The Guilford News

GUILFORDASSOCIATION.ORG WINTER 2014

A Garden Plan for the Future

MARGARET ALTON AND TOM HOBBS

A LONG-RANGE MAINTENANCE AND SUSTAINABILITY PLAN HAS BEEN PREPARED FOR SHERWOOD GARDENS

As discussed in the Fall 2013 issue of The Guilford News the Trustees of Stratford Green and the Association Board of Managers determined that a long-range (20-30-year) Master Plan should be prepared for Sherwood Gardens. The objective of the plan is to provide the guidance for the maintenance and sustainability of the Gardens into the future retaining both tulips and summer flowers and to protect the great Olmsted and Sherwood legacies in the Garden design.

The Master Plan was prepared by Beechbrook Landscape Architecture in consultation with the Trustees and reviewed by the Architectural Committee and the Board of Managers. Using slides, photographs and presentation boards the resultant plan was shared with those who attended the Guilford Association Annual meeting.

The plan preparation involved research and analysis of the site history and the Olmsted and Sherwood plans. Overlays of modifications illustrate changes that have occurred over the years and provide a basis for considering the design objectives of the plan. Viewpoints and major bed placement and the curvilinear pattern

See MASTER PLAN, page 8





Baltimore City Police Commissioner Anthony Batts speaks with Guilford residents at the Association Annual Meeting on November 13.

n November 13th the Guilford Association held its Annual Meeting. The Annual Meeting is the opportunity for me and other members of the Board of Managers to meet with Guilford residents and discuss activities of the past year and issues that are before us. Community safety, because of the considerable spike in criminal activity in Guilford, was high on the priority of discussion topics.

As I reflect back over the past year, while the serious incidents of crime in the community are cause for concern, the positive events in our Centennial Year have been many. They've helped us consider what a unique and stunningly beautiful community Guilford is and also publicized to greater Baltimore and beyond how special it is to live here. We are fortunate to have residents and a host of volunteers supporting the community and community activities, demonstrating selfless dedication throughout the year with commitment to building and reinforcing the quality and spirit of Guilford.

Board Elections. A first order of business was the election of new Board members. The Association is managed by a 20-member Board of Managers and one-quarter of the Managers are elected for a period of 4 years at each Annual Meeting and vacancies that may exist are filled. New Board members are: Angela Lunczynski Hamilton (Chancery Road), Francisco Castellanos (Fenchurch Road), Clarke Griffin (N. Charles Street) and Steve Shattuck (Fenchurch Road). Current Board members Cathy Boyne (Northway) and Felix Dawson (Wendover Road) were re-elected to the Board. New Board members are introduced to you elsewhere in the newsletter and we will in future newsletters run bio and interest sketches on all of our board members so that you might know them better. I am particularly pleased in the interest shown in serving

on the Board of Managers and that the members by the location of their residence well represent Guilford.

Public Safety. Guilford is generally a safe community and our stability and attractiveness depends in great part upon that reputation. The concern about the escalated criminal activity in Guilford during the summer and continuing into the fall was great enough for me to express concern on behalf of the Board to the highest level of City government. Mayor Rawlings-Blake and Police Commissioner Batts were both invited to the Annual Meeting. The Mayor was unable to attend but Police Commissioner Anthony Batts, Northern District Major Kimberly Burris and Northern District Captain Deron Gerrity were in attendance as were City Councilmembers Mary Pat Clarke and Bill Henry.

Felix Dawson, Chair of the Board's Community Security Committee, reviewed the community crime statistics that indicate that serious crimes (house break-ins, attempted break-ins and an assault) are way up (23 in 2013) compared to 4 or fewer such incidents in each of the previous three years. The minor nuisance crimes have remained at or below those of recent years. The crimes tend to be concentrated in the eastern part of Guilford close to Greenmount Avenue but have spread elsewhere.

The police are aware that groups of juvenile males have been seen coming into the neighborhood and canvassing homes offering services such as lawn cutting usually as a means of determining whether residents are at home. The police have made arrests but lenient penalties and release is frequently allowed by the Juvenile Court.

To attempt to combat the break-ins the police increased patrols. The Guilford Security Patrol also increased patrols and altered

2014 Guilford Association Budget Summary

INCOME	
Maintenance Fees & Association Dues	235,603
Other Income	12,640
Security Patrol	120,000
Total Income	368,243
EXPENSES	
Park Maintenance	65,000
Other Contract Maintenance	
(York Courts, St. Paul Median, snow removal)	29,240
Guilford Security Patrol	120,000
Support Services	
(legal, accounting, insurance)	26,900
Stratford Green Transfer	50,000
Administrative	
(rent, salary, supplies, telephone, IT)	41,400
Other	5,900
Contingency Reserve	14,803
Capital Improvement Contigency	15,000
Total Expenses	368,243

2014 Stratford Green Budget Summary

INCOME	
Annual Appeal	15,000
Guilford Association transfer	50,000
Other fund raising and donations	32,300
Interest Income	3,000
Total Income	100,300
EXPENSES	
Contracts (maintenance, irrigation, planting)	52,042
Utilities	3,350
Tulips	15,000
Summer Flowers (plants and labor)	17,000
Administrative (fund raising, accounting, etc.)	7,000
Contingency Reserve	5,908
Total Expenses	100,300

routes. The Association issued Friday bulletins to alert residents of crimes. The criminal activity has subsided with greater patrol coverage and as the weather has cooled. However, Guilford must have consistent steady patrols to assure that the crime problem does not reoccur when warm weather returns. The Guilford Association will continue to work with the Northern District and our elected officials to assure that coverage.

