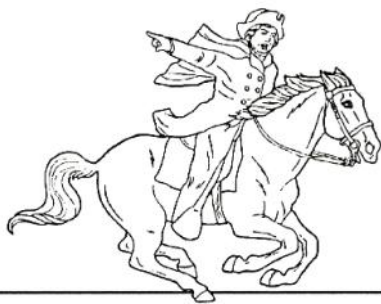


The VILLAGE CRIER



Volume 61, Issue 8

August 2008

Special Edition

Included in this special issue of the *Crier* is important information regarding the covenants and restrictions of Loch Raven Village. Please be sure to read through it carefully and retain this edition for future reference. Please see pages 2 and 3 for contact info should you have any questions regarding the enclosed information.

PUBLISHED BY THE ASSOCIATES OF LOCH RAVEN VILLAGE, INC. SINCE 1947

“A Covenant Community”

Associates Of Loch Raven Village, Inc.

P.O. Box 9721 Baltimore, Maryland 21284-1221

www.lochravenvillage.com

The Associates of Loch Raven Village, Inc. publish *The VILLAGE CRIER* monthly (except August). We also have a web site, 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 Francis Cullen.	410-337-2838
(president@lochravenvillage.com)	
Vice President Gretchen Sarkin.	410-828-8952
Secretary Cindy Mavrophilipos.	410-339-7718
Treasurer Jack Carroll.	410-339-3820

Board Members—North

Kristi Birch.	410-821-7432
Leslea Knauff.	410-823-0648
Darrell Krushensky.	410-823-6330
Dimitri Mavrophilipos.	410-339-7718
Martin & Laura Worzask.	410-825-0219

Board Members—Central

Sue O’Neil.	410-823-8765
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Joseph Sawicki.	410-864-8332
Jennifer & Brandon Stano.	443-883-1435
Gary Herwig.	410-665-1771
Wade Barnes.	410-870-2956

Contacts

District 5 County Councilman: Hon. Vince Gardina.410-887-3384
Fax: 410-887-5791

Email council5@baltimorecountymd.gov

Towson Times LR Columnist: Sue Van Essen.410-665-2899

ALRV COMMITTEES

Architectural Review: Darrell Krushensky 410-823-6330

Block Captains: Kristi Birch. 410-821-7432

Citizen on Patrol: Lori Cullinan.410-828-4507

Commercial Development *Please Volunteer For this Job!*

Community Events.*Please Volunteer For this Job!*

Covenants/Building Restrictions: Darrell Krushensky.410-823-6330

Gardens Committee: Gretchen Sarkin. 410-828-8952

Marketing Committee. *Please Volunteer For this Job!*

Membership: Jack Carroll. 410-339-3820

Neighborhood Zoning Issues: Gretchen Sarkin410-828-8952

Real Estate: Leslea Knauff 410-823-0648

School Liaisons:

Judy LaFlame (Pleasant Plains).410-828-7060

Laura Worzask (Loch Raven Academy) 410-825-0219

The Village Crier Editor: Laura Worzask410-825-0219
criereditor@lochravenvillage.com

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

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

President's Message

To All Loch Raven Village Residents:

This special issue of the *Crier* contains provisions and procedures when making changes to the **exterior** of your home. All residents are required to adhere to the covenants and restrictions as set forth in the original governing documents created when the Village was built.

For your convenience, we are including a "layman's" version of the covenants and restrictions which are currently enforceable. Please be sure to read through them completely and carefully, as all of us must follow the proper procedures to maintain our community.

NO changes to the exterior of your home can be made without written permission by the Architectural Review Committee.

If you have any questions regarding the enclosed information, please do not hesitate to contact me.

Sincerely,

Fran Cullen

<u>Upcoming Village <i>Crier</i> Dates</u>		
	<u>Deadline</u>	<u>Delivery</u>
September 2008	08/25/08	9/6/08
October 2008	09/19/08	10/4/08
November 2008	10/17/08	11/1/08

Mark your calendars!!
Loch Raven Village 1st Annual
Bull & Oyster Roast

Join us the evening of October 25th 2008 for the 1st Annual Bull & Oyster Roast and to celebrate the 60th Anniversary of the Loch Raven Village Association.

Tickets

\$35 for dues paying members

\$40 for guests

SPECIAL NOTE: Save \$5.00 per ticket with advanced purchase for tickets purchased by October 14th.

Come out and enjoy great food, great company, and memories of the past 60 years in Loch Raven Village. Bring a neighbor as we kick off this new annual event!

For tickets or more information, please contact Wade Barnes at 410-870-2956 or via email at: **wadebarnes@comcast.net**.

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EXCELLENT SERVICE, EXCEPTIONAL RESULTS

From the Editor's Desk

Dear Residents,

Beginning in September, 2008, the delivery of the Crier will be changed to the FIRST Saturday of the month instead of the second. This change will result in the deadline dates being changed as well.

For ALL Classified and Service ads, the new deadline will be the 17th of the month instead of the 20th. For new ads and changes to current ones already running in the Crier, please contact me prior to the 17th.

