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# The VILLAGE CRIER



Published by the Associates of Loch Raven Village, Inc. since 1947

VOL. 51-07

**July, 2002**

**HAPPY 4<sup>th</sup> OF JULY**

July 4<sup>th</sup> Fireworks

The ALRV and its residents would like to express our sincere appreciation to the Loch Raven Business Association and the Kiwanis Club of Loch Raven (a non-profit organization to benefit youth & children) for a spectacular fireworks display on July 4<sup>th</sup> at Loch Raven Academy. This is the fourth consecutive year they have had the fireworks at this location.

These two organizations, made up of all volunteers, have worked so hard each year in the coordination, preparation, & clean-up of this project. The funding of the fireworks display comes from memberships & donations. All monies go directly to community projects. If you would like to make a donation to help support these events, please send it to LRBA, P.O. Box 42083 Loch Raven, Md 21284-2083

Again, we thank you for all your hard work in providing our community with such a wonderful display. The residents, as well as the neighboring communities, truly look forward to it each year!

*It's Yard Sale Time Again - see page 9*

*Enjoy the Summer!*

Copy Deadline: 8-21-02 • Next Delivery: 9-7-02

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# ASSOCIATES OF LOCH RAVEN VILLAGE, INC.

P.O. Box 9721 • Loch Raven, Maryland 21284-1221

www.lochravenvillage.com • 410-661-7550

The Associates of Loch Raven Village, Inc. publish The VILLAGE CRIER monthly (except August). We also have a web site, an association answering service, block captains, and monthly meetings where you can find out what is happening in your community.

Meetings are held on the second Tuesday of each month at 7:00 p.m. in Room 102 of the former Loch Raven Elementary School on Glen Keith Boulevard. They are open to the public. Residents are encouraged to attend, and to help in our ongoing work “to protect, maintain, and enhance the property values of Loch Raven Village homes, and the quality of life of Loch Raven Village residents.”

## BOARD OF DIRECTORS

### OFFICERS

President	Peg Kloes (president@lochravenvillage.com)	410-321-1254
Vice President	Gretchen Sarkin	410-828-8952
Secretary	Jackie Smith	410-661-4466
Treasurer	Beth Seeley	410-663-0851

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Kristi Birch	410-821-7432
Leslea Knauff	410-823-0648
Darrell Krushensky	410-823-6330
Cindy Mavrophilipos	410-339-7718
Dimitri Mavrophilipos	410-339-7718

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Avery Harden	410-821-0770
Jerry Heilman	410-823-3427
Cindy Matranga	410-825-2330
David Nielsen	410-821-0267

#### East

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Jerry Martel	410-661-6716
Lance Phillips	410-665-4902
Mark Tempert	410-665-4045

## Services

Anyone who wishes to advertise a professional services in the Services Section will be charged at the rate of \$16.50 per month for a maximum 50 word ad. Ads must be submitted in writing and mailed to *The Village Crier*, 1565 Cottage Lane, Towson, MD, 21286. No ads taken by phone. Payment must accompany ad. For information and rates on Display Advertisement with the *Crier*, call Laura Worzack at 410.825.0219. Deadline for September issue: 8/21. Next delivery date: September 7<sup>th</sup>.

**GUTTERS** cleaned and screened. **BRICK WORK** - concrete patching, pointing up or siliconging. **BUSHES & HEDGES** - cut down, shaped, pruned or dug out. **PAINTING** - interior-exterior-window glazing and plastering. **ROOF REPAIRS** - slate and asphalt. Light hauling. Fast dependable service. Call John 410-661-6221. Lic. #19605.

**PLAY & LEARN AT LOCH RAVEN** is now enrolling children 2-6 years of age. Please call 410-665-5617 for more information.

**HOSTING A BRIDAL SHOWER?** Looking for a unique idea? Host a Pampered Chef® Bridal Shower and outfit the happy couple with reliable and versatile kitchen products. For details about this and other kitchen show ideas, including fund raisers, contact Susan Engelhardt, Independent Kitchen Consultant for The Pampered Chef®, 410-823-1960.

