

# The Guilford News

GUILFORDASSOCIATION.ORG

FALL 2016

## Building a Home

RYAN MATTOX

THE 1915 HOUSE, ONE OF THE EARLIEST HOMES BUILT IN GUILFORD, SITS AT THE NORTHERN ENTRANCE OF THE NEIGHBORHOOD AT THE CORNER OF CHARLES STREET AND COLD SPRING LANE.

At 4412 N. Charles Street an Italianate/Mediterranean Renaissance house has stood for more than a century. It was there before Loyola University's Evergreen Campus sprang up across the road. It was there before the surrounding portions of the previous Abell estate were transformed into the splendid houses of the Guilford Community. Its architecture is as striking as its history. How fortunate that Lori Gladstone is its caretaker. We entered beneath a wrought-iron and glass awning and stepped into a large central reception hall.

Lori Gladstone moved into the area with her late husband John Kranz when they both began working for The Rouse Company. She pointed out the stained glass windows on the main stair landing, many colors popping in the afternoon sunlight. When John first saw it "tears sprang to his eyes." The stained glass windows like most of the house today were part of the original plans. She, like the previous owners, has taken on the dual-responsibility of homeowner and curator that comes with the house. She gave us a brief history of the house's occupants as we toured the rooms. We began in the back of house at the kitchen and former butler's pantry, which Lori and John redesigned.

See **GLADSTONE**, page 6



The classically centered entryway at 4412 N. Charles Street is covered by an impressive wrought-iron and glass awning.



The annual flower display in Sherwood Gardens was the perfect backdrop for Guilford's Dinner at Dusk event in August.

**W**ith summer having come to an end fall activities are underway and plans for the holiday season are advancing quickly. During your summer walks I hope that you enjoyed the stunning annual flowers in Sherwood Gardens. It provided a wonderful setting for Dinner at Dusk on a perfect evening.

We have all witnessed the unprecedented construction activity in Guilford. Please read about it in the newsletter article that discusses some of the larger projects, including new homes. The real estate market is brisk with many Guilford homes that reach the market selling quickly.

There are many ongoing projects and events to report, some of which are covered in more detailed articles but I want to share with you a summary of several.

**Security.** As previously reported, the Guilford Security Patrol (GSP) is now contracted to US Securities, the recent purchaser of McRoberts. While the transition should have been smooth as we shared in a recent community email, there were issues caused by management and procedure changes. Angela Hamilton, the Association's Security Committee co-chair has been meeting with the US Securities representative and with revised reporting, training procedures and directives the short-term issues are resolved. During the summer there was a rash of copper theft in Guilford and other north Baltimore communities. In addition there were several break-ins or break-in attempts as well as a car jacketing. We maintain close contact with the Northern District of the Baltimore City Police Department on all of these issues and police have been responsive.

**Guilford Reservoir.** As residents surrounding the Guilford Reservoir well know construction has begun on the reservoir encapsulation. Reservoir Lane has been closed during periods and construction hours have been extended on some weekends as a by-pass is constructed for the 48 inch water main. Cathy Boyne, representing the Association, is making every attempt to keep residents informed and monitor compliance with the Memo of Understanding (MOU). Questions: [catherineboyne@gmail.com](mailto:catherineboyne@gmail.com)

**Greenmount/York Road Corridor – Residential Properties, Guidance and Financing Resources.** As discussed in a separate article, the Association's Architectural Committee has prepared Pattern Books for York Court and Greenmount Avenue properties. In addition, the west side of Greenmount Avenue below 39th Street has been included in a Healthy Neighborhoods designated community, making beneficial loan resources available for acquisition and rehabilitation.

**Guilford Elementary/Middle School.** A committee of the Board and other interested Guilford residents continue to monitor the plans to close the school with particular concern about the future use of the site. There is an attempt to clarify the timeframe for closure and how the property will be utilized through that time period. Efforts are continuing to learn from the City Schools: the closure timeline, interim actions, possible sale and future use parameters, maintenance plans, and answers to many other questions. The committee, chaired by Jarrod Bolte, will continue to develop information and represent the Guilford community's interests. If you would like more information or wish to attend future meetings please contact Jarrod at [boltejarrod@gmail.com](mailto:boltejarrod@gmail.com).