For ALL OTHER submissions (articles, community news, over the fence, etc.) the deadline will be on or about the 15th of the previous month. For example, items to be included in the October issue will need to be received by September 15th, 2008.

Since this issue is being delivered on August 17, I will extend the deadline for September until 8/25.

As always, please call or email me with any questions.

Sincerely,

Laura Worzask

NOTE: Sept. deadline is now 8/25/08.

Covenant & Restriction Information

To ALL Loch Raven Village residents:

This is a layman's version of the restrictions placed on you by the covenants which bind your property in Loch Raven Village. You may obtain a copy of the actual covenants in the Land Records of Baltimore County or contact the Associates of Loch Raven Village, Inc.

1. **Any alteration** of your lot, buildings on your lot, or construction of any building on your lot, **MUST** be submitted for approval to:

Associates of Loch Raven Village, Inc.

Building Restrictions Committee

P. O. Box 9721

Loch Raven, MD 21284-1221

2. The term "alteration" includes, but is not limited to:
 - a. alterations to exterior walls
 - b. alterations to roofs
 - c. antennae
 - d. attached buildings
 - e. awnings
 - f. building additions
 - g. buildings or structures erected in rear or side yards

- h. carports
- i. chimneys
- j. color of outside trim - restricted to white
- k. decks
- l. doors (both exterior and storm doors)
- m. fences
- n. garages
- o. house numbers
- p. lighting - exterior
- q. mailboxes
- r. patios
- s. pilasters and cross-boards on front and rear entrances - restricted to white; no form-stone permitted
- t. porches - front and rear
- u. railings - porch and sidewalk
- v. roofs - restricted to black, asphalt shingle
- w. roofs to cover patios, decks, rear or front entrances
- x. sheds
- y. shutters
- z. sidewalks and pavements
- aa. sunrooms
- bb. swimming pools
- cc. windows - alterations to, replacements, additional

3. Your request **must include building plans**, specifications, and a plot plan showing the location of any planned alteration of construction, when requesting the approval of the Village Association. Approval of plans and the securing of a building permit from Baltimore County **do not** entitle a homeowner to make an exterior alteration or addition free of covenant restrictions. **You must also secure the approval of the Village Association.** All plans will be judged on the basis of conformity and harmony of external design with existing structures in the development. If plans haven't been disapproved within 30 days of the date you submit them, or if no one has commenced a suit against you by the time you complete your planned construction or alteration, approval will not be required.
4. Only houses that are identical to the houses already in the Village can be built in Loch Raven Village.
5. No house can be built on your lot that has a smaller overall square footage, or is narrower along the front, than your existing house.
6. No house can be placed on your lot that has a height of less than two stories or more two and one half stories, or a ground floor area (exclusive of open porches or garages) of less than 600 square feet.
7. You can't construct any building, or make any alteration, that results in a structure that crosses the building setback lines on your plat as recorded in the land records of Baltimore County. Exceptions are bay windows, open porches, and steps.
8. Garages built in Loch Raven Village must have red brick exterior walls and a gabled slate roof (or asphalt shingle roof, depending on the particular covenants that apply to your property) to match the adjoining house, and no more than a two car capacity.
9. You cannot do anything, or sell anything that becomes an annoyance to the neighborhood.
10. No more than two unrelated persons can live in a Loch Raven Village house.

11. Your basement cannot be used as a temporary or permanent residence, and neither can a trailer, shack, tent, garage, barn, or any other outbuilding or temporary structure.
12. The covenants **run with the land** and are binding on all residents and property owners of Loch Raven Village. The covenants automatically renew themselves every ten years (from 1975 for the east and central sections of Loch Raven Village, and 1979 for the north section of Loch Raven Village.)
13. These covenants can be changed by a majority of the owners of the lots in leasehold. Leaseholds are groups of usually 15 to 30 homes that are located together, were finished at the same time, and whose covenants were recorded together. To find out which leasehold you are in, contact:

Associates of Loch Raven Village, Inc.
Building Restrictions Committee
P. O. Box 9721
Loch Raven, MD 21284-1221

14. Any homeowner in his leasehold, to either prevent completion of the restricted construction or alteration, or to recover damages, can legally sue any homeowners that attempts to violate the covenant restrictions.
15. **Some** homes on the following streets must retain slate roofs: Pleasant Plains, Drumwood, Doxbury, Dellsway, and Putty Hill. Homes on any other street in Loch Raven Village can switch to an asphalt shingle roof. The covenants are very specific about the exact type of roofing that may be installed, and how it must be installed. Consult your particular covenant (and roofing addenda if you live on a street or part of a street that can change to asphalt shingle roofing) for details.
16. The ALRV Board of Directors has interpreted the covenants to include the following:
 - a) Fencing should be white picket or rustic paling and should not

exceed 42" in height and should not extend further front than the front building line.

