

# The Guilford News

GUILFORDASSOCIATION.ORG

WINTER 2018

## The Entryway That Almost Wasn't

THE SITE OF GUILFORD'S GATEWAY PARK WAS ORIGINALLY PLANNED TO HOUSE A GROUP OF TOWNHOMES AND LATER AN APARTMENT BUILDING.

Gateway Park, the welcoming green entrance to Guilford from the south, was not originally intended to be a park. The Roland Park Company's plan for Guilford showed that the large triangular tract between Greenway and St. Paul Street, intersecting at University Parkway, should be developed for residential use so 10 home lots were subdivided on the original Guilford plat.

The point of the parcel at University Parkway served as the main entrance to the new Guilford development and the Roland Park Company landscaped the site intending to hold it for later development that would announce the Guilford entryway. The site and the initial landscape work can be seen in the photo on page 6.

The Roland Park Company engaged Grosvenor Atterbury, the New York based architect and urban planner, to prepare a plan for the site. Atterbury had been commissioned to design the model housing community of Forest Hills Gardens in New York and was a member of the initial Architectural Advisory Committee for Guilford. His design was for a group of townhomes, in very much an English or European style, to front on the green.

See **GATEWAY PARK**, page 6



On November 15th the Guilford Association held its Annual Meeting. The Annual Meeting is the opportunity for members of the Board of Managers to meet with Guilford residents and discuss activities of the past year and the agenda that is before us. Much has been achieved during the past twelve months in the effort to sustain and further enrich our unique community of Guilford.

The fiscal position of the Association is sound and an appropriate reserve has now been created for unplanned expenditures; our parks and common lands are maintained to a high standard; the submissions to the Architectural Committee for exterior improvements including new construction are at a record number and reflective of the desirability of Guilford; Guilford Reservoir construction is underway and being closely monitored; when necessary, legal actions taken by the Association to enforce the covenants have been successful; a strong relationship continues with the Northern District of the Baltimore Police Department. These and other activities of the Association were explained in the reports of the Board members who chair the various committees and are summarized below.

Managing the Guilford Association is dependent on an active volunteer board as well as volunteer participation from many others in the community. Fortunately we have that in Guilford and our residents have a wide range of expert skills, knowledge and experience to share. However, we seek more active involvement and encourage your active participation through Board committees or other volunteer activities.

**Board Elections.** Each year a quarter of the Board of Managers are elected for a period of 4 years and vacancies that may

exist can be filled. Nominations for Board positions were invited from Guilford residents and the slate was put forth by the Nominating Committee. At the meeting Association members elected Sarah Crowe (Highfield Road), Bill Rienhoff (St. Martins Road), Steve Murphy (Whitfield Road) and Lee Miller (Highfield Road) as new board members and re-elected current Managers Jeremy Hoffman (Bretton Place) for a new 4 year term and Clarke Griffin (Charles Street) for a new 1 year term.

I very much thank outgoing Manager Howard Friedel for his many years of service to Guilford as a Board member and as President of the Association. Also Angela Hamilton and Francisco Castellanos are acknowledged for their Board service.

**Treasurer's Report:** Clarke Griffin. The annual budget was reviewed and discussed at the Annual Meeting and adopted as presented by the Board of Managers.

The Association has a total projected income of \$440,800. This is a 10 % increase over 2017. It reflects an increase of .20/100 sq. ft. in the mandatory maintenance charge, up to \$2.80/100 sq. ft. for Guilford residents, as well as a \$5 mandatory charge increase up to \$75 for York Courts. This includes the anticipated income to support the Guilford Security Patrol (GSP) which is a voluntary and pass through expense.

Park and common space maintenance as well as the GSP income/expense are basically unchanged from 2017 as is our annual donation to Stratford Green at \$50K.

Increases in expense are a result of additional support for security, administrative expense and repair of infrastructure. The budget is summarized in the chart on page 3.

**Parks and Common Spaces:** Margaret Alton. Thanks were extended to those who have contributed to the parks. The extensive plantings by Steve Murphy and Kevin Pearson on the north edge of the Sunken Park were acknowledged as well as the new, handsome Park signs.

The parks are generally well maintained and thriving despite the loss of many older trees. New plantings are planned to replace some of the tree loss and there is continuing effort to have the City replace lost street trees and trees in the St. Paul median.

The Sherwood Gardens summer flower display was outstanding and thanks was given to the Y for their partnership. The Gardens too have lost many large trees and the borders also need attention — a priority for 2018.