**Office Manager.** We have a new Office Manager, Laurie Fick. Laurie joins us with valuable experience as Executive Director of the Mid-Atlantic Roofing Contractors Association. We're delighted that she has joined us. Laurie is in the Association's office at the Second Presbyterian Church most mornings and can be reached at 410-889-1717 or by email at [officemanager@guilfordassociation.org](mailto:officemanager@guilfordassociation.org).

**Annual Meeting.** The Annual Meeting of the Guilford Association will be held Wednesday, November 16th at 7:00pm in Smith Hall, Second Presbyterian Church. At that time we will review the proposed 2017 Association budget, elect new members of the Board of Managers, and review the activities of the Association's committees. By community email, a request was made for nominees for members of the Board of Managers.

Thank you for your continued support and special thanks to all of the volunteers that work on behalf of Guilford to keep our community the special place that it is. If you have suggestions or areas of concern please contact me or other members of the Board. Go to [guilfordassociation.org](http://guilfordassociation.org) for Board members contact information. Enjoy the Fall!

Tom Hobbs



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## Active Properties

AS OF OCTOBER 19, 2016

List price

207 HIGHFIELD RD	\$2,495,000
4001 GREENWAY	\$2,150,000
4309 N. CHARLES ST.	\$1,395,000
4304 ST. PAUL ST	\$1,050,000
9 WHITFIELD RD	\$970,000
205 WENDOVER RD	\$885,000
32 CHARLCOTE PL*	\$839,000
3801 N. CHARLES ST	\$825,000
5 HIGHFIELD ROAD	\$795,000
203 CHANCERY RD	\$729,900
11 COLD SPRING LN	\$699,900
101 HIGHFIELD RD	\$699,000
400 NORTHWAY	\$675,000
3813 FENCHURCH RD*	\$649,700
4407 BEDFORD PL*	\$639,000
3800 FENCHURCH RD	\$635,000
204 SAINT MARTINS RD	\$599,000
100 MILLBROOK RD	\$599,000
224 39TH ST	\$574,900
201 KEMBLE RD	\$549,000
4420 UNDERWOOD RD	\$484,900
209 KEMBLE RD	\$479,000
4420 NORWOOD*	\$474,900
306 SOUTHWAY	\$465,000
4417 UNDERWOOD RD*	\$449,000
4413 N. CHARLES ST	\$448,000
4417 NORWOOD RD	\$435,000
4419 UNDERWOOD RD*	\$400,000
301 HIGHFIELD RD*	\$399,000
4303 NORWOOD RD	\$389,900
4003 ST. PAUL ST (LOT ONLY)*	\$275,000
3610 GREENMOUNT AVE	\$199,000

\*Under Contract

**311 NORTHWAY**  
List Price: \$399,000  
Closing Price: \$385,000



**4207 GREENWAY**  
List Price: \$1,237,000  
Closing Price: \$1,200,000



**4309 NORWOOD RD**  
List Price: \$499,000  
Closing Price: \$475,000

# Guilford Property Sales

JULY 12, 2016 – OCTOBER 19, 2016

**3817 JUNIPER RD**  
List Price: \$450,000  
Closing Price: \$445,000



**12 SAINT MARTINS RD**  
List Price: \$749,000  
Closing Price: \$741,000



**7 SAINT MARTINS RD**  
List Price: \$889,000  
Closing Price: \$853,000

**3801 FENCHURCH RD**  
List Price: \$645,000  
Closing Price: \$615,000



**3519 NEWLAND RD**  
List Price: \$399,000  
Closing Price: \$382,000



# Building a Home

GLADSTONE, *From page 1*

Over the summer of 1915 laborers followed the ambitious design of architect Otto G. Simonson to build a house for Frank Gunther. Gunther was a German immigrant who made his fortune with the Gunther Brewing Company, the fruits of which can be seen throughout the house. Authentic Tiffany lighting fixtures hang in several rooms. The interior and exterior walls are ten-and-a-half inch thick masonry covered in plaster. The plumbing is commercial standard and includes Sloan Valve flushing. A maid's staircase runs up and down the back of the house from the servant quarters to the large kitchen, dining room, and separate family breakfast room. It was a house built for the elite of the Gilded Age.