I believe that the Guilford Security Patrol acts as a crime deterrent and the recent Friday bulletins indicate some of the services provided. I urge you to support the GSP so that we can continue and increase community coverage. It's also important that we be active in the community getting to know your neighbors and being vigilant for each other. As we and the police continue to advise, please call 911 if you observe suspicious activities.

Guilford Reservoir. The construction to put the reservoir water into tanks likely will begin in the summer of 2014. As Cathy Boyne explained, the Guilford Association has negotiated with the City for the past 4 years in an effort to obtain an acceptable plan. With the plan agreed to we are reviewing contract documents. In addition to the general requirements, the association is insisting on a separate memorandum of agreement with the city to deal with the disruption of life in Guilford including access to garages, parking restrictions for workers, the limiting of construction hours, construction access and controls of dust and noise.

Budgets. The Annual Meeting coincides with our budget cycle and at the meeting after explanation of the 2014 budgets for the Association and Stratford Green, the Board of Managers adopted the 2014 Association budget and the Stratford Green Trustees adopted the Sherwood Gardens budget. Heather Fones, the Association Treasurer, explained that in 2013 the Guilford Association income and expenses will break even and it is expected that Stratford Green will do the same but the care of Sherwood Gardens will require the use of money carried over from prior years.

The 2014 budgets are proposed as break even with a small reserve budgeted for the Guilford Association. There will be a 20 cent per 100 square feet increase in the mandatory maintenance charge in 2014. The new charge will be \$2.20 per 100 square feet of property. The voluntary Association membership dues will increase from \$40 to \$50 and there will be a \$5 increase in the mandatory charges to York Court owners.

Architecture. One of the most significant obligations that the Guilford Board of Managers exercises through the Deed and Agreement is the approval of exterior alterations. Through October of 2013 there have been 70 applications for architectural changes. About 90% of the applications are quickly approved. A few neighbors do not follow the required process and unfortunately remedial action through litigation, negotiated agreement or agreement at time of house sale has to be taken by the Association both for unauthorized changes and for neglect of their house. Architectural Guidelines were reissued this year with some expanded explanations and clarifications. (See Guilford web page: http://www.guilfordassociation.org/architecture/)

The real estate market is generally improving with increasing prices and few Guilford properties on the market. Also, the Architectural Committee has received applications for very substantial improvements and restoration to a number of properties. Both are very positive indications for the community.

However, Guilford has not been immune to the results of the declines that occurred in the real estate market. There are currently eleven houses lender controlled or in the process of foreclosure. These properties have created problems for the neighborhood because it is usually a struggle to find the lender and asset manager and the houses may sit vacant for months or years. The Association is focused on the issue. Often these houses have covenant violations and we have been able to get the covenant violations addressed before the house is sold.

A new zoning code is planned within Baltimore City. The Architectural Committee met with Mary Pat Clarke during the November Architectural Committee meeting to discuss proposed zoning changes in her district. The Committee will meet with Bill Henry to discuss the northern part of Guilford. The covenants govern use in Guilford but our effort is to minimize zoning conflicts.

Sherwood Gardens Master Plan. Much of the remainder of the Annual Meeting was devoted to a presentation and discussion of the long-range Master Plan for Sherwood Gardens.

At first it is hard to imagine that Sherwood Gardens can be made more inviting, but the new and first Master Plan for Sherwood Gardens demonstrates that as the planting plan comes to fruition the Gardens will be more lovely and inviting than they ever have been.

We've described the objectives and recommendations of the plan elsewhere in the newsletter. While a concern was expressed by a few concerning the communication and timing of the bed reconfigurations along Stratford Road, most who have studied the plan are excited by the recommendations and recognize the value of having this guide for future care and investment.

Guilford Centennial. We are half way through Guilford's Centennial Year celebration and are very grateful to the army of volunteers who have worked with the Centennial Committee to create events and a celebration atmosphere to commemorate Guilford's first 100 years. Ann Giroux is to be commended for chairing the committee and taking on the considerable task of planning and arranging the calendar of events. We've witnessed the spectacular success of the House and Garden Pilgrimage. Unfortunately for Dinner at Dusk, our big community gathering, the weather didn't cooperate. We are considering how we might organize another community-wide gathering. Ann is to be thanked for sponsoring the Holiday tree in Sherwood Gardens and the carolers on the evening of the lighting. And there are more events planned, as outlined on the events calendar, before the conclusion of the year in May.

Other Activities. While the extensive agenda of the Annual Meeting didn't permit time for reports from all of the Board's committees, each has significant responsibilities and accomplishments. Margaret Alton, in addition to serving as Vice President, is responsible for the care and maintenance of Guilford's community parks and the St. Paul median and with the retirement of Bruce Barnett from the Board for an interim has taken on the oversight of Sherwood Gardens. Jeremy Hoffman continues to produce the terrific Guilford News, the Association

newsletter. Ann Tyler and Sharon Smith are responsible for Neighborhood Events, including the Easter egg hunt, Halloween parade, Dinner at Dusk and the Holiday Party. Howard Friedel is our representative to the North Baltimore Neighborhood Coalition and he and Anthony Gill are working with other North Baltimore communities on the campaign to increase broadband options in the area.