**Architecture:** Anthony Gill. In 2017 there were over 100 applications received for exterior changes. One newly constructed house was completed and another is under construction, both on St. Paul Street. There were eleven major renovations including some significant renovation on Greenmount Avenue correcting covenant violations and using the Pattern Book as a guide. Historic tax credits from the state and CHAP are still available for most Guilford properties.

**Traffic, Streets and Parking:** Carl Coscia. Traffic calming is a major issue and continues to be pursued with the City Department of Transportation for 39th Street and several other locations. The 39th Street study was completed and the study concluded that traffic calming actions were required. There is a more extensive discussion of the recommendations and the status of plans elsewhere in the newsletter. Overhill Road was repaved from Charles Street to Linkwood Road and in response to many requests by the Association and neighbors Charles Street was repaved from south of Cold Spring Lane to Stratford Road.

**Reservoir:** Cathy Boyne. Construction to encapsulate the Guilford Reservoir continues. The drilling of the shafts is expected to be completed by the end of November, 2017. The next phase will be the pouring of concrete floors, expected to last five weeks, with night activity. Noise and lighting are a concern. Every effort is being made to have the City and the contractor adhere to the memo of agreement executed with Guilford. The reservoir project is scheduled to be completed in the fall of 2019.

**Neighborhood Security:** Chris Lyon, Curtis Campbell and Major Richard Gibson. Community safety continues to be a high priority of the Association. Community concerns and suggested actions for improving security were the subject of a special meeting of the Association and community in October and the discussion continued at the Annual Meeting. There was a review of security data and the Association's various initiatives, such as adding security cameras and evaluating the services of our current GSP provider. It was a lively discussion.

Major Richard Gibson reported that he had expanded coverage of Guilford including the assignment of car 26 to the neighborhood as often as possible. He suggested the installation of motion lights and the installation of cameras on the exterior of homes. Again he urged that 911 be called to report any suspicious activity.

## 2018 Guilford Association Budget Summary

### INCOME

Total Revenue <i>(Maintenance Fees &amp; Association Dues)</i>	293,200
Other Income <i>(Advertising, York Courts)</i>	15,600
Withdrawal from Reserves	8,000
Guilford Security Patrol	124,000

<b>Total Income</b>	<b>\$ 440,800</b>
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### EXPENSES

Park Landscape Maintenance	73,000
Common Area Maintenance <i>(York Courts, St. Paul Median, snow removal)</i>	35,000
Guilford Security Patrol	120,000
Professional Services <i>(legal, accounting, insurance)</i>	46,600
Stratford Green Donation <i>(Sherwood Gardens)</i>	50,000
Administrative <i>(rent, salary, supplies, telephone, IT)</i>	69,700
Other	36,500
Community Security	10,000

<b>Total Expenses</b>	<b>\$ 440,800</b>
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**Neighborhood Events:** Francie Spahn. Scheduled activities are listed in the Community Calendar. Additional volunteers are invited to support all community activities.

I hope this report has given you a sense of the many responsibilities of the Guilford Association and the commitment of the Board of Managers and others, who are volunteers, to support and maintain the beauty and wonderful uniqueness of Guilford.

Thank you for your continued support. Please visit [www.guilfordassociation.org](http://www.guilfordassociation.org) for information, contact me or any member of the Board with questions, concerns and recommendations. We look forward to hearing from you.

Tom Hobbs



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**4304 SAINT PAUL ST**  
List Price: \$689,000  
Closing Price: \$610,000