The house was sold at auction to Dr. George Bunting who maintained the integrity of the home. In the spacious basement, a single room the width of the house above it, Dr. Bunting created Noxzema, the skin cream that became the signature product of the Noxzema Chemical Company he founded in 1920. The "miracle cream of Baltimore" kept the family in the type of luxury that the Gunthers had enjoyed before them. Lori recalls a visit from Mrs. Bunting who was astounded by the kitchen, having rarely needed to enter it. Doubtless they made use of the twenty station callboard on the third floor which is still there today.

In the 1950s real estate mogul John Knott chose the house for practical reasons. He and his wife had eight children and referred to the house as Fort Necessity. An unfortunate casualty of the Knott occupation was the Belgian tapestry that ran above the dining room paneling. A leak that defied repairmen appeared shortly after they moved in and ruined the tapestry. The leak, naturally, was from the children's designated bathroom. Knott left his mark on the community surrounding him through the townhouses he built nearby. Today the dining room displays a splendid example of quarter-sawn red oak paneling beneath an intricate plaster ceiling. The theme is English Tudor and can be found at the end of a hall to the right of the front door.

The next owners were the Freehling family. Dr. Freehling was a history professor at John Hopkins University and would've appreciated the historic significance of the home. They stand out from the previous owners for the addition of a pool to the walled enclosure behind the house.

Lori Gladstone met John Kranz at the Rochdale commune in New Haven, Connecticut. John was studying architecture at Yale and Lori was writing grant proposals for the school. She went with him to his architecture classes to help him read the lessons as

he was challenged by dyslexia. Ultimately she was asked by the administration to become a model undergraduate student and the first female student of the Architectural School. When they graduated they both followed a shared passion for architecture and it eventually lead them to the Guilford community. Not to mention 4412 N. Charles Street. "Architecture can change the course of human lives," Lori shared with us. Working for the Rouse Company involved Lori and John in the construction of local landmarks such as Harbor Place. They also worked on projects outside Baltimore including South street Seaport in New York City and Faniel Hall in Boston.

The contributions Lori and John made to the house were easy to see first hand. John Kranz restored the reception room that sits directly right of the front door to the height of its Baroque style beauty. The raised panels, gilded details and mirror remind one of Versailles, light spills in through the window to bounce off the paintings. The largest is a portrait of Lori and John's daughter with the house in the background.

Lori has decorated the whole house with art without overshadowing its inherent beauty. From the reception room we crossed the central hall into the living room. The living room hosts a portrait "Blue Necklace" by H. Lee Hirsche that was featured in the Tang Museum's exhibit on hair. The attached sunroom features Neo-classical sculptures crafted by Lori's brother, Howard Gladstone. They recline atop original Arts and Craft Movement tiles, sunning themselves through glass walls. The fireplace, one of four, has a distinct Columbus motif on the mantle. Lori's family has left their mark on the house as much as any Knott, Gunther, Freehling, or Bunting.

Lori personally kept one of the upstairs bathrooms maintained in all marble. She even managed to stop the leak that confounded the Knotts and eventually tracked down the ruined tapestry though it is beyond repair. Her sense of history is impeccable and it shows in how diligently she keeps the rooms. Even her jokes about having to clean multiple bathrooms comes from a place of love. The house is in exactly the right hands.

The house at 4412 N. Charles Street is like a museum of art, architecture, and personal history. Five families made the house what it is today and it feels like five times the home. The entire house is protected by a recently installed, technologically advanced security system.