**BROOKE TURNBULL, A LOCH RAVEN VILLAGE RESIDENT**, is available to babysit! She has completed the Safe Sitter course through the BCPL and also has experience running the church nursery on Sunday mornings. Please call 410-823-4346 if you need a sitter!

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**Ocean City condo owned by Village residents** is available for excellent summer rental prices and great off-season rates; located on 140th Street one block from the beach. Beautifully decorated, newly renovated, fully furnished, sleeps 6, no pets, non-smoking, cable TV, pool and free parking. Call Brenda Wolfe and Steve Turnbaugh, 410-828-8241.

**Looking to buy in the Village.** First-time homebuyer looking in the 21286 zip code. Before you list, call Jeff at 410-666-3167.

**Cottage for rent - Ocean City, New Jersey,** (3 hours from Baltimore). 4 bedrooms, 2 porches, 2 car parking pad and everything included except linens. Sleeps 7 and is close to beach. Quiet family neighborhood. Please call for further information. Bill or Jeannette 410-661-3075.

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## CONTACTS

### *District Four County Councilman*

Hon. Wayne Skinner 410-887-3389 email BCCDistrict4@home.com

### *Towson Times Loch Raven Area Columnist*

Bridget Sunderlin 410-494-8909 email bsunderlin@earthlink.net

## ALRV COMMITTEES

**Architectural Review** Darrell Krushensky 410-823-6330

**Block Captains** Kristi Burch 410-821-7432

**Citizens on Patrol** Please consider volunteering for this job!

**Commercial Redevelopment**  
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**Community Events** Cynthia Matranga 410-825-2330

**Covenants/Building Restrictions**  
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**Gardens Committee** Gretchen Sarkin 410-828-8952

**Marketing Committee** David Nielsen 410-821-0267

**Membership** Beth Seeley 410-663-0851

**Neighborhood Zoning Issues**  
Francis Cullen 410-337-2838

**Real Estate** Leslie Knauff 410-823-0648

**Schools/Scholarship** Cindy Mavrophilipos 410-339-7718

**The Village Crier Editor** Laura Worzack 410-825-0219  
email criereditor@lochravenvillage.com

**The Village Crier Delivery**  
Mr. Gross and Scout Troop 740 410-828-0775

**Village ladders** 25' Frank Passaro 410-823-8903  
40' Please consider volunteering for this job!

**Web Master** Joyce Smith 410-661-7321  
email webmaster@lochravenvillage.com

**Welcome Committee** Jim and Jenni Burke 410-821-5870  
email welcome@lochravenvillage.com

# President's Message

HAPPY SUMMER!

## Covenants

Summer is the time when many of us work on home improvement projects. Thanks to those of you who have written for approval, but I have also received several complaints about non-approved changes. Our covenants require approval from the architectural review committee for any projects which alter the appearance of our homes and failure to get that approval could result in having to remove, replace or change your project to be in compliance. A little extra time to request approval could save you much time and money to correct a completed project.

## Intersection

The traffic light at the intersection of Loch Raven and Putty Hill has had its timing changed to be more pedestrian friendly. After a meeting at Immaculate Heart, the red to cross Loch Raven Boulevard has been extended to fourteen seconds before allowing any vehicular movement. Thanks to those who attended the meeting and expressed their concerns.

## New Committee Chairs

Thank you to Kristi Birch who is taking over the Block Captain position and Darrell Krushensky who is taking on the Architectural Review committee. Please address any concerns to the appropriate people.

## Parking Problems

Please see the update which appears on page 8.

## Next Board Meeting

Our next scheduled board meeting will be the second Tuesday in September.

## Alley Repairs

The alley between Glen Gary and Glen Keith will be done in the very near future.

It is with sadness that I report the passing of Jerry Swisher. Jerry had served on the Board of the Loch Raven Village Association and was an active real estate agent in the area. She will be missed.