**4207 GREENWAY**  
List Price: \$1,395,000  
Closing Price: \$1,210,000



**265 STRATFORD RD**  
List Price: \$619,000  
Closing Price: \$585,000



**4315 UNDERWOOD RD**  
List Price: \$1,097,000  
Closing Price: \$900,000



**307 NORTHWAY**  
List Price: \$409,900  
Closing Price: \$350,000

# Guilford Property Sales

OCTOBER 15, 2017 – FEBRUARY 28, 2018

## Active Properties

AS OF FEBRUARY 28, 2018

List price

<b>33 WARRENTON RD</b>	\$2,275,000
<b>4001 GREENWAY</b>	\$1,970,000
<b>4307 CHARLES ST</b>	\$1,599,000
<b>3901 SAINT PAUL ST</b>	\$1,375,000
<b>4204 GREENWAY</b>	\$1,189,000
<b>6 SAINT MARTINS RD</b>	\$989,900
<b>4308 GREENWAY</b>	\$929,000
<b>100 OVERHILL RD</b>	\$850,000
<b>3801 CHARLES ST</b>	\$769,000
<b>3901 CHARLES ST</b>	\$749,000
<b>1 STRATFORD RD</b>	\$699,000
<b>3909 CHARLES ST</b>	\$629,000
<b>205 KEMBLE RD*</b>	\$594,999
<b>301 NORTHWAY</b>	\$570,000
<b>203 39TH ST</b>	\$549,000
<b>14 CHARLCOTE PL</b>	\$525,000
<b>205 SOUTHWAY*</b>	\$500,000
<b>4413 NORWOOD RD</b>	\$464,900
<b>3919 1/2 JUNIPER RD</b>	\$449,000
<b>423 SOUTHWAY</b>	\$375,000
<b>4412 EASTWAY</b>	\$349,999

\*Under Contract



**8 WENDOVER RD**  
List Price: \$600,000  
Closing Price: \$595,000



**3903 CHARLES ST**  
List Price: \$625,000  
Closing Price: \$630,500



**3 SAINT MARTINS RD**  
List Price: \$839,900  
Closing Price: \$793,915

**224 E. 39TH ST**  
List Price: \$529,900  
Closing Price: \$490,000



**3555 NEWLAND RD**  
List Price: \$350,000  
Closing Price: \$350,000



# Guilford's "entrance" was sold in 1939.

## GATEWAY PARK, *From page 1*

Edward H. Bouton, the General Manager of the Roland Park Company, decided not to proceed with the Atterbury plan and instead the company held the site undeveloped. The green open area provided a welcoming entrance to Guilford and the Company may have seen the potential created by the development of the Johns Hopkins University to the south and the intended cathedral development immediately to the west.

Then, in 1939, Block 23, as the area was designated on the Guilford plat, was sold by the Roland Park Company and the purchaser unveiled plans for a 102 unit apartment building.

Guilford residents were alarmed at the proposal and strongly rejected a plan that violated the Deed and Agreement. John W. Sherwood, creator of Guilford's Sherwood Gardens, was one of several residents who organized the community to take legal action. As reported in the *Baltimore Sun*, he stated, "We owe it to our children to see that this thing does not materialize. It may mean the complete downfall of this neighborhood in a generation."

The Guilford Association sued the Roland Park Company for violating the Deed and Agreement provision requiring the development of homes of single-family occupancy, a covenant



binding all Guilford property and a representation on which residents made their purchase decision. The Association won in a favorable decision by Judge Rowland Adams.

Negotiations were almost immediately begun for purchase of the property by the Guilford Association and of "certain rights reserved in original deed and agreement." When a price was agreed upon, a committee representing the Association solicited funds for the purchase. The campaign was successful and the site was purchased in December 1939. It was dedicated to the residents of Guilford as a park to be known as "Guilford Gateways," later shortened to Gateway Park. The landscape

architect H. Clay Primrose provided design services and John Sherwood provided oversight to the additional planting.

Gateway Park is now identified with Guilford as much as any of its parks. It provides a welcoming entryway to the community separating it from the more urban setting to the south. Gateway Park is much used by both Guilford residents and residents of neighboring communities, many of whom meet there to exercise and play. It is Guilford's only community park not designed by the Olmsted firm, but it provides a community green very sympathetic to the Olmsted's plan for the Guilford community.

The large triangular tract of land between Greenway and St. Paul Street as it appeared in 1915.





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## 39th Street Speedway

Speeding traffic along 39th particularly the section between Greenmount Avenue and St. Paul Street has long been a problem. The roadway travels east/west through the center of Guilford's residential community. The speeding traffic disregarding residential speed limits creates a serious safety concern and a negative impact on adjacent properties.

Over a year ago a number of concerned residents again requested that the Association and City Council representative Mary Pat Clarke seek to have the City address the need for traffic calming. The Association formally requested that the City Department of Transportation (DOT) undertake a traffic calming study for 39th Street. Carl Coscia, the chair of the Association Board Traffic Committee, has been working with residents and DOT to have the study concluded and a plan of correction prepared.

The DOT study was completed in the summer with the documented conclusion that there was a high volume of traffic exceeding posted and safe speed limits and that traffic calming measures were justified. In early December there was a meeting with a City DOT official attended by both Guilford and Hadley Square residents, City Council member Clarke and Association representatives. The purpose was to review DOT's

recommendations and discuss a timeline for review of a plan and implementation.

