

The Guilford News

GUILFORDNEWS.COM

WINTER 2011

The Guilford Park Company

PART 2 IN THE GUILFORD HISTORY SERIES
AS WE COUNT DOWN TO THE CENTENNIAL
CELEBRATION IN 2013

On August 12, 1887, the *New York Times* reported that A. S. Abell celebrated his 81st birthday. "Mr. Abell passed the day quietly and pleasantly at his country seat, Guilford, surrounded by his children and grandchildren, who had tastefully arranged in the rooms of the beautiful mansion, particularly Mr. Abell's private room, many lovely flowers." Eight months later Arunah S. Abell died.

The Abells had 12 children and three sons and five daughters were still living at the time of A. S.'s death. *The Sun* newspaper was left entirely to the three surviving sons and they managed the considerable estate, a significant income from which was to be distributed to the daughters. The Guilford estate remained in the Abell family holdings for another 35 years but sat vacant during much of that time.

Prior to 1888 the northern boundary of Baltimore City was essentially what is known today as North Avenue. The area north of the city was heavily wooded, sparsely settled and largely held in country estates. In 1888 the city annexed 2 miles to the north of the existing city limit and urban expansion was inevitable.

See **GUILFORD PARK COMPANY**, page 4





The January snowfall provided a great sledding opportunity in Guilford's Little Park.

Winter 2011 Update

In November the Guilford Association held its Annual Meeting at which time I provided a report on issues on which the Board focused attention last year and some plans for the future. For those who were not in attendance I'll summarize those comments.

First, however, I'd like to bring you current on Board membership and our plans for a Guilford office. 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 as are Board Members to fill unexpired terms. New Board members are: Heather Fones (St. Paul St.), Jeremy Hoffman (Bretton Place), Larry La Motte (East 39th St.) and Bernie Shutty (St. Martin's Rd.). Howard Friedel (Northway), Ann Giroux (Greenway) and Lynda Riley (Charlcote Rd.) whose terms were expiring were re-elected to the Board. Guilford is extremely fortunate to have a voluntary board that is devoted to the support and maintenance of the community.

In December, the Board of Managers elected the following officers for 2011: Tom Hobbs, President; Lynda Riley, Vice President; Ann Giroux, Secretary; Erin O'Shea, Treasurer; Heather Fones, Assistant Treasurer.

As reported in the spring newsletter, the Board has determined that the Association must establish an office to centralize our responsibilities and record keeping and to adequately serve our 800 homeowners. The neighboring communities of Roland Park and Homeland established offices many years ago. We will be opening a Guilford Association office at the Second Presbyterian church and I'm pleased to announce that Michelle Trousdale, a Guilford resident, will be the part-time office manager. It will take us several months to establish the office and when we're up and running we'll notify residents. There will be direct access from St. Paul Street to the very central Guilford location.

Now for other updates and a look forward:

Budgets. The sound financial position of the Association and the maintenance of adequate resources to carry out the responsibilities under the Deed and Agreement are primary concerns of the Board. The 2011 budgets for the Association and Stratford Green previously circulated were adopted at the Annual Meeting. Adherence to the billing and collection process set forth in the Deed and Agreement has given us greater certainty that we have funds when needed to cover operations throughout the year. We will continue to work to build the reserve for Stratford Green so that there are adequate resources to maintain Sherwood Gardens. We thank those who have most generously donated funds to the Gardens. Also, the Board continues to urge full participation in the Guilford Security Patrol, a matter that is addressed in the newsletter.

Communication. The newsletter was greatly enhanced last year thanks to the efforts of Kristina Gregory, Jeremy Hoffman and Jay Lippincott. We also have increased our communication with residents by email notices and announcements. Please give us your feedback and suggest matters that may be of interest or concern that we might address.

Centennial. Guilford's 2013 Centennial is a wonderful time to celebrate our great community and the people who live here. Much planning is underway and Ann Giroux has agreed to coordinate activities through a number of committees. She will bring you up to date in a separate article and please contact her with your ideas.

Guilford Reservoir. The City has indicated delays in the planning for the draining and containment of the Guilford Reservoir. The Bureau of Water has previously agreed that containment tanks would be covered by a landscaped area and that the community will be involved in the planning and design. No additional meetings have been scheduled and our ability to communicate with the Bureau has been complicated by a change in personnel. Meredith Borden has agreed to chair the Board's reservoir committee and will follow closely the actions of the City.

Loyola Construction. Construction of Loyola University's Donnelly Center at Charles Street and Cold Spring Lane is well along. The University has recognized our concerns about the streetscape and landscape treatment of this important corner and will be significantly improving both sides of Charles Street as well as planting trees along East and West Cold Spring Lane as part of the construction.

Greenmount Avenue. The Greenmount Avenue edge of Guilford is very important to the community. There are almost 100 Guilford homes on the west side of Greenmount Avenue and the area has unique issues. The stability and improvement of the area is essential. We are going to take a more active role with residents in identifying issues and advocating solutions. Howard Maltz has agreed to provide Guilford representation to the York Road Partnership and to begin to meet with Greenmount Avenue residents.

Many of the committees of the Board reported at the Annual Meeting and their updates are covered separately in the newsletter. We hope you find the information informative. Spring is fast upon us when Guilford is at its finest. Walk our streets and lanes and enjoy this wonderful place.