*Enjoy your summer!*

Peg Kloes



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**Brick & Stone** - patios/walks



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Thank you for your past patronage!





# Over the Fence

Sadly, my father **Stephen Smial, Sr.** of 1801 Deveron Road passed away May 22 of complications from lung cancer. Dad had been a Loch Raven Village resident since 1959. Prior to his retirement he was self-employed in his own painting and decorating business. His favorite retirement pastimes were spending time with his family and friends. He is survived by son Stephen, daughter-in-law Jean and grandchildren Casey and Colin. The family wishes to thank the many Village residents who attended Dad's service.

Steve Smial, Jr.

A warm welcome to new resident **Patti Sullivan** and her children, Joanna and James Lewis of East Joppa Road.

## GRADUATION ANNOUNCEMENTS

**Julie Short** from Mary Washington College  
(daughter of Ellie Short, Pleasant Plains Road)

**Amy Knauff** from Susquehanna University  
(daughter of Bruce and Leslea Knauff, Doxbury Road)

## MISSING

On or about 6/23/02, a resident of the 1600 block of Glen Keith Boulevard noticed that her statue of the Blessed Mother was missing from her front yard. It is about 24"-30" tall, blue with a white heart. This statue has tremendous sentimental value to this resident. If you know anything regarding this unfortunate incident, please call Mary Yeager at 410-296-2640.

*Don't get STEAMED about Real Estate!  
Stay cool and let me handle all the details for you !*



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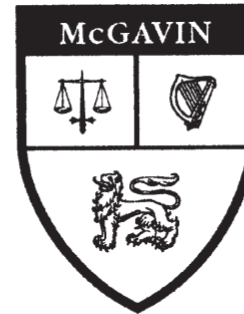
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# Real Estate Sales Update for Loch Raven Village

by Leslea S. Knauff, Realtor®

Sales in Loch Raven Village are keeping pace with the market in general with only one house active on the market as of June 22, 2002. Following are some interesting notes on sales that have settled so far this year as of the 22nd of June.

In zip code 21234, nine ends-of-group homes have settled since January 1, 2002 with an adjusted\* average sale price of \$129,156 with an average ten days on the market. The highest sold price was \$148,000 and the lowest was \$113,000. There is only one end-of-group under contract with a list price of \$132,000. (Final sale prices not available until after actual settlement.) Nine insides-of-group homes in 21234 have settled with an adjusted average sales price of \$109,590 and with an average 35 days on the market. The highest adjusted sold price was \$121,500 and the lowest price was \$93,856. There are nine inside groups under contract in zip code 21234 with an average list price of \$122,633!

Five ends-of-group homes have sold in zip code 21286 with an average adjusted sales price of \$131,700 and an average of 23 days on the market. The highest price was \$163,000 and the lowest was \$110,000 (adjusted). There are four ends-of-group under contract with an average list price of \$151,050. Ten insides-of-group homes have sold for an adjusted average sales price of \$122,841 and with an average of ten days on the market. The highest price was \$130,600 and the lowest was \$110,000. There are six insides-of-group homes under contract with an average list price of \$129,916.

\*Sales prices have been adjusted for the addition of the capitalized value of ground rent, if applicable, and the deduction of any seller's contribution towards the buyers' closing costs. Only properties whose sales have been reported on the real estate Multiple List Service have been included in these figures because ground rents, seller's contributions, and excess personal property conveyances are not available. Reported prices are for information purposes only. Prices vary due to the condition of individual properties and the amenities that are included such as, for example, the number of bathrooms or fireplaces - not all ends have them and some inside groups do (fireplaces, that is.)

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## Look What Those Tiny Tots are doing!

The Loch Raven Tiny Tots are excited to welcome a new teacher this year, Tammy Harper. Miss Tammy will teach the 4-year-old class on Mondays, Wednesdays and Fridays. She joins 3's teacher, Kate Fitzgerald and assistant teacher for both classes, Trish Bonner. "Getting to Know You" days will begin the week of September 9th and Miss Tammy, Miss Kate and Miss Trish are eagerly waiting to greet new and returning friends!