The DOT engineers have proposed that the traffic lanes of 39th Street be reconfigured so that there is one lane in each direction with a defined center lane for turn movements. The timing for implementation is dependent on detailed design, repaving and striping and budget availability — tentatively 2019. The Association is working with Council member Clarke in an effort to have the funding available in 2018.

In the short term a number of actions were proposed, including increased speed limit signage, speed sentry monitoring, retiming the signal at Greenway and additional striping. Severe weather has delayed some of items beyond what was originally planned but work orders have been issued for additional east bound signage and striping of crosswalks has been planned when weather permits.

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## Guilford Elementary

In 2012 Baltimore City Public Schools announced that it would close 26 school facilities over the course of 10 years and that Guilford Elementary/Middle School would be among the schools to close. The sites are to be surplus and the City has begun to explore future uses for the properties. The Guilford school is scheduled to close in 2019.

The Guilford school site is within the original Guilford community plat and is subject to the provisions of the Guilford Deed and Agreement. In 1915 the Roland Park Company conveyed the property initially to Baltimore County (since the site was at that time within the county) and then it was transferred to Baltimore City in 1923 when city boundaries were expanded. The sale of the property by the Roland Park Company explicitly required that the property be used for school purposes and certain exceptions to the requirements of the Deed and Agreement were granted only so long as the property is used for school purposes.

In the event that any portion of the property is used for other than school purposes the exceptions to the requirements to the identified sections of the covenants will cease. Accordingly, any new development of the Guilford Elementary School property for other than school purposes is subject to the terms and conditions of the Deed and Agreement and any new or altered structures and

improvements require the prior written review and approval of the Guilford Association.

The City Department of Planning has generated a public release requesting submission of ideas for surplus schools. In addition, the City has created a Surplus Schools webpage accessed at: [www.surplus-schoolsbaltimore.com](http://www.surplus-schoolsbaltimore.com).

The Guilford Association Board of Managers has been monitoring the City's intention concerning the Guilford school and has participated in meetings with residents living near the site. These community discussions will continue by the Association. In addition the City intends to have stakeholder engagement so that community desires and concerns are known.

The Association will seek to see reuse of the site in a way that is most supportive of and consistent with the residential Guilford community and which meets the obligations of the Deed and Agreement. Jarrod Bolte ([jarrodbolte@msn.com](mailto:jarrodbolte@msn.com)) and Anthony Gill ([anthony\\_gill@hotmail.com](mailto:anthony_gill@hotmail.com)) are the Association Board members coordinating the Association's consideration of the site. They can be contacted through the indicated email addresses.

The Association will keep the Guilford community informed of information about the site and future discussions concerning the school reuse.

# *“New” Inventions for Guilford Homes*

Among the files and records of the Roland Park Company that are now housed as part of the Special Collection of the Johns Hopkins Sheridan Library are hundreds of photographs. Most of the photos show Roland Park, Guilford and Homeland during construction. Many are of houses but a few show aspects of life in the 1920's when Guilford was being developed.

Electric and gas appliances were being developed and improved and to buyers of Guilford properties it was for most a necessity that these new inventions be installed in their homes. During the 1920s, vacuum cleaners, refrigerators, and washing machines seemed to promise consumers more time for leisure activities and they were aggressively advertised by manufacturers such as General Electric, Hotpoint, Sunbeam, Hoover and Frigidaire.

We've reproduced three of the photos from the Roland Park Company collection that show the new equipment being used in Guilford homes.

A Lamneck laundry dryer,  
a Consolidated Washer and  
a pressing device

A Kernet gas fired incinerator  
next to a gas boiler



Residents of Guilford and Roland Park houses wanted only the most up-to-date bathroom fixtures evidenced by this 1915 advertisement.




*"Standard"*

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A "Cinderella" vacuum action dishwasher

# Welcome New Neighbors

We welcome the following new residents who became part of the Guilford community in 2017. If you have recently moved to Guilford and have not yet provided the Association with your contact information, please contact the Association office at 410-889-1717 or by email at [officemanager@guilfordassociation.org](mailto:officemanager@guilfordassociation.org) or enter your information directly on the Guilford web page at the following link: [guilfordassociation.org/community/new\\_neighbor/](http://guilfordassociation.org/community/new_neighbor/)