We are extremely fortunate to have the Association's 20 member volunteer board, all of whom are devoted to the support and maintenance of Guilford as a terrific community in which to live. We could not carry out the responsibilities of the Association without this talent pool. The Board of Managers and I wish you a happy holiday season with family and friends.

Tom Hobbs

New Board Members

Francisco Castellanos has been a resident of Fenchurch Road with his wife Shawn since 2010. Francisco and Shawn are committed to raising their two year old son and newborn daughter in Guilford. Professionally, Francisco has over ten years of real estate experience, in both commercial and residential roles as well as with the mortgage industry. Francisco holds a bachelor's degree in Government and Public Policy, and is currently working on Masters in Public Management at the Johns Hopkins University. Francisco will be heading up the team managing Sherwood Gardens.

Clarke Griffin was born and raised in Roland Park and will celebrate 30 years in his Guilford home this Spring. He and his wife Joyce live on N. Charles Street. Clarke served on the Guilford Board in the early 1990's including a stint as Treasurer. He has been assisting with Sherwood Gardens for the past year and will continue as a member of the Sherwood Gardens team. He looks forward to assisting the Association in a variety of other activities as well. Clarke is in the insurance and financial services business.

Angela Hamilton is a native of Baltimore. She currently resides in the Turnbull house which she and her husband Douglas lovingly restored in 2011. They share their Chancery Road home with their four year old daughter and three Yorkshire Terriers. Angela works for Coca-Cola Refreshments, and manages contracts and suppliers for the majority of the North East. She is also the Vice President of the Board of Directors for Maryland Court Appointed Special Advocates, where she is the founder and chair of their "Sunsets and Safe Harbors," gala. Angela is looking forward to her work on the Guilford Board and hopes it will offer greater opportunity to meet more of her neighbors and the chance to better serve her community. Her efforts will be geared to security and community events.

Steve Shattuck lives on Fenchurch Road with his wife, Susan. After retiring from the law firm formerly known as Piper & Marbury in 2005, Steve spent five years working in the Baltimore City Law Department with George Nilson, Baltimore City Solicitor and a former Guilford resident. Steve's specialty is real estate, but he will be working on other legal matters as well. He looks forward to helping maintain the quality of our wonderful Guilford neighborhood.







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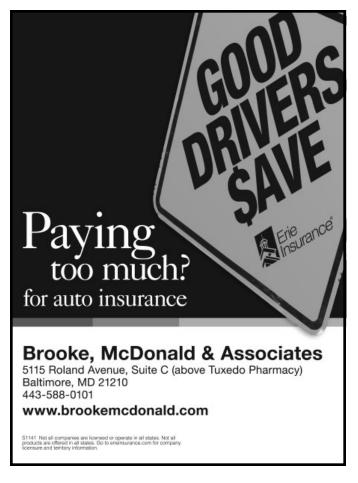
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4305 ST. PAUL ST List Price: \$769,500 Closing Price: \$760,000



Guilford Property Sales

AUGUST 10, 2013 - DECEMBER 31, 2013



4103 ST. PAUL ST List Price: \$449,000 Closing Price: \$449,000

13 YORK CT List Price: \$110,000 Closing Price: \$88,000



Active Properties

3712 GREENMOUNT AV

AS OF JANUARY 1, 2014	List price
244 LAMPETIL DD	ф1 102 000
211 LAMBETH RD	\$1,192,000
4221 GREENWAY	\$1,100,000
38 WARRENTON RD	\$825,000
101 CHARLCOTE RD	\$775,000
3901 GREENWAY	\$685,000
3701 N. CHARLES ST	\$660,000
4402 BEDFORD PL	\$649,000
206 KEMBLE RD	\$589,900
3907 JUNIPER RD	\$539,900
4309 NORWOOD RD	\$510,000
4415 NORWOOD RD	\$499,900
3803 JUNIPER RD	\$499,900
11 W. COLD SPRING LN	\$497,500
222 E. 39TH ST	\$450,000
4404 EASTWAY	\$439,800
401 SOUTHWAY	\$325,000
216 E. 39TH ST	\$390,000
415 SOUTHWAY	\$180,000
3528 GREENMOUNT AV	\$149,000

3808 GREENWAY

List Price: \$619,500 Closing Price: \$600,000

3912 GREENMOUNT AV

List Price: \$90,000 Closing Price: \$80,000



5 ST. MARTINS RD List Price: \$690,000

Closing Price: \$690,000





3817 JUNIPER RD

List Price: \$478,000 Closing Price: \$457,500





106 ST. MARTINS RD

List Price: \$599,500 Closing Price: \$599,500



12 E. BISHOPS RD

List Price: \$1,195,000 Closing Price: \$1,043,500

3520 GREENMOUNT AV



List Price: \$239,000 Closing Price: \$215,000

Property sales data is from MRIS (Metropolitan Regional Information Systems, Inc.) and was provided courtesy of Tracey Clark, Hill & Company Realtors, 6115 Falls Road Ste 101, Baltimore, MD 21209, Phone: (410) 435-2000. Email: traceyclark@hillrealtors.com

\$139,900

SHERWOOD GARDENS



Existing planting beds and trees with Historic Ecology/Hydrology overlay



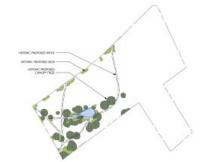
Existing planting beds and trees with Olmsted Brothers Plan overlay



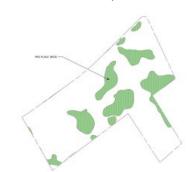
Existing planting beds and trees with 1942 Sherwood Beds overlay



Historic Ecology/Hydrology



Olmsted Brothers Plan



1942 Sherwood Beds

MASTER PLAN, From page 1

of beds that directed the eye were important elements in the original plans, features that often have been lost or compromised through modifications over the years.