*Ryan Mattox is a Loyola University senior working with the Guilford News as an intern*

The completed Italian Renaissance Revival Style home sits by itself at the corner of Charles Street and Cold Spring Lane in the winter of 1916.

An album of progress photographs has been passed down through five different families over the past one hundred years and remains with the house today. Both construction images shown here were taken in August of 1915.



From the front hall a massive staircase leads to a second floor landing with tall stained glass windows. The windows like most of the house today were part of the original plans.

The stained glass windows are visible from the gardens in the rear of the house.



The dining room displays a splendid example of quarter-sawn red oak paneling beneath an intricate plaster ceiling.

A vintage photo, *below right*, shows the Belgian tapestry that once hung above the dining room paneling.



The sunroom features sculptures crafted by Lori's brother, Howard Gladstone. They recline atop the home's original Arts and Craft Movement tiles.

*Right.* View into the living room from the central hall. Each room on the first floor was designed in a completely different style.

Dense plantings and gardens surround the outside of the house.



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To see a person or a place through a garden gives great insight into the preoccupations of both. Especially in an urban setting, the tranquility and beauty of a garden can calm us and restore our sense of well-being. I have been fortunate enough to live in cities where the imprint of Frederick Law Olmsted is widespread, most notably in Boston with the historically landmarked Emerald Necklace, an 1100 acre chain of parks, and in New York and Brooklyn, with Central and Prospect Parks, respectively. Moving to Baltimore 12 years ago, I first discovered Olmsted’s Druid Hill Park, not far from my home in historic Bolton Hill. I later learned about Sherwood Gardens through the spectacular annual bloom of tulips. I learned that it was created by businessman John W. Sherwood on land that was developed originally from a plan of the Olmsted brothers.

With all of the sights to visit in Baltimore and the surrounding area, Sherwood Gardens is high on the list. Its beauty, serenity and civility are in direct opposition to the stereotypes—developed from television shows like *The Wire* and *Homicide* as well as recent unrest—that people hold about Baltimore. I was most proud when a friend and work associate who is the CEO of the Notting Hill Housing Association in London, the largest affordable housing organization in the UK, admired its beauty and spoke of it as one of the highlights of her trip to the U.S. Her home in London is a short walk to Hyde Park and, like the many British green thumbs, values the achievement of a beautiful city garden above many other urban designs.

Recently, I learned that someone I had known, admired and respected was a great enthusiast of Sherwood Gardens. Bonnie Lee Bush Schaffer studied art restoration at the Maryland Institute College of Art in Baltimore and her accomplishments as a historical restorationist and professional artist in Baltimore are well respected. Her most notable restoration may be of the historic Grace and St. Peter’s Church in the Mount Vernon neighborhood of Baltimore.

According to an article in the *Baltimore Sun*, the roof of the church collapsed in an icy storm in the winter of 1994. Bonnie restored plaster walls, a statue and, perhaps most impressively, 50,000 tiles, which had to be individually taken up and cleaned. Bonnie identified Victorian-era tile to replace damaged pieces through an intense hunt that led her to a company in England that made the tiles when the floor was originally laid. “The company had gone out of business but was resurrected in the mid-1970s by family members of the founders.” “Finding the tiles was a miracle,” Bonnie was quoted as saying.

Sadly, on June 26, 2016, Bonnie, at only 49 years old, tragically died when a tractor trailer struck her on a highway in Thurmont,

Maryland. Bonnie was the mother of two children, Gwen, 14 and Elliot, 10, and left behind a huge group of family and friends who loved and admired her. Everyone speaks about Bonnie’s spirit, kindness and loving temperament.

Bonnie had a love for and affinity to Sherwood Gardens. She was an avid nature lover and could appreciate the beauty and plan of the Gardens in a way that only a true artist could. One local friend Rona spoke of meeting Bonnie as a mother with her children at the tulip garden and spending hours talking like old friends, watching their children play and climb and enjoy the special place that is Sherwood Gardens. Other friends have mentioned outings with picnics, laughter and joyfulness.