**John Makowski and Bridget Weininger**  
4407 Bedford Place

**Robert Buchanan**  
203 Chancery Road

**Jonathan and Amy Morrison**  
211 Chancery Road

**Seyoun Park and Alan Yuille**  
224 E. 39th Street

**Thomas and Marife Teague**  
226 E. 39th Street

**Michael Palmiotto and Olivia Monteleone**  
403 E. 39th Street

**Ravi Aron**  
101 E. Highfield Road

**Adam and Laura Abelson**  
5 E. Highfield Road

**Westley and Dawn Moore**  
207 E. Highfield

**Jonathan Flombaum and Johanna Gruenhut**  
305 E. Highfield Road

**Carl and Sonya Knorr**  
3800 Fenchurch Road

**Beverly Cooper**  
3904 Greenway

**Calvin Eib and Alman Valentin-Eib**  
4304 Greenway

**Alessandro Angelini and Nicole Labruto**  
3905 Juniper Road

**Brian Thompson**  
3909 Juniper Road

**Joshua Daft and Ana Cherio**  
201 Kemble Road

**Patrick and Jane Farnan**  
100 Millbrook Road

**Ray Gigiforooz and Sima Rozati**  
4309 N. Charles

**Lee Brand**  
4413 N. Charles

**Robabeh Mohammadzadeh and Ali Darehzereshki**  
3523 Newland Road

**John Kessinger and Cornelia Pincus**  
3525 Newland Road

**Daniel Chapman and Alexandra Gallant**  
3555 Newland Road

**John and Jennifer Linn**  
303 Northway

**Richard and Lisa Farrell**  
400 Northway

**Al Marti and Joey Peyton**  
4303 Norwood Road

**Tan Pham**  
4307 Norwood Road

**Shelby Harrington and Trae Howdershelt**  
4400 Norwood Road

**Andrew Wilson and Matthew Engelhardt**  
4417 Norwood Road

**Robert and Alix Marbury**  
119 Overhill Road

**Brian and Elizabeth Bramhall**  
306 Southway

**Eric Hill**  
311 Southway

**Vincent and Sherry DeFrancisci**  
204 St. Martin's Road

**Gene Grib and Lauren Hwang**  
3 St. Martin's Road

**Bolton Hill Investments LLC**  
4304 St. Paul Street

**Gregory and Doris Kamenetz**  
101 Stratford Road

**Damien and Lauren Costa**  
265 Stratford Road

**Evan Crowther-Washburn and Kathryn Murphy**  
11 W. Coldspring Lane

**Robert Muse and Xiao Jie**  
205 Wendover Road

**Attica Jacques**  
225 Wendover Road

**Kevin Cassella and Jordan Kusterer**  
308 Wendover Road

**Andrew Chudy and Charlotte Smith**  
8 Wendover Road

**Elizabeth Graham**  
3 Whitfield Road

**Sandra and Brian Young**  
9 Whitfield Road

Guilford's Gateway Park as it appears today.





Tulips will return to Sherwood Gardens in early to mid April.

# Board Recognizes 2017 Donations to Stratford Green

We are all grateful for the generous donations to Stratford Green by the following people and businesses. Without these additional dollars for the planting and maintenance, Sherwood Gardens would not have looked as beautiful as it did in 2017. If there are any errors in names, amount donated or omissions, please let the Guilford Office know by e-mail [officemanager@guilfordassociation.org](mailto:officemanager@guilfordassociation.org) or phone 410-889-1717. If you would like to make a donation to Stratford Green, please send a check made payable to "Stratford Green" c/o Guilford Association, 4200 St. Paul Street, Suite 100, Baltimore, MD 21218 or contribute on line by going to the Sherwood Gardens website at [sherwoodgardens.org/donate/](http://sherwoodgardens.org/donate/) or the Guilford website at [guilfordassociation.org/](http://guilfordassociation.org/).

## **\$5,000 – 9,999**

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## **\$3,000 – 4,999**

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## **\$1,000 – 2,000**

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Baltimore Community Foundation  
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on behalf of Lynn and Tony Deering  
Jane and James Webster  
Thomas Weisser and Margaret Alton

## **\$500 – 999**

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Louise Cather  
Hartley and Randal Etheridge  
J. Clarke Griffin  
John Holtzman and Karen Beasley  
Johns Hopkins  
Mark and Lisa Kaufman  
Pat Lasher and Richard Jacobs  
John and Jennifer Linn  
Adam and Merritt Miller  
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Anne and Steven Simms  
D. Winston and Marilyn Tabb  
Frederick and Sherry Wilke Jr.  
Andrew Wilson and Matthew Engelhardt

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Marcia and Charles Moylan  
Sua Myong and Taekjip Ha  
Mathilde Nager  
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Michael Terrin and Bess Keller  
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Woodland Garden Club

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Lisa Zimmer

# Thanks to those who pay the GSP fee

We thank and wish to recognize by address those residents who in 2017 through their Guilford Security Patrol (GSP) membership have made possible the security services available to the entire Guilford community. The GSP service depends on the voluntary payment of the GSP fee. Patrol hours are limited to what available funds can support. If you have made your 2018 payment thank you; if not please do. When reviewing the below list if there are neighbors who did not join the GSP in 2017 we urge you to seek their participation now. The benefit of increased coverage cannot be overstated.

