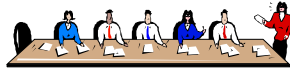


Northgate Hall Newsletter

Fall 2005



General Meeting

Throughout the year the board members of the Northgate Hall Community Association give their all to try to make this a better community in which to live. Behind the scenes they work tirelessly to preserve the beauty and safety of our surrounding. These members keep a constant vigil over our neighborhood, reporting crime, zoning code violations and other breeches of our bylaws. They have insured that dumpster day has become a yearly event and that our open space remains pristine. They have given you, the Northgate Hall Community, their time and effort all on a volunteer basis.

In return they only ask that you give back one hour a year, by attending the general meeting. Not only is this your opportunity to show your appreciation for what they do, but it is your chance to let them know where they can improve. In other words, let*s hear your thoughts.

This year the general meeting will be held on November 17, 2005 at the Honeygo Park Recreation Center located on Honeygo Boulevard just north of Ebenezer Road and will begin promptly at 7PM.

Please plan to attend by notifying a board member. One hour a year is small potatoes compared to what you expect and get in return.

As Thanksgiving approaches, the Association wishes to take this opportunity to express its appreciation to those who served our community well this year. They are:

*Atlantic Tree Service for the professional job they did in removing the tree at Deviation Road.

*Jay Whitaker, owner and operator of the grass cutting service that has taken care of the grass in our open space for so many years.

*Residents Skip Bevans, Shirley DeCerbo, and Sharon, Kevin and Libby Farrow for volunteering their time, energy and money this summer to keep the hedge and bank at the pond fence trimmed, cut and mulched so that all may view and enjoy the scene. And to resident Steve Larichiuta for his hard work to keep the trees and shrubs at the north side of the pond trimmed back and the area passable.

*And finally, a special heartfelt thanks to ALL of the homeowners for 100% payment of assessments in 2005! Your cooperation made it possible for continuance of the common area insurance, routine maintenance of the grass in the open space, and for community initiatives such as the rental of dumpsters for the annual Community Clean-Up.

SPEED

Humps & Bumps

Please observe the 25 mph speed limit and stop signs when driving through our community. The police have been asked to setup radar at certain locations and to monitor intersections that have stop signs.

While "children at play" signs have been placed in areas throughout our community and police officers can't be stationed here twenty-four hours a day, we still seem to have an on going problem with individuals using our streets as drag strips. This practice if left unchecked could lead to serious injury and or death.

A proposal was made to this Association to petition Baltimore County Roads Division to install either speed humps or bumps on certain streets, Deviation, Ballygar, Kilbride Roads to start with, in order to slow down traffic. It is a certainty that some residents will oppose this idea however, it may become a reality if speeds do not decrease.

Zoning Regulations- Get the answers to all your Baltimore County Zoning Regulations through a link of the County's website at www.baltimorecountyonline.info/agencies/law/countycode.html. Previously, this compilation of zoning regulations was available in printed form only and had to be purchased from the publisher, or reviewed at a branch of the Baltimore County Public Library.

The Baltimore County Zoning Regulations include the ordinances that govern land use in Baltimore County. The regulation set out the various zones and districts that exist in the county and detail the uses and activities that may be undertaken in those area.

Fall is here and winter is on its way. Please keep in mind that fallen leaves from your trees can make their way into a neighbors yard with one windy fall day. So, try to rake up those leaves as quickly as possible so your neighbors who may not have trees will not have to.

None of us want to think about the snow falling but they're saying we're in for a long and hard winter. Remember to get your side walks shoveled soon after the snow stops falling. We want to keep our neighborhood safe from slips, trips, and falls. Also, remember to take many breaks while shoveling the snow- it's hard work. Stay warm and safe this winter. Everyone should be aware that a Balto. Co. Ordinance requires that sidewalks must be shoveled within 24 hours after it stops snowing.

DEJA VU ALL OVER AGAIN!

The following articles from previous newsletters were requested and are worth repeating:

Fall 2004 Architectural Changes

Please be reminded that any architectural changes to the exterior, both front and back of any property must first be approved by the Architectural Committee of the Northgate Hall Community Association prior to beginning. Plans must be submitted in writing to this committee and should include the type of change, all specifications (i.e. measurements, color, etc.) and an approximate beginning and ending date. In some cases a permit must be obtained from Baltimore County before such changes are made. Approval and disapproval notices will be returned within fourteen (14) business days. Remember, all homes must remain uniform in design.

Spring 2004 Satellite Dishes

Satellite Dishes: As more and more of us are getting away from cable T.V. and are using the dish, let it be known that these dishes are to be placed to the rear of your dwelling. Placing them to the front is considered an architectural change. Further, they distract from the beauty of the landscape which is Northgate Hall.

Fall 2004 Courtesy Parking

PARKING COURTESY: For the most part, people do respect their neighbors in allowing them to be able to park in front of their own home. However, if you are having a special activity at your home and you are expecting visitors, please let your neighbors know. For those who live in the town home area, on or near Deviation Rd., please have your visitors' park along Ballygar Road or the north side of Variation Road.

Fall 2004 Biggest Complaint

Not in our yard!

I See Nothing!

Oops, no bag!

This seems to be our biggest and most frequently heard complaint. That is neighbors allowing their pets to dump on other neighbor*s lawns and easements. Not only is failure to clean up after your pet unlawful, but it also infuriates and alienates the neighbor that has to remove the pet waste from his or her property.

It's hard to understand why this complaint is constantly being heard when it is so easily remedied. There are more than eleven acres of open space throughout this community. These areas can be used for walking pets. Again, the only requirement is that you clean up any droppings.

Remember, failure to remove animal waste from any of these areas could result in fines starting at \$25.00 per incident. Baltimore County also has a leash law.

Special Assessment

Reminder

Due to the unforeseen expense of the tree removal on Deviation Road there will be a one time special Assessment of ten (\$10.00) dollars collected with next year's regular assessment. This additional money will off set the cost of having the tree removed and will bring the community assets back to its prior level. This article was previously published in the spring 2005 newsletter.

Going Up

Good news! Because of the way we all have maintained our property and because of the way our dollars have been put to good use maintaining the open space throughout our community, property values are at an all time high. A recent Northgate Hall real estate listing obtained by resident agent Skip Bevans revealed that homes in our community are selling from a low of \$151,000.00(townhouse) to a high of \$388,000.00(single family home) and it keeps on getting better with some dwellings being listed as high as \$425, 000.00. It definitely pays to put that extra effort into the up keep of our community.

Now you can be a winner too! Just have your holiday lights on at 6 pm for the annual light judging contest on December 17, 2005. Prizes are: 1st. place-\$25.00, 2nd place-\$15.00 and 3rd place-\$10.00 in both categories of homes. Winners will be announced in our next newsletter.

See you at the general meeting!