In the Master Plan presentation, Beechbrook summarizes the plan as follows: "The long-range Master Plan for Sherwood Gardens returns the Gardens to their former glory and accommodates continued neighborhood visitation and use. From the 1960's through the late 1970's, portions of the Gardens were tweaked and modified away from the original design and influence. During these years new beds were introduced into what had been historically open areas, while older beds were reduced in size and fragmented. From the 1970's up to recent years, new trees and shrubs were also added into what had been historically open areas and open gateway beds. The result of these transformations is a garden that has become cluttered, fragmented, and in-cohesive. Historic, open vistas into the Gardens have become compromised due to increased plantings in open areas, and if unchecked these vistas would continue to vanish. The long-range Master Plan de-clutters the Garden thereby opening back up the historic vistas and creating the large open lawn rooms of former years that are formed by redefined and reconnected beds. The redefined bed shapes are grounded and influenced by the historic Sherwood bed shapes and by the Olmsted Brothers plan for Stratford Green (a good chunk of the present day Sherwood Gardens)."

The Master Plan will seek over time to restore the essential design elements of the Gardens while also simplifying care and reducing maintenance costs. The plan will restore the densely

planted and layered beds by renewing the shrubs and ornamental trees planned for the Gardens with masses of tulips and summer flowers that create large sweeps on their edges. Also flowering perennials are proposed in the drip zones of trees and shrubs where tilling for annuals has damaged root structure. This will both eliminate the problem and reduce maintenance and annual planting while providing the phased bloom of varieties of plants. The intention is to maintain the Gardens and to enhance them further by replacing declining azaleas, dogwoods and shrubs and the addition of plants historically appropriate for the setting. Maintenance will provide for rotation of bulbs and annual flowers to better insure their health.

Beechbrook has recommended a three phase implementation that calls for the removal or modification of some beds and plantings that obstruct originally designed views or are of inappropriate shape or location and the expansion of other beds to restore the intended shape and size. The plan also anticipates the addition of plantings and replacement where deterioration has occurred. The designers have specified plant species and location as a detailed guide for the future.

Although each of these phases will cost money, in the long term bulb and flower replacement and maintenance expenses will be reduced. As anticipated in the long timeframe of the plan, implementation will have to occur as resources are available. It is hoped that the long-range plan will provide a basis for other funding sources interested in the restoration of Olmsted designs and other garden enhancement.





Holiday Recap







After the lighting, residents followed luminaries to the home of Jeff Mason and Nancy Ekelund at 4007 Greenway to enjoy hot chocolate, apple cider, and homemade treats.

The Canticle Singers provided caroling as part of the special centennial year tree lighting festivities. Ann Giroux is to be thanked for sponsoring the event.

Spring Events

Sunday, April 6

Sherwood Gardens (*Time to be announced*)

Children's Plein Air Art Lessons in Sherwood Gardens

Patricia Bennett, local artist and former Cylburn artist-in-residence, will offer a plein air class for community children (ages 6 to 10) in Sherwood Gardens. This class will be offered at no cost and supplies will be provided. All children must be accompanied by a responsible adult. Space is limited. Phone Ann Giroux at 410-889-6484 to reserve your child's place. *Free*.

Saturday, May 3

Dutch Floral Garden, Belvedere Square 7:00 p.m.

Spring Floral Demonstration and Workshop

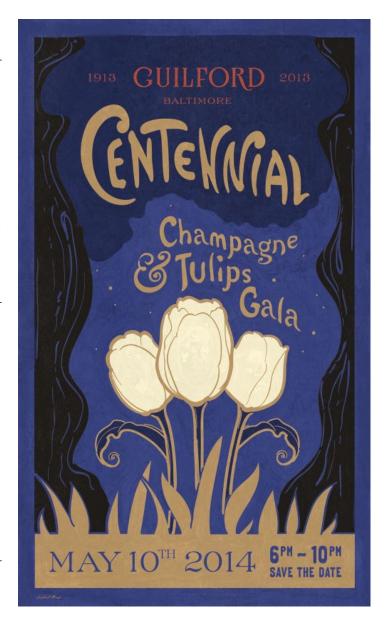
The Gardeners of Guilford invite you to learn how to create a lovely spring arrangement. Each participant will leave this event with a stunning arrangement featuring the fresh imported blooms for which Dutch Floral Garden is known. Delicious light refreshments will be served. Seating is limited due to the shop's capacity. Phone Ann Giroux at 410-889-6484 to RSVP. *Cost:* \$95.

Sunday, May 4

Second Presbyterian Church, 4200 St. Paul Street 3:30 p.m.