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# New Security Service Selected

Over the past several weeks, our safety committee has been working diligently interviewing security vendors in order to identify a security company that could provide our community with a superior security patrol service. We are pleased to report that on Saturday, February 24, following the recommendation of the Safety Committee, the Board of Managers approved a resolution to engage Wolf Professional Security, Inc. as Guilford's Security Patrol Service.

Wolf Security is locally owned and the owners have a combined 85 plus years of law enforcement leadership and security experience. They manage an impressive list of clients including Under Armour World Headquarters, The Downtown Partnership, The Waterfront Partnership, and Harbor East. Closer to home, Wolf Security has full time officers in Charles Village and starting early next month they will provide security service to our neighbors in Homeland.

Jim Mitchell from Wolf Security will be serving as our Client Relationship Manager. Jim is a 30 year decorated veteran

supervisor of the Baltimore County Police Department. Prior to joining Wolf, Jim was the Executive Director of Risk Management and Public Safety at nearby Notre Dame of Maryland University. To our benefit, Jim has an excellent relationship with our police district commander, Major Richard Gibson.

While we work to finalize the fine points of the contract, schedule, and other issues, Jim has agreed to phase in the security patrols immediately. You have likely already seen the Wolf patrol vehicle, clearly marked with graphics and its flashing yellow lights patrolling the neighborhood. As we ramp up to full strength, we will be publishing guidelines on how to contact the patrol officer for escorts or to report unsafe conditions.

Thank you for supporting this very worthwhile and important initiative. Stay tuned for more details to come!

## If we signed our work, Baltimore might look like this from the air!

If you need exterior remodeling or a new roof over your head there are two qualities to look for in a company to do the job. Workmanship and Stability.

In an age when it may be corny to preach work ethics, Fick Bros. is on the pulpit every working day. Preaching pride in workmanship. Respect for customers and their property. Delivering jobs as promised. Using materials from national manufacturers warranted for up to 50 years.

As a fourth generation company we've been doing just this for over 100 years. Our list of satisfied customers reads like a Who's Who of Baltimore.

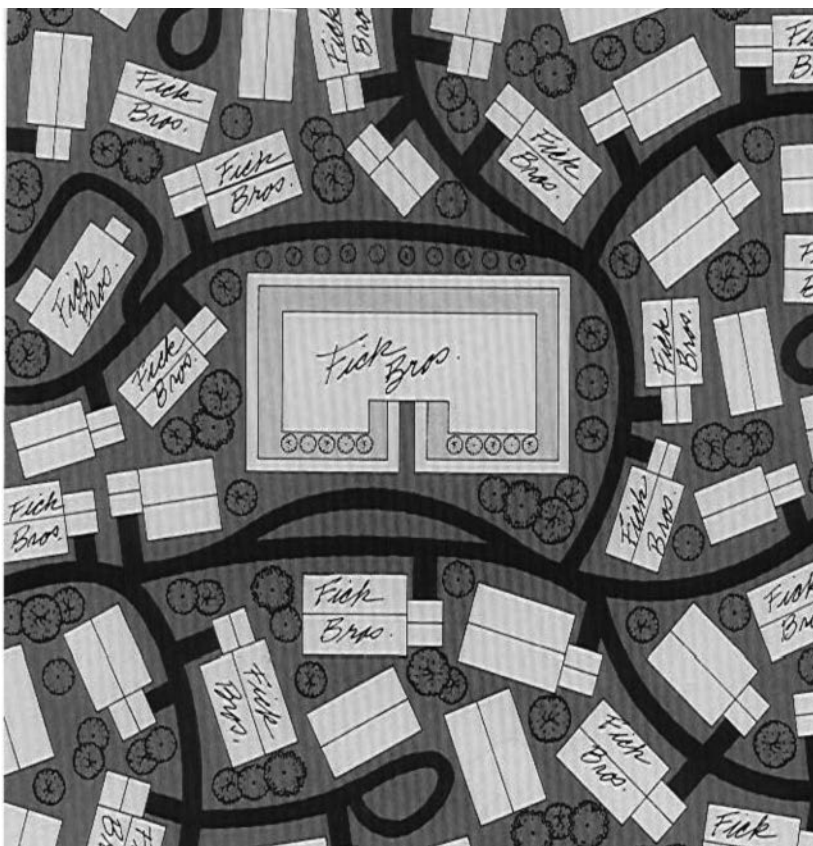
### And we do more than just roofing.