- b) No permanent clothes poles can be erected; all clothes poles must be removable.
- c) No animal breeding is permitted in the community including, but not limited to, the breeding of dogs, rabbits, pigeons, chickens, etc.
- d) You can build a retaining wall of stone, concrete, or brick to level your back yard, or to level the side yard of any house bordering on side streets and alleys.
- e) No shops or small businesses can be conducted in any Loch Raven Village house. Only physicians or dentists are permitted to maintain their place of business in LRV houses.
- f) The erection on the front or side of any LRV home of metal or plastic awnings of any type or description is prohibited.
- g) The Village Association must approve plans for any alteration or replacement of any front or rear porch. (A covering or roof is considered an alteration.)
- h) All outside trim must be kept the original color of white.
- i) The Village Association must approve the erection of shutters of any type or description.
- j) Rear light fixtures may be installed above or to the side of your rear door, but must be ornamental and permanent.
- k) When replacing 6-pane sash windows with single pane windows, **you MUST get the dividers for the windows.**
- l) The exterior walls and chimneys of LRV houses must remain unpainted, natural red brick. Porches, decks, concrete porch sides and steps, if painted, must be painted¹² only with a concrete-base paint of a neutral cement color.

BACK TO SCHOOL Safety Tips

from the

AMERICAN ACADEMY OF PEDIATRICS

MAKING THE FIRST DAY EASIER

- Remind your child that she is not the only student who is a bit uneasy about the first day of school. Teachers know that students are anxious and will make an extra effort to make sure everyone feels as comfortable as possible.
- Point out the positive aspects of starting school: It will be fun. She'll see old friends and meet new ones. Refresh her memory about previous years, when she may have returned home after the first day with high spirits because she had a good time.
- Find another child in the neighborhood with whom your youngster can walk to school or ride with on the bus.
- If you feel it is appropriate, drive your child (or walk with her) to school and pick her up on the first day.

BACKPACK SAFETY

- Choose a backpack with wide, padded shoulder straps and a padded back.
- Pack light. Organize the backpack to use all of its compartments. Pack heavier items closest to the center of the back. The backpack should never weigh more than 10 to 20 percent of the student's body weight.
- Always use both shoulder straps. Slinging a backpack over one shoulder can strain muscles.

TRAVELING TO AND FROM SCHOOL

Review the basic rules with your youngster:

School Bus

- Wait for the bus to stop before approaching it from the curb.
- Do not move around on the bus.
- Check to see that no other traffic is coming before crossing.
- Make sure to always remain in clear view of the bus driver.

Car

- All passengers should wear a seat belt and/or an age- and size-appropriate car safety seat or booster seat.
- Your child should ride in a car safety seat with a harness as long as possible and then ride in a belt-positioning booster seat. Your child is ready

- for a booster seat when she has reached the top weight or height allowed for her seat, her shoulders are above the top harness slots, or her ears have reached the top of the seat.
- Your child should ride in a belt-positioning booster seat until the vehicle's seat belt fits properly (usually when the child reaches about 4' 9" in height and is between 8 to 12 years of age). This means the shoulder belt lies across the middle of the chest and shoulder, not the neck or throat; the lap belt is low and snug across the thighs, not the stomach; and the child is tall enough to sit against the vehicle seat back with her legs bent at the knees and feet hanging down.
- All children under 13 years of age should ride in the rear seat of vehicles. If you must drive more children than can fit in the rear seat (when carpooling, for example), move the front-seat passenger's seat as far back as possible and have the child ride in a booster seat if the seat belts do not fit properly without it.
- Remember that many crashes occur while novice teen drivers are going to and from school. You should limit the number of teen passengers to prevent driver distraction; this is even required by law in many states. Do not allow your teen to drive while eating, drinking, or talking on a cell phone.

WALKING TO SCHOOL

- Make sure your child's walk to a school is a safe route with well-trained adult crossing guards at every intersection.
- Be realistic about your child's pedestrian skills. Because small children are impulsive and less cautious around traffic, carefully consider whether or not your child is ready to walk to school without adult supervision.
- Bright colored clothing will make your child more visible to drivers.

EATING DURING THE SCHOOL DAY

- **Each 12-ounce soft drink contains approximately 10 teaspoons of sugar and 150 calories.** Drinking just **one** can of soda a day increases a child's risk of obesity by 60%. Restrict your child's soft drink consumption. ¹⁴
- Most schools regularly send schedules of cafeteria menus home. With this advance information, you can plan on packing lunch on the days when the main course is one your child prefers not to eat.

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Read what my satisfied past clients in Loch Raven Village have said:



"Tim sold our home this June in 10 days for 98% of our asking price. He is amazing." - The Murray Family - Loch Raven Village



"Tim Hodgin just sold my home this May in only 6 days, for 100% of my asking price." - Carmela Miceli - Loch Raven Village



"Tim Hodgin sold our home for 100% of our asking price. His home selling system is simply incredible." - Eric & Nicole Hymowitz - Loch Raven Village



"Tim Hodgin sold our home in just 13 days, and for 98% of our asking price. He made our moving process stressfree." - Erin & Andy Herman - Loch Raven Village

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