Knowing Bonnie’s love for Sherwood Gardens and especially the tulip garden, a group of friends is working to raise funds to purchase and plant a tree at Sherwood Gardens next spring when the tulips bloom. We have not yet decided what type of tree it will be but one of Bonnie’s closest friends Beth suggested the magnolia, having found this apt description: magnolias are a symbol of something long-lasting and dear, held within the heart.

Arlene Conn

# *Guilford's Greenmount Avenue Properties Eligible for Healthy Neighborhood Assistance*

Guilford properties on the west side of Greenmount Avenue are now included within a Healthy Neighborhoods community designation. This makes loan funds at better than market rates available to those seeking to buy a property, intending to be an owner in occupancy and to homeowners who want to rehabilitate their property.

The Association continues to focus on the Greenmount Avenue corridor seeking ways to improve the conditions along Guilford's eastern side. The properties on the west side of Greenmount Avenue and York Road from Southway to Old Cold Spring Lane are within the Guilford community and subject to the provisions of the Deed and Agreement.

Over a number of years there has been disinvestment in Greenmount Avenue residential properties and the area was particularly hard hit by the past economic downturn. To provide guidance to property owners for the maintenance of their homes pattern books have been prepared by Board of Managers member Anthony Gill both for the York Courts and all of the residential properties south of 39th Street. Building material options have been suggested that maintain the architectural integrity and the Architectural Committee is using the standards in the pattern books when evaluating exterior alterations and in specifying corrections to be made.

Additionally Guilford and Waverly have been working together to design a strategy that will improve properties in the residential corridor on both sides of Greenmount Avenue. Key to any strategy is securing financial assistance that will facilitate improvement while also reinforcing the attractiveness of the houses for homeownership.

The Healthy Neighborhoods Program through its partners and the lenders to the Healthy Neighborhoods loan pool offers such a resource. The Guilford Association together with Waverly sought the designation of the residential Greenmount corridor as an eligible area. The residential properties on the west side of Greenmount Avenue between Southway and 39th Street will now be recognized as an eligible Healthy Neighborhoods community added to the designation that already exists for Waverly to the east.

Healthy Neighborhood objectives include building homeownership assets, focusing on designated neighborhoods and including the neighborhoods as partners in the effort. The program provides capital for loans for purchase and rehabilitation by homeowners. Professional advice will be provided to rehabbers both by Program personnel and the Guilford Architectural Committee. Efforts also will be undertaken to market the area.

Loans can be up to 110% of the after-rehabilitation loan to value. The maximum loan is \$295,000. No private mortgage insurance is required. New purchasers must invest at least 3% of the purchase price plus rehab amount from their own funds. The program's discounted permanent interest rate will be 100 basis points below the 60 day Fannie Mae rate.

In addition to these new loan tools, Greenmount Avenue properties, as all other properties in the Guilford National Register Historic District, are eligible for historic tax credits. Also, the area is part of the Johns Hopkins Live Near Your Work program that provides grant incentives to Hopkins employees who purchase a home in the area.

It is hoped with these resources that market value will be restored to the Greenmount Avenue homes and that there will be incentive to bring improvement and stability that will reinforce the value of nearby properties as well.

Association volunteers will be arranging meetings with Greenmount Avenue residents to discuss the program opportunities outlined above. If you are interested in participating as a volunteer in the effort or if you are a property owner with questions please contact the Association office at 410-889-1717 or [guilford@guilfordassociation.org](mailto:guilford@guilfordassociation.org).

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**4200 Greenway**

Extension of house through rear addition. Vincent Greene Architects; Smithouse Construction, contractor

# Major New Investment in Guilford

You likely have observed the dozens of contractor trucks and cars along Guilford streets this summer. The amount of new construction activity underway in Guilford is greater than we have seen in the community for decades.

All of this construction represents major new investment and attests to the desirability of living in our beautiful, unique community. The new construction and renovation activity is being undertaken by both new Guilford residents and long-time residents as well.