This past year was filled with happiness and excitement for all the Tots. In October, we went on a trip to a farm that included a barn tour, a fun-filled hayride, and choosing our own pumpkins from the patch. When warmer weather arrived, we had Beach Day and wore our swimsuits to splash and play outside. The 3's had a visit from a dentist and we learned how to brush and keep those nasty "sugar bugs" away from our teeth! The 4-year-old class rehearsed and presented Circus Day - an extravaganza that included Dancing Bears, Clowns, Strong Men, Lions and more! The class also hosted a Parent Luncheon: the children prepared Pigs in a Blanket, cookies and fruit kabobs for their parents and presented them with a special handmade gift.

Every day at Tots is an opportunity for each little one to stretch his or her imagination and intellect while interacting with peers in a classroom setting. The Loch Raven Tiny Tots are still accepting applications for the 2002-2003 year and would love to have your 3 or 4 year old join the fun. Please give Amy Richardson a call at 410-580-0691 for more information and a registration packet.

See the Tots.



See the spots.°



See the Tots with spots!



Loch Raven Tiny Tots  
has a spot for you!



We are now accepting applications for the 2002-2003 year. Please call Amy Richardson at 410-580-0691 for more information or to register your 3 or 4 year old tot!!

Miss Kate, Miss Tammy and Miss Trish can't wait to meet you!

# Babcock Presbyterian Church

presents

## FAMILY MOVIE NIGHT

every Friday!!!



Charlie's Chuck Wagon  
will provide snacks,  
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The movie will begin around 8:30 p.m.

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**Loch Raven & Taylor**  
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# Parking Permit Issue Update

As explained in the June issue of the Crier in our presidents' message, the ALRV is considering obtaining permit parking for the streets surrounding the Loch Raven Village Apartments. The affected streets are as follows:

*Aberdeen Road*

*Greenway Road*

*Glen Keith Boulevard - east side only*

*Glen Ridge Road - northwest end only*

*Edgewood Road - northeast end*

*Deveron Road*

To proceed with this effort, certain steps need to be taken. The first requirement is to get approval from 65% of the residents on these streets. This applies to each street individually. This means that if one street only has 55% of the residents' approval, that street alone will not be considered for permit parking. We are preparing fact sheets to be distributed to these residents explaining what Baltimore County requires for obtaining permit parking. Petitions will also need to be signed by the residents.

The ALRV was hoping the parking situation would ease up when school ended for the summer and the students went home, however, this is not the case.

Remember, this is OUR community and OUR neighborhood being affected by the parking of the apartment dwellers on residential streets. It is unfortunate that we are being put in this situation, but as homeowners, we have a vested interest in how the apartments impact our neighborhood such as home values and the ability to have adequate parking for the residents.

**WE NEED YOUR HELP NOW!!!** Please remember the ALRV is a volunteer organization and we need everyone's help to maintain and continue to improve our neighborhood. If you would like to participate in this effort and donate some of your time, please contact our president, Peg Kloes at 410-321-1254. It is not by any means a requirement that you reside on one of the affected streets to help us, but we do need the input of those residents to determine where they want to proceed with this.

Please call Peg as soon as possible to get involved. Thank you!!!

Laura Worzack  
*Editor*

# BLOCK CAPTAINS NEEDED

The Village needs Block Captains for the following streets:  
Barksdale, Dellsway, Drumwood, LaSalle.

We also need co-captains for Pleasant Plains and Putty Hill.

Please note there can be more than one Block Captain per street and you don't have to reside on the street you volunteer to be Block Captain for. Please call Kristi Burch at 410-821-7432 to volunteer or inquire about the duties.

# COMMUNITY NEWS

**It's Yard Sale time again!** The annual LRV Yard Sale will be held at Loch Raven Academy on Saturday, September 28, 2002. Spaces are \$5.00 each. Please call Cindy Mavrophilos at 410-339-7718 for reservations and/or more information.

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