood Association, P.O. Box 33576, Baltimore MD 21218.

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!

ONA's Fiscal Health Update

ONA's various social, maintenance, communications, and other neighborhood support activities are made possible predominantly through a lot of elbow grease and, when money is required, through your voluntary annual ONA membership dues. These dues typically make up over 80% of the Association's revenues each year. Some additional funds are collected through newsletter advertising, event receipts, and GNCA reimbursement for capital maintenance and legal outlays that meet specific criteria for use of GNCA funds. One of the ONA Board's key responsibilities is to make sure that these funds are used in a transparent and efficient manner to enhance the entire neighborhood.

Revenues: The past year (October 2019 – September 2020) has seen an encouraging increase of ONA dues-paying membership over previous years, reaching 46% of all households. ALL streets substantially surpassed their membership participation from the previous year. Several streets reached over 50% membership, led by Havenwood at 63%, followed by Deepwood, Westview, Loch Raven, Roundhill and Eastview. Together, these 2020 and a few early 2021 dues contributions, and \$200 in 2019 Oktoberfest receipts, have brought in \$8,310.72 for the fiscal year.



Expenses: Outlays this past year were somewhat lower than in previous years, with fewer social and maintenance events than usual due to Covid-19 precautions. A total of \$4,347.49 was spent during the October 2019-September 2020 period, with the following outlays:

Administration	\$378.11	(Bank charges; PO box; election survey costs)
Communications	\$810.40	(Newsletter printing; website maintenance)
Covenant	\$854.70	(Registered letters; legal counsel)
Maintenance	\$850.00	(Common areas garden maintenance)
Social	\$1,344.28	(2019 Oktoberfest and Holiday Party; 2020 Ice Cream Social and Graduation Parade)

Balance: With revenues surpassing outlays this past year, ONA's money in the bank increased by over \$4000 to a balance of **\$21,098.06** as of 30 September 2020. These funds represent a healthy cushion for the Association going into 2021.

Maintenance Report: Fall 2020 Updates

One of the most unique features of Original Northwood is our beautiful landscape. Over the next year, I'm excited to work on projects and activities that help enhance the beauty of the neighborhood and maintain our surroundings. Here are a few things that we are tracking:



- **Fall tree planting** – Maintenance chair, Zhan Caplan, shared an update on Nextdoor about our new relationship with the Baltimore Tree Trust. They will be managing the planting of 42 new street trees around the community by December. This is an important project that will help support the City's goal of achieving a stronger canopy. Learn more at: <https://bcrp.baltimorecity.gov/forestry/treebaltimore/canopy>.
- **Trees recently trimmed:** We recently had trees trimmed and removed in the Eastview and Westview pocket gardens as well as in the sign garden at Argonne/The Alameda.
- **Final Dumpster Day of the year:** The final dumpster will be delivered on Saturday, November 7. It will be located at the corner of Roundhill Road and Loch Raven Blvd. 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:** The common areas and traffic calming medians will be weeded/mowed/cleaned/pruned in November and December.
- **Salt Boxes:** The city will work to refresh the salt boxes in late October/early November. Zhan asked, and the interim director of DPW confirmed, that they would ensure that they don't just dump new salt on top of hardened existing salt in the boxes.
- **Neighborhood Volunteer Clean-up Event:** Details below. We'll do a two-pronged cleanup: some folks will walk the community and pick up litter. Others will focus on cleaning out storm drains and their surroundings. Coffee and donuts will be available at 11 am back at the triangle garden. Please join us! It's a great opportunity to help your community and meet your neighbors!

Have a great fall!



ORIGINAL NORTHWOOD NEIGHBORHOOD CLEANUP



SATURDAY, NOVEMBER 14TH AT 10:00 AM

MEET AT THE TRIANGLE GARDEN ON ROUNDHILL & ARGONNE



Join us for an hour to clean up litter in the neighborhood. Supplies will be provided. Coffee and donuts will be provided at the end.



Please plan on wearing a mask & practicing social distance with those outside your home

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.

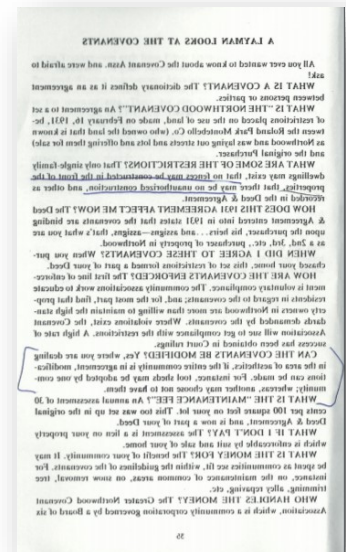
For more information on:

- 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 AT:

<https://www.originalnorthwood.org/covenant-information>



{YOUR AD HERE}

With over 400 homes in Original Northwood and great rates, your Ad on our NETWORK Newsletter and website might just be what you need to get the word out.

Contact
onacommunicationschair@gmail.com
for more information.

Board of Governors Quarterly Meeting

- Meetings take place on the second Wednesday of each month at 7:00pm.
- Open to all residents of the Original Northwood neighborhood.
- Due to mitigation efforts during the COVID-19 pandemic, we will be hosting this team virtually using the Google Meet platform. For the links to these meetings, visit: www.originalnorthwood.org/the-happenings

If you have agenda items that you would like to discuss, email onasecretary1@gmail.com