Guilford Centennial Concert

Guilford will be treated to a special performance dedicated to our centennial year as part of the Second Presbyterian Church's Free Concert Series feauturing the award-winning Jasper String Quartet. Recently named winner of the prestigious CMA Cleveland Quartet Award, the Jaspar String Quartet has performed at Carnegie Hall and has impressed audiences across the country. Reviewers have called the group "sonically delightful and expressively compelling" (*The Strad*) and "powerful" (*The New York Times*). The performance will be followed by a complimentary reception featuring menu items recreated from cherished heirloom recipes from The Roland Park Company District. *Free*.



Saturay, May 10

Gertrude's at The Baltimore Museum of Art 6:00 p.m.

Champagne & Tulips Gala

This elegant black-tie reception will feature a seated multi-course fine dining experience, live music and dancing and many wonderful surprises. Included in the cost of the ticket price is a gift bag of luxury items donated by generous sponsors. Tickets are \$200 per person (\$75 is tax deductible). For an additional \$100, your household will be listed in the event Honor Roll. Proceeds will support the Sherwood Gardens endowment.

Residents with questions concerning the Guilford Centenial and those interested in volunteering for Centennial events are encouraged to contact Ann Giroux at 410-889-6484 or aggiroux@girouxdevelopment.com.



Sidewalk Snow Removal — *Its Your Responsibility*

In a recent city press release, Mayor Stephanie Rawlings-Blake reminded residents that city ordinance requires all snow and ice be removed from the entire width of public sidewalks in both residential and business areas. The ordinance identifies the responsibilities of property owners for cleaning the sidewalks within 3 hours after the end of a snow, ice, or wind event. Failure to remove the snow from public walkways can result in a \$50 fine.

We have learned that several Homeland residents were fined after the recent snow storm. We also observed that there were many sidewalks in Guilford that were not shoveled.

Welcome New Neighbors

We are delighted to welcome the following new residents to the neighborhood. If you have recently moved to Guilford and have not yet provided the Association with your contact information, please call the Association office with that information or you may enter it directly on the Guilford web page at the following link: http://www.guilfordassociation.org/community/new_neighbor.php.

Wendy Bidwell & Wilmer Stith

4404 Bedford Place

Mark & Kendall Wittstadt 12 E. Bishops Road

Craig Fabian & Michele Kraft 3912 Greenmount Avenue

Christopher Yankaskas 3520 Greenmount Avenue

Jan Henke 3808 Greenway

Michael Cottet & Elizabeth Burton 3817 Juniper Road

Adil & Saima Haider 4 Millbrook Road

David Friedman & Rocio Pinzon
108 Overhill Road

William & Susie Rienhoff 5 Saint Martins Road

Alfred Kirkwood & Hey-Kyoung Lee 106 Saint Martins Road Nick & Marion Lambropoulos 4103 Saint Paul Street

Joan & Catherine Meyerle 4305 Saint Paul Street

Adrian Bishop & Rosalie Dance 13 York Court

Guilford Association Board

President Tom Hobbs tom@guilfordassociation.org 410-889-1717

Vice President Margeret Alton margaret@guilfordassociation.org **Secretary** Lynda Riley

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Steve Shattuck steve@guilfordassociation.org

Bernie Shutty bernie@guilfordassociation.org Traffic & Parking

Sharon Smith sharon@guilfordassociation.org

Architecture







Annual Holiday Party

On December 7th the Guilford Holiday Party was hosted by Sharon and Paul Smith at their Greenway home. Guests gathered for a delightful evening of excellent food, good cheer, engaging conversation and live music.

This year's event also was an acknowledgement of gratitude to Beverly Quinones who with her husband Carlos and friends and neighbors for almost 10 years organized and planned the Holiday Party. Beverly's husband and family members attended this year's party. Tom Hobbs in moving comments paid tribute to Beverly, recognizing the important role she had played in promoting community spirit and camaraderie.

Approximately 165 people attended the party and through ticket sales and raffles, \$6,700 was raised to help support the care and maintenance of Sherwood Gardens. In addition Carlos Quinones recognized Beverly's love of the Gardens by contributing \$5,000 to the gardens in her memory.

The Guilford Association has now assumed responsibility for the Holiday Party. As in the past volunteers addressed invitations, assembled gift baskets and coordinated food. And the Smiths are to be thanked for so generously opening their home for another Guilford community event.

Local classic rock band Stone Deaf provided music for guests. Millicent Tyler, Carver Green and Robin Hobbs greet and welcome those attending the Holiday Party.

Baltimore Broadband Coalition Update

Guilford is now in second place among 14 North Baltimore Communities, including Roland Park, Homeland, Cross Keys, and Mt. Washington that are striving to bring fiber optic cable to our homes.

As of this writing, Guilford is 75 households closer to reaching the stated neighborhood goal of 158 households, which represent 20% of the homes in Guilford.

If you have not already done so, the Guilford Board of Managers encourages you to visit the 'Baltimore Broadband Coalition' website which can be found at www.crowdfiber.com/campaigns/baltimore-broadband-coalition to see what is being proposed and pledge your support to continue this broadband effort.

A small donation of \$10 is required to advance the cause and help micro fund the Baltimore Broadband Coalition's goals to deliver increased internet speeds, more telephone & cable options, and potentially introduce new multi-media service providers to the North Baltimore marketplace.