The new construction and alterations respect the high quality of residential design and materials found in existing Guilford homes; the new is in harmony with the fabric of the community, as required by our Deed and Agreement and the Architectural Guidelines. All of these additions and alterations require reviews by and meetings with the Association's Architectural Committee, consultations with owners, architects and contractors, resulting in careful attention given to materials, scale, style and design details. We are fortunate to have professionals who volunteer their time to facilitate a process that benefits individual property owners as well as the entire community.

Among the projects are two new homes on the east side of the 4000 block of St. Paul Street. Because of design and cost constraints it for years was considered unlikely that new homes would be built on any of the few remaining Guilford land parcels but times have changed and new owners are moving ahead with construction plans.

The projects highlighted here are just the largest of many improvements and additions to Guilford homes. The Architectural Committee thus far in 2016 has received almost 70 applications for exterior alterations. While the construction activity on the street can be temporarily an inconvenience to neighbors, the new investment in Guilford is significant and should further enhance existing property values.



## 4005 Saint Paul Street

New house, under construction. Tina and Doug McCoach, Thornhill Design Studio, design consultants Zander Homes, contractor

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## NEIGHBORHOOD

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### 3901 Saint Paul Street

Reconstruction of basement lower level, addition of terrace, restoration of shutters. Marren Architects, Inc.

### 2 Saint Martins Road

Complete reconstruction of the house interior; restoration of the house exterior and the re-landscaping of the grounds. Mark Mobley Architecture; New Exteriors, contractor

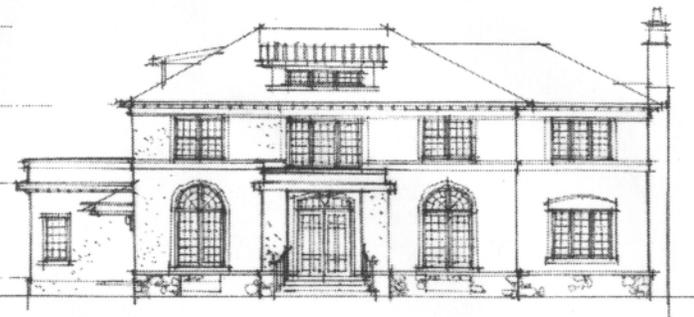
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### 203 Lambeth Road

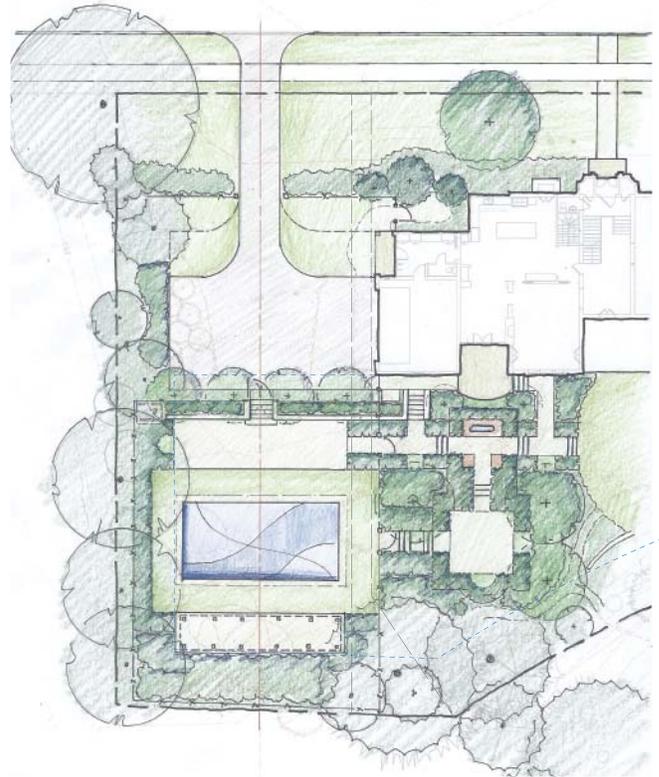
Major house addition and re-landscaping plan. Melville Thomas Architects, Inc. Bob Jackson Landscapes, Inc.; Custom Requirements of MD, contractor

