

Northgate Hall Newsletter

Spring 2007

Northgate Hall Neighbor of the Year 2006



Community member Roger D. Dunn (right) is presented with an award for outstanding community service.

POND ISSUE UPDATES

On March 29th the board of directors met to discuss among other things, what progress, if any has been made on the pond issue. It was decided every effort should be made to get the assessment invoices in the mail by April 3, 2007, in an effort to have assessment payments back as soon as possible. The board needs your payment in order to have the funds to pay for the engineering plans for the pond repairs. Our website www.northgatehall.com has a complete explanation of this year's assessment.

It should be noted that since this meeting the Board of Directors was contacted by Al Wirth of the county DEPRM office to inquire as to what progress we have made towards getting the plans for repair to them. We were told by Mr. Wirth stated that he was making this call to us to avoid sending a letter of enforcement which is normal procedure after he had received a call from a community member inquiring about what action of lack of it had been taken concerning this issue.

The Board then contacted our attorney (Carroll Holzer), who sent a written response to DEPRM explaining what steps we have to resolve this issue. As of the printing of this newsletter this seems to be acceptable to this county office.

It should be noted that at our March 29th meeting Pam Steele, a very good neighbor and active community member informed us a second engineering company (Dan Oleary Engineering being the first) that may be able to produce and submit plan for our pond to the DEPRM office at a lower price.

On Friday, April 6th several board members met with Bob Bowling of Morris & Ritchie Engineering to determine the above. After a complete inspection of the pond's drainage system, he stated that there **may** be a way of repair at a lower price for both the plans and subsequent repair work. However, he informed us that he would submit his ideas and our first set of ideas (submitted by Oleary) to his supervisor for final determination on which set would be the most feasible and would be approved by the county. Mr. Bowling stated that he would get back with your board of directors within a week.

What if any, information good or bad received back from Morris & Ritchie will be post to our website immediately.

And, that's where we stand on the pond issue. Basically, we need assessments returned as soon as possible.

In Other Community News

Election Results

As a result of the voting that took place at the March 8th 2007 general meeting the following board members were either re-elected or elected: Jerome Lee, Jr., Joyce Petrovich, Wanda Cole, Vernon “Skip” Bevans, John & Carolyn Matzen, Chuck Marks (to the position vacated by Gordon Peltz) and Robert Stallings (to the position vacated by Anthony Decerbo). Members that were on the board of will maintain their former positions. Let’s give a special shout out to Ann Anthony and Lisa Pizza for their assistance with the vote counting. Also approved by a majority vote was the motion that the limit of terms that an officer can serve was eliminated. Additionally, it was voted on and approved that any cost incurred by the Community Association in an effort to collect past due assessments i.e. mailing cost, court cost, lawyer fees shall be passed on to the home owner who is past due. This is clearly stated in the FAQ section of this website.

Board of Director’s Meetings



The dates and times of the upcoming board of directors meetings will be posted to our website prior to their taking place. Please note that there will be no meeting scheduled during the months of June thru August and the Labor Day weekend due to summer vacations. All other functions, i.e. architectural committee approvals, community concerns will still be addressed during this time period. Any community member is welcome to attend these meeting. However, if you wish to speak on a particular topic please inform a board member prior to the date of the meeting. Discussions on legal matters are closed to members other than the Board of Directors.



DUMPSTER DAY Are you too busy to go to the county landfill? If so, this is the day each year that we bring the dump to you. Dumpster Day will take place on Saturday, June 2, 2007 from 7:00 am to 11:30 am. The dumpsters will be placed at the corners of Deviation and Ballygar Roads.

Those residents who normally park near this intersection are asked not to do so, from 6:00 am to 1:00 pm on this date. We are not responsible for any damage that might occur due to parking your car near the dumpsters on this date and time. Flammable items of any kind and tires are not permitted. These dumpsters may only be filled to the top. We reserve the right to insist upon the removal of any discarded items that rise above the top level of the dumpsters. Only residents of our community (who have paid their assessment) may take advantage of this opportunity. We reserve the right to request identification before one discards items into the dumpsters.



Satellite Dishes As more and more of us are switching to Direct TV and although this has been placed in prior newsletters along with a statement in the FAQ section of our website please be advised that all satellite dishes must be placed to the rear of your dwelling, so as not to be seen from the street.

Architectural Control Committee



The By-Laws of the Association in Article IX, "Committees" require that the Board of Directors appoint a Committee that reviews all Architectural changes contemplated on properties within the boundaries of the Association (Article V, Covenants of the Association).

At a meeting of the Board of Directors held on March 29, 2007, the following Board Members were appointed to the Architectural Committee:

- (1) Chuck Marks
- (2) John Matzen

Any future plan relative to the requirements of the Covenants must be communicated in writing to the Committee before applying for a permit, or work beginning on the project, for the written approval of the Committee.

If you have any questions, please call Chuck Marks at 410-491-8000, or E-Mail at charles.marks@longandfoster.com. You may also forward your written request to the Committee at:

Northgate Hall Community Association, Inc.
C/O Architectural Control Committee
9009 Deviation Road
Nottingham, Maryland 21236-2098

All request will be replied to as promptly as possible but, well within the time constraints set forth in Article V of the New Covenants.

Holiday Lighting Contest Winners

Single Family Homes

1st Place to Thomas S. Wooden
9012 Transoms Road

2nd Place to Joseph D. Pizza
4 Vicky Court

3rd Place to Joseph Leppert
4822 Galley Road

Townhomes

1st Place to William Brouwer
9029 Deviation Road

2nd Place to Joseph Dulny
4810 Variation Road

3rd Place to Mary Salango
9009 Deviation Road

Walking Pets



As most of us should remember last summer there was a notice issued to every household concerning neighbors allowing their pets to deposit waste on other neighbor's lawns. We should also remember that this is very disturbing to everyone. So disturbing that it was reported to Baltimore County Zoning and consequently this Community Association was issued a citation. Further, one neighbor was threaten with a \$50.00 fine for each incident. Yet some neighbors continue to violate this law. Please be considerate of your neighbors by keeping your pet off of their property and always clean up after an incident no matter where it takes place. Remember, it not just a standard, **It's The Law!**

Community Web Site

The Perry Hall Improvement Association is the major area Community Umbrella Group consisting of over 1,600 members. The Association maintains an excellent web site updated on a bi-weekly basis covering all phases of Perry Hall activities.

Give it a "look see" at www.phia.net to be aware of what's happening in your Perry Hall area.

Perry Hall Mansion Restoration

This historic building has been completely restored on the exterior and work has begun on the interior restoration.

This informative local web site is also worthy of your viewing at:

www.perryhallmansion.org

Just a Little Reminder!

GOING ON VACATION THIS SUMMER? If you are planning an extended vacation this summer remember, "An ounce of prevention is worth a pound of cure". To that end, you are encouraged to contact the Baltimore County Police at (410) 887-5000 to be included in the vacation watch. Please be prepared to furnish the following information:

1. NAME
2. ADDRESS
3. DEPARTURE DATE AND RETURN DATES
4. ARE HOUSE LIGHTS ON TIMERS
5. PERSONS HAVING ACCESS TO YOUR RESIDENCE (NAMES, ADDRESS AND TELEPHONE #)
6. WHERE YOU CAN BE CONTACTED IN CASE OF AN EMERGENCY
7. VEHICLE TAG NUMBER AND MAKE OF VEHICLE LEFT IN FRONT OF YOUR RESIDENCE, IF ANY

Baltimore County Police has assured us that periodic patrols will be made of your residence while you are on vacation, giving you one less thing to be concerned about and more time for pleasure and enjoyment.