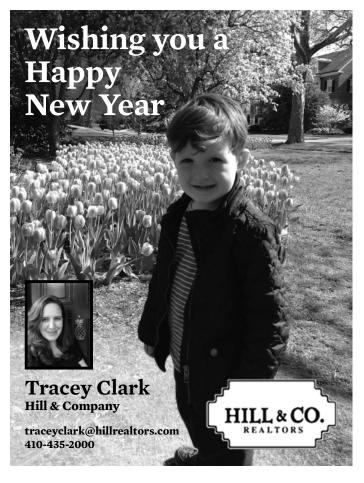
We were recently asked by one homeowner, "is this Verizon Fios?" The simple answer is no. Verizon had looked into wiring Baltimore City and passed up on the opportunity, choosing to extend Fios (fiber optic) service to the surrounding counties instead.

That said, the technology we are seeking; the installation of fiber optic cable throughout the community, is indeed similar and would bring comparable service & rates to our front doorstep.

As there are currently no plans on the table to install fiber optic cable in Baltimore City by any Service provider, the Baltimore Broadband Coalition has elected to step-in and fulfill this necessary role.

Your support, along with your neighbors will convince weary investors and alternate internet providers to take notice and realize that there exists a sufficient demand in North Baltimore to consider the investment to wire our community for the next generation of multimedia and digital devices.

If you are currently unhappy with your existing service provider, download/upload speeds or recognize the extreme lack of competition in the marketplace, back this campaign. You will be setting upon the path of change. Please help to bring us one step closer to reaching our goal in Guilford and pledge your support today.



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Board Recognizes 2013 Donations to Stratford Green

We are all grateful for the generous donations to Stratford Green/Sherwood Gardens by the following people and businesses. Without these additional monies for the planting and maintenance, Sherwood Gardens would not have looked as beautiful as it did in 2013. If there are any errors in names, amount donated or omissions, please let the Guilford Office know by e-mail officemanager@guilfordassociation.org or phone 410-889-1717.

Over half of the annual funds to keep Sherwood Gardens in bloom and maintained must come from donations. To help ensure that Sherwood Gardens is maintained as a great asset to Guilford, a tax exempt contribution can be sent to "Stratford Green" c/o Guilford Association, 4200 St. Paul Street, Suite 100, Baltimore, Maryland 21218.

\$5,000 - 9,999

Pennyghael Foundation on behalf of Charles & Charlotte Goodwin Carlos Quinones

\$1,000 - 4,999

Baltimore Community Foundation
Bruce & Amy Barnett
Coldwell Banker Residential Brokers
Fick Brothers
Howard & Joan Friedel
J.S. Plank & D.M. Dicarlo
Family Foundation, Inc.
Joseph Mullan Company
Miller Wood Products
PreClaris LLC
Darrell & Lynda Riley
Roland Slate Company
TSW Roofing Solutions
John Urbitis & Barbara Matheson

\$500 – 999 Rolf & Carrie Barth

Nadine Fontan
Elke Franke
Kevin & Kathy Gaynor
David & Ann Giroux
HH MedStar Health, Inc.
Thomas & Clarissa Hobbs
John Holtzman & Karen Beasley
Ann Hopkins
Charles & Julie Kernan
Jeff Mason & Nancy Ekelund
James & Mary Miller
Charles Reeves, Jr.
Alexander & Susan Stewart
George Taler & Cynthia Renoff

\$250 - 499

Stacey Bennett Louise Cather Fidelity Charitable Gift Fund on behalf of Mark & Lisa Kaufman Andrew & Heather Fones Susan Friedlander on behalf of Paul Fowler James Godev Gilliane Isabelle Richard Jacobs & Patricia Lasher Johns Hopkins Adam & Merritt Miller Edward & Hannah Reahl, Jr. Ingo Ruczinski & Elizabeth Sugar Steven & Cena Simms Winston & Marilyn Tabl James & Jane Webster Margaret Alton & Thomas Weisser

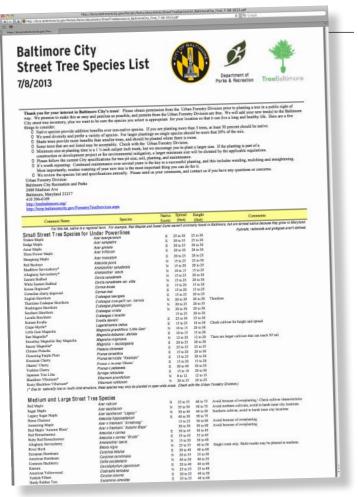
\$100 - 249

Christopher Abularrage & Maureen Marsh Stephen & Carole Argo Associated Jewish Charities on behalf of Norman & Rosellen Bloomberg

Bruce & Pam Babii Baltimore Community Foundation on behalf of Mr. & Mrs. Jerry Doctrow Tom & Peggy Brennar Zavier & Susanne Cole Douglas & Elizabeth Come Michael & Andrea Dennehy Mark & Jacqueline Donowitz Hartley & Randal Etheridge Steven Fall & Peggy Sparr J. Clarke Griffin Ron & Anne Heator Larry Holmes & Anne Fitzgerald Kenneth Hubbard John Lees & Christine Schmitt Leung & McLean Enterprise Gerald & Stacey Malloy George McManus Jr. Charles & Marcia Moylan Mt. Royal Garden Club on behalf of Liz Trotter Jov Munster Michael O'Pecko & Dyer Bilgrave Glenn Schwartz & William Van Dyke Dixon Ritchie & Nanci Sebeniecher Steven & Susan Shattuck Paul & Sharon Smith Bill & Michelle Trousdale Millicent Tyler Douglas Watson & Estelle Gauda Roy & Margaret Wise Fred & Peggy Wolf III