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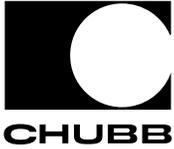
### 4003 Saint Paul Street

New house, soon to be under construction. Tina and Doug McCoach, Thornhill Design Studio, design consultants; Zander Homes, contractor



### 1 Whitfield Road

Major renovation and addition to the house; a re-landscaping of the extensive grounds, including a pool and terrace construction. Jeffrey Penza, Penza Bailey Architects; Jamie Brown, Beechbrook Landscape Architecture; Delbert Adams, contractor



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- Please check the spam filter on your computer to confirm that *Guilford, Guilford Association* and *Guilford Office Manager* are not being blocked.
- If you have changed your email address or have not provided your email address to the Association please inform the Office Manager of your new or preferred email address by sending an email to: [officemanager@guilfordassociation.org](mailto:officemanager@guilfordassociation.org).

The Association is using email distributed by ConstantContact as the primary communication tool with residents. Security updates, notices of important community events and the electronic version of the newsletter all are sent through email.



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# Community Calendar of Events

## October 27

**Thursday 7:30pm**

Amici Music  
Elise Pittenger, cello; Daniel Weiser, piano  
208 Northway

## October 27

**Thursday, 7:30pm**

From Country Estate to Suburban  
Neighborhood – Eric Holcomb  
Evergreen

## October 29

**Saturday 4pm**

Halloween Parade  
Sherwood Gardens  
(rain date October 31)

## October 29

**Saturday, 3-5pm**

Sherwood Gardens Bulb Sale  
Sherwood Gardens

## October 29

**Saturday, 3-5pm**

Music at Evergreen Concert Series

## November 13

**Sunday 3:30pm**

Community Concerts at Second  
David Burgess, guitar  
Second Presbyterian Church

## November 16

**Wednesday, 7pm**

Guilford Association Annual Meeting  
Smith Hall, Second Presbyterian Church

## November 20

**Sunday, 7:30pm**

Community Concerts at Second  
Chamber Music by Candlelight  
Second Presbyterian Church

## November 27

**Sunday, 5-6pm**

Holiday Tree Lighting  
Sherwood Gardens  
(rain date December 3)

## December 3

**Saturday, 6-9pm**

Guilford Holiday Party  
10 Whitfield Rd

# Guilford Annual Holiday Party

**December 3, 2016, 6:00-9:00 P.M.**

**At the home of Melody McCoy and Sandy Cardin,  
10 Whitfield Road**

Join your friends and neighbors on December 3 at Guilford's traditional holiday party. As always, it will be a fun event with pleasant company, delicious food and beverages, and a wine basket raffle.

In addition to a Saturday evening pleasure, proceeds contribute substantially toward the costs required for maintaining the beauty of Sherwood Gardens.

Space is limited so you are urged to make your reservation early. Ticket cost: before November 15 – \$65 per person; thereafter – \$70, checks payable to Stratford Green. Invitations should arrive in the mail the first week of November. (Should yours not arrive in a timely fashion, please email [wchickering@rider.edu](mailto:wchickering@rider.edu))



GREG PEASE

### Guilford Association Board

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Neighborhood Events

**The Guilford Association, Inc.**

4200 Saint Paul Street  
Suite 100  
Baltimore, Maryland 21218

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# The Guilford News

FALL 2016

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## CALENDAR OF EVENTS

- |             |   |
|-------------|---|
| October 29  | Halloween in the Park<br>Sherwood Gardens Bulb Sale |
| November 16 | Guilford Association Annual Meeting                 |
| December 3  | Annual Holiday Party                                |
- 



Guilford resident Ken Kolodner and son Brad entertained residents of all ages at this year's Dinner at Dusk community picnic.