We are experts in masonry, carpentry, siding, windows & doors. We'll install a slate roof in Homeland, an asphalt shingle roof home in Timonium, wood shingle siding in Ruxton, a new custom wood door in Stoneleigh, or rebuild a stone or brick chimney in Roland Park.

With a workforce of over 40 employees, using state-of-the-art equipment and technology, you'll know that the job is being done right by a company that really cares about it's craft. A fully insured company (MHIC #1256). A member of all the construction's industries important national and local associations. We are a local, family owned company that takes pride in every job we do.

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# Exterior Lighting

There has been a great increase in the installation of exterior lighting of Guilford properties. It is understood that much of the lighting relates to security and the likelihood that increased lighting makes areas less attractive to criminal activity and provides lighted access to the house or a garage area. However, there are criteria that should be followed when installing lighting and the lighting must respect the residential environment.

Some concern has been expressed about high intensity spot lights from which the area of light coverage extends beyond a property and when the bulb lights are not well directed so that neighbors are disturbed. The Architectural Guidelines require *that security lighting, including motion activated fixtures are to be directional or shielded so that no light is cast beyond the property line or public right of way. Sodium vapor, metal halide or tungsten lamps are not permitted.* Also blue cast (daylight or bright white) LED lights should not be used. If LED bulbs are used they should be soft or warm light. Spot lights attached to the house are not to be installed on the front facades of properties.

A number of residents have chosen to light the front facades of their homes both for security and to highlight the architecture. Up lighting from the ground onto a façade generally is acceptable.

Lighting of a façade from overhead fixtures mounted on a façade is not acceptable. Home up lighting should be in the warm or soft temperature (color) range and should terminate at roof overhangs.

Also, as stated in the Architectural Guidelines: *Exterior light fixtures which are original to the house should remain intact and be maintained in working order. Light fixtures which are proposed to replace the original fixtures or additional fixtures must be compatible with the style and output of the original fixtures.*

If there are questions about exterior lighting please consult the Architectural Committee as extensive lighting change is to be submitted to the committee for review and approval.

## Exterior Reminder

The city requires that sidewalks be open for free passage the width of the paved area. Please remember to trim hedges, bushes and trees that may be hanging over sidewalks and impeding pedestrians from free passage and consider visibility from drives and passageways. Please take some time to walk along the sidewalks that border your property.

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LIE #184

## N2 Publishing Life Among the Tulips

N2 Publishing, a North Carolina based print media company, has been distributing to Guilford residents a magazine titled *Life Among the Tulips*. The company operates through a franchise business model and represents that it distributes the magazines to neighborhoods of “affluent families” nationwide. The magazine seeks to attract advertisers that wish to market to the designated neighborhood.

The Guilford Association has no affiliation with the N2 publication or its area director Melissa Shifflett and does not endorse the magazine nor is there any Guilford Association endorsement of the advertisers or the articles that appear in the publication.

*The Guilford News* is the official community news publication and is produced, endorsed, supported and distributed by the Guilford Association. We hope that you continue to enjoy *The Guilford News* and welcome contribution of articles or suggested subjects to cover in future editions.

# New Board Members

## Sarah Crowe

Sarah lives on Highfield RD. and has been a resident of Guilford for two years. "I moved to Guilford in May of 2016 from Philadelphia. Once we drove through the neighborhood on our house hunt, we knew we didn't want to live anywhere else! It still seems like a dream we live here and I want to get involved in any way I can. My husband Chris is a resident at Johns Hopkins and I work as a scientific expert for the research equipment technology company, Leica Microsystems. I obtained a PhD from Mt Sinai School of Medicine in 2013 in the field of Neuroscience. We moved with our two dogs, Dixie and Bodie, and our favorite thing to do is just walk them around the neighborhood and enjoy the scenery! When not walking the dogs or traveling for work, I enjoy trying new restaurants, listening to music, cooking, and scuba diving. I look forward to becoming more involved in our community!"

Sarah is on the Parks Committee and assists with Stratford Green/Sherwood Gardens.