\$1 - 99

Cathleen Allen Allen & Carolyn Baron Maurice & Zita Bes Cathy Boyne Francisco & Shawn Castellanos Timothy & Karin Chriss Felix Dawson James & Vicki Fuller Allan & Loretta Garfinkle Lisa Garten Anthony and Tracey Gill Angela Hamilton Virginia Hecklinger Jeremy & Jenny Hoffman William & Ann Hughes John & Linda Hutchins Larry LaMotte Mark & Erin McCarthy William & Katherine Murphy George & Mathilda Nager Ralph Partlow & Jeanette Glose Charles Peace IV & Frederick Thomas Jr. Eric Rice & Sarah Kanchuger Charles & Suzanne Rowins Bernie Shutty Mark Sissman & Barbara Squires Jerry & Carrie Thornbery Ivano & Mebane Turner Richard & Jacqueline Wolfe



A list of approved street tree species can be found on Baltimore City's Forestry website

Tree Requests

MARGARET ALTON

During the past several years the Association has worked with the City's Forestry Division in replanting large sections of street trees in several areas of the neighborhood. These efforts will continue, but property owners are reminded that they may request trees to be planted in the city-right-of-way (the grass median between the street and sidewalk) in front of their homes. A Street Tree Planting Request form can be downloaded at the City's Forestry/Tree Services website: http://bcrp.baltimorecity.gov/ForestryTreeServices.aspx

The tree request will be placed on the city's planting schedule, but there is no guarantee that the planting will occur in the next planting season. Unfortunately the City's Forestry Division has very limited personnel and financial resources and is often overwhelmed with planting and maintenance requests.

Residents may plant their own trees, but permission MUST be obtained from the Forestry Division prior to planting in the city-right-of-way. The city maintains an approved street tree species list (also available for download at the city's Forestry/Tree Services website) to guide in proper tree selection. The Forestry Division will verify that your selected species is appropriate for your location, add it to the Baltimore City street tree inventory, and issue a free permit for the planting.

A 1950s Revamp 10 OVERHILL ROAD

STACEY LEIGH MALLOY

The neighborhood of Guilford began construction 100 years ago in 1913, and a majority of the approximately 800 homes were built in the 1920s. However, construction of new homes in Guilford continued into the 1960s. This is the story of the home at 10 Overhill Road, which was originally built in 1958 and has been recently completely renovated by Ted and Bonnie Ochs.

The Ochs were living in Federal Hill in 2011 with their two boys, Marco and Trey, when they began to consider relocating to Guilford as the commute to the boys' school was too long and unpredictable. They were somewhat reluctant, however, as they had completed a full renovation of their brownstone in Federal Hill. Nevertheless, as the schedules with school became fuller, the Ochs began watching homes for sale in Guilford for their family. They knew what they were looking for in terms of requirements to contemplate a move — a decent size house with more space than their Federal Hill property; but not a "mansion" like many of the Guilford homes, one with outdoor space for their children to play safely and one that would in the end be worth at least what they put into it with renovations. The Ochs had experience with another renovation prior to their Federal Hill home.

Then one day a friend and Guilford resident mentioned that 10 Overhill Road, the property with the Sunken Park right in front of it, was on the market. The Ochs did a drive-by and were curious about the property and its potential due to the great location on the Sunken Park. Sunken Park is one of the Guilford community parks by Frederick Law Olmsted, Jr., and was designed for use as an outdoor theater. The Ochs arranged to look at the property with a realtor, however, their first impression was that it was overpriced and would need extensive renovations. Nonetheless, they were interested and developed an estimate of renovations and market value following renovation. With the market conditions as they were, the price on the home kept dropping, and the Och kept watching. They had decided they would consider an offer if the home got to a certain range.

In June of 2011 the home lowered to a price point the Ochs felt was appropriate to make an offer. They negotiated the transaction and obtained ownership in September 2011. The Ochs had interviewed with three architectural firms and decided on Monkton Design Build. Immediately after developing an initial design, they began discussions with the Guilford Architectural Committee to obtain approval for renovation plans for the home and landscape design. They also chose Jamie Brown to design a landscape plan in order to clear out overgrown landscaping prior to starting the home renovations. Landscaping issues needed to be addressed immediately. Ivy was so overgrown that it covered the entire home, even on and inside the roof; so much so that their insurance carrier was going to cancel their policy. The landscaping around the entire property was extremely overgrown and almost all of it needed to be removed. The Ochs realized the landscaping they were pulling up was at one time very nice, and expensive, but it was just too far gone to salvage to have the presence they envisioned and complement the Sunken Park. Subsequent landscaping work was done by Joe Lutz and Landscaping Creative Ways.

In March of 2012, after four months of design and strategy with their architect, the Ochs' first set of architectural drawings were ready for submission to the Guilford Architectural Committee. Unfortunately, the plans they submitted were not approved. The Guilford Architectural Committee would not allow many of the proposed exterior modifications the Ochs sought, finding the submission to be at variance with requirements of the Architectural Guidelines and Deed restrictions. The Committee was concerned about dormer window design, roof lines, proposed materials, and details consistent with the architectural style of the house. Even though the Guilford Architectural Committee cannot decree what is done inside the home, exterior design limits can impact decisions to be made by homeowners regarding the interior. The Committee worked in conjunction with the Ochs and their architect, meeting several times, and suggested design modifications and possible solutions to achieve the exterior alterations that would also support interior conversions to gain height and space. Plans had to be redrawn and resubmitted; changes were recurrently provided and recommendations again made by the Committee over the course of three months. By the end of May 2012, the renovation design plan was approved.

With the written approval granted from the Guilford Architectural Committee, the Ochs were now free to go under contract with Monkton Design Build for construction. In June 2012, almost one year after their offer to purchase the home, formal renovations finally commenced at 10 Overhill Road. With the extensive renovations planned, the Ochs family would maintain residence at their Federal Hill home until 10 Overhill Road was complete.

The project involved building, stripping, restoration, and a significant amount of interior demolition. The Ochs incorporated the original home whenever possible. Many doors were stripped and resurfaced, the main staircase railing and the stone fireplace were modified and remained. What could not be used was donated to Second Chance Inc., a 501 (c)(3) Nonprofit Corporation in Baltimore. Everything else was stripped down to the studs, walls were removed, and closets became bathrooms. Modifications to the window dormers on the park side created 32 feet of length and 3.5 feet of depth, and the two smaller dormers in the back of the home created 20 feet of length and 4 feet of depth. Monkton Design Builders had to cut into the roofline in 3 places to add support beams for the dormers, which created more regular height living areas instead of steeply angled space. In all a total of 20 additional windows were added to the home, and the dormers also allowed sitting benches and built-in book shelves to be created as well.

The parquet floors and wooden wall paneling were removed, and all the electrical wiring in the home had to be upgraded due to having low voltage wiring that was still equipped with the old fashioned push buttons. The Ochs added an extra full Jack









Counterclockwise from top left: The stone fireplace, which took up an entire wall before, was updated and nicely warmed by adding useful wooden shelves and molding.

Parquet flooring and wooden wall paneling were found throughout the 1958 house.

Contractors cut into the roof line at 3 separate places to add dormer windows. In all a total of 20 additional windows were added to the home.

The completed exterior renovations show two of the areas where dormers were added. The dormers create more regular height living areas instead of steeply angled spaces.

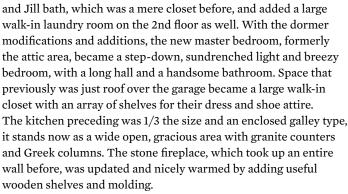
RESTORATION PROFILE



In addition to new dormers, the park side of the house received a large kitchen window and new mud room entrance.

The original kitchen was a narrow galley style.

With Greek columns, granite countertops, and hardwood floors, the wide open, renovated kitchen is 2/3 larger than the original.



Fortunately, the original plumbing was in good condition. The Ochs were able to add an extra full bath both on the second floor and in the basement, which they plan to refinish after a year of dry time. All the bathroom floors throughout the home were removed of their small black and white tiles and replaced with new floor surfaces. From the old enclosed laundry room area they created an entrance from the garage to main house, with cabinets and a mud room, and an entrance to the park from a newly added side door entrance to the home. The exterior of the home siding that had rotting wood was replaced with like product. The house, which was originally a yellow-green, was accorded to be painted gray because it was considered a traditional historic and period appropriate color. The Ochs also hired Katherine Crosby of Jenkins Baer for their interior decorating needs. Ms. Crosby assisted with wall colors, selection of tiles, granite, and light fixtures throughout the home during the construction phase. After they moved into the



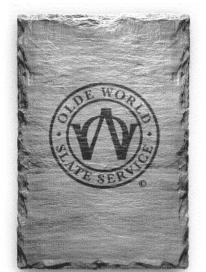


home, Ms. Crosby assisted with a selection of furniture, rugs and artwork to complement the home.

Now that it is all said and done, the Ochs are delighted with the end result and their home in Guilford. Even though they had to spend more time and resources than they perhaps originally contemplated, taking approximately 22 months from start to finish, being able to watch their children play from the kitchen in the Sunken Park is priceless to them.

Working with Monkton Design Build, Jamie Brown (Beechbrook Landscape Architecture), Landscaping Creative Ways, Jenkins Baer, and the Guilford Architectural Committee, the Ochs' third home renovation is very impressive and beautifully complements Sunken Park, one of the many charms in Guilford and Charm City.





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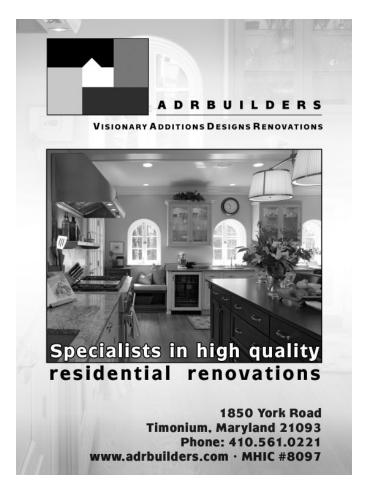
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James & Lysa Wilburn





The Guilford Association, Inc.

4200 Saint Paul Street Suite 100 Baltimore, Maryland 21218

The Guilford News

WINTER 2014



As we approach the heart of winter, a reminder about our street plowing policy — The Guilford Association will use an independent contractor to provide supplemental snow removal when there is 6" or more of dense snow.