## Lee Miller

Lee lives on Highfield RD overlooking Sherwood Gardens. "Before moving to Guilford, we (my wife Claire and I and our twins — Caroline and Nicholas lived in Stevenson on 9 wooded acres, but seeing Sherwood Gardens in the Spring was an irresistible draw, and within two months, we became Guilford residents." That was 10 years ago, and since then, Lee has been an ardent supporter of Sherwood Gardens.

"After graduating from college with a degree in Sociology, it quickly became apparent that Sociology was not my calling, so in 1976 I founded Miller Wood Products, a world-wide pallet and lumber brokering company. "

In addition to Caroline and Nicholas, he has a 38 year old son, Matthew, and a 37 year old daughter, Lisa — both of whom live in Baltimore.

"I've managed to meet so many residents while walking our dog, and I get a real sense of community from every one I talk to. We live in a great neighborhood!" Lee is a Trustee of Stratford Green and its Treasurer, and in addition, he is now Treasurer of the Guilford Association.

## Stephen Murphy

Steve lives on Whitfield RD and is a stay at home Dad. "I was born in NY and lived in the NY area my whole life, until recently moving to Baltimore, MD. My husband and I had already been considering moving out of NY so that our children would have a house and yard, when he was presented with an opportunity to work in Baltimore. Knowing almost nothing about Baltimore residential real estate, we provided our realtor with the following list of attributes we desired for our new neighborhood: someplace with older houses that have character (and maybe a few stories), sidewalks so you can walk around the neighborhood, beautiful yards and gardens, and nice neighbors. His first recommendation was Guilford! We looked at a couple of other neighborhoods, but we kept coming back to Guilford because it met all our criteria. We purchased our house in November, 2015 and after restoring/renovating the house inside and out, we finally moved into the house in November, 2016."

Steve graduated from Wagner College, he worked at AT&T and numerous Ad Agencies analyzing client data. His final position was as Executive Vice President at Deutsch Advertising, responsible for running the Data Analytics Department.

Steve says, "After making extensive changes to our house and yard, my husband and I are planning to stay in Guilford for the long term. That being the case, I want to help insure that Guilford remains a desirable place to live and raise a family by volunteering my time on the Guilford Association Board."

Steve is a member of the Guilford Architectural Committee.

## Bill Rienhoff

Bill has lived in Guilford for about 20 years- first on Greenway and currently on Saint Martins Road. In between our time on Greenway and Saint Martins, my wife and I lived in another neighborhood and came to realize that we missed the Guilford neighborhood with the architecturally significant houses, the sense of community, and the proximity to the college campuses. We have two grown children. Bill is currently working at Brown Advisory as a financial advisor. He also serves on the board of Medstar Union Memorial.

Bill is a Trustee of Stratford Green and on the Board's Financial Committee.

### Guilford Association Board

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Architecture

#### Vice President

Margaret Alton  
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Parks / Sherwood Gardens

#### Secretary

Lynda Riley  
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Neighborhood Events

#### Treasurer

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Neighborhood Events

**The Guilford Association, Inc.**

4200 Saint Paul Street

Suite 100

Baltimore, Maryland 21218

# The Guilford News

WINTER 2018

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## NEIGHBORHOOD EVENTS

### **Guilford Soccer Shots**

**March 18, 2018 – May 06**

Sunken Park

*(Corner of Overhill Road and N. Charles Street)*

Sunday 9:00-9:30am (2-3 years), 9:45-10:15am (3-5 years),

10:30-11:15am (6-8 years)

More info and enrollment at: [www.soccershots.org/baltimore/enroll](http://www.soccershots.org/baltimore/enroll)

### **Guilford Egg Hunt**

**April 8**

Sherwood Gardens, 4100 Greenway

*Time to be announced.*

### **Sherwood Gardens Tulip Display**

**Mid April – Early May**

Visit website: [www.sherwoodgardens.org/](http://www.sherwoodgardens.org/)

### **Community Concerts at Second**

Second Presbyterian Church, 4200 St Paul St.

*free*

For more info go to: [www.communityconcertsatsecond.org](http://www.communityconcertsatsecond.org)

**March 11, 7:30pm**

Chamber Music by Candlelight

**March 18, 3:30pm**

Irina Muresanu, violin: Four Strings Around the World

**April 15, 7:30pm**

Chamber Music by Candlelight

**April 22, 3:30pm**

Wonderlic Concert

**May 6, 7:30pm**

Chamber Music by Candlelight

**May 20, 3:30pm**

The Todd Marcus Jazz Quartet

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