Tom Hobbs

**12 CHARLCOTE PL**

List Price: \$895,000

Closing Price: \$880,000

**4330 N. CHARLES ST**

List Price: \$399,000

Closing Price: \$399,000

**105 CHARLCOTE RD**

List Price: \$899,000

Closing Price: \$800,000

Guilford Property Sales

AUGUST 1, 2010 – JANUARY 31, 2011

Active Properties

AS OF JANUARY 31, 2011

List price

307 E. HIGHFIELD RD	\$374,900
4402 EASTWAY	\$380,000
212 E. 39TH ST	\$489,000
225 CHANCERY RD	\$495,000
10 OVERHILL RD	\$599,000
4334 N. CHARLES ST	\$635,000
207 SOUTHWAY	\$639,000
265 STRATFORD RD	\$649,000
4204 GREENWAY	\$999,000
4202 GREENWAY	\$1,250,000
4005 GREENWAY	\$1,250,900
3805 GREENWAY	\$1,495,000
12 E. BISHOPS RD	\$1,500,000
4310 SAINT PAUL ST	\$1,795,000

4105 SAINT PAUL ST

List Price: \$599,000

Closing Price: \$495,000

**203 LAMBETH RD**

List Price: \$798,000

Closing Price: \$740,000

205 WENDOVER RD

List Price: \$899,000

Closing Price: \$800,000

**3921 JUNIPER RD**

List Price: \$689,500

Closing Price: \$661,000

3811 FENCHURCH RD

List Price: \$550,000

Closing Price: \$518,000

**3802 JUNIPER RD**

List Price: \$548,500

Closing Price: \$535,000

**4 CHANCERY SQ**

List Price: \$478,500

Closing Price: \$415,000

**3553 NEWLAND RD**

List Price: \$350,000

Closing Price: \$316,000

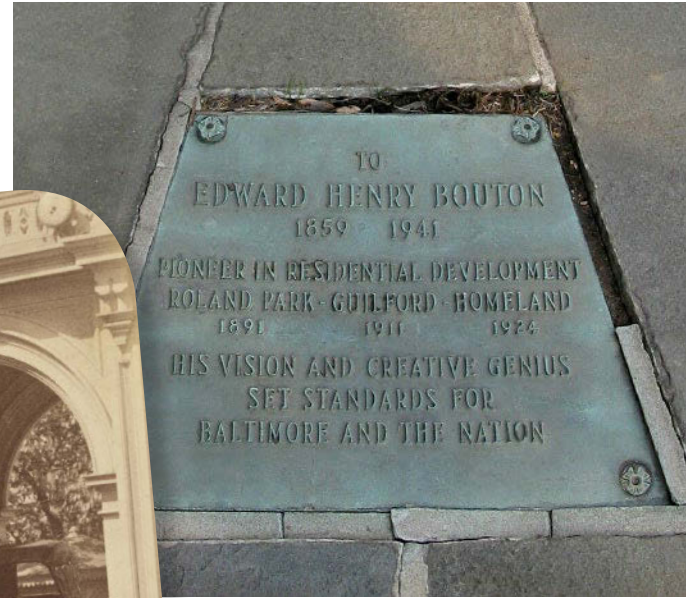


Guilford property sales data is from MRIS (Metropolitan Regional Information Systems, Inc.) and was provided courtesy of John A. Menton III, Coldwell Banker Residential Brokerage, 10807 Falls Road #300, Lutherville, MD 21093. Phone: (410) 971-7160. Email: JMMenton@cbmove.com

The Abell country estate passes to the Guilford Park Company.



PHOTO COURTESY CHARLES HALL



Above: Dedication plaque located at the Gateway Park in Guilford. Edward Bouton was the General Manager of the Roland Park Company. He along with Frederick Law Olmsted, Jr. would direct the development of this prized parcel of land.

Left: The A.S. Abell family represented at the Guilford Mansion. The property remained in the Abell family for 35 years, until 1907, when it was sold to the Guilford Park Company.

GUILFORD PARK COMPANY, *From page 1*

With the urban development advancing north from the center of Baltimore the decision was made to sell the Abell property. With this prospect, a group of Baltimore's most influential citizens, including Robert Garrett, William H. Grafflin, William Marburg, Thomas J. Hayward and H. Carroll Brown formed the Guilford Park Company.

The motive for the organizers was both profit as well as preserving the beautiful piece of property from being sold in small parcels for speculative building. They were determined that the property should be developed as a whole following the best modern city planning practices. The Guilford Park Company raised funds through stock sales and in 1907 the Guilford estate was sold to the Guilford Park Company for one million dollars.

However, several years after the property purchase the Guilford Park Company had failed to carry out its 1907 intention to develop the 296-acre country estate and Guilford-the-suburb had remained an "on paper" venture.

At the same time in an area west of Guilford the development of the planned community of Roland Park was well underway. In 1891 a syndicate of English capitalists, Midwestern promoters and Baltimore investors came together and incorporated the Roland Park Company. The company had initially purchased 800

acres of land for the purpose of developing a suburban town to the north of Baltimore. The principal members of the Guilford Park Company were impressed by the quality and success of the Roland Park undertaking.

Edward H. Bouton, the Roland Park Company's general manager, had engaged Frederick Law Olmsted, Jr. to design a "splendid green suburb." Bouton also had his eye on the Guilford property development. On February 14, 1911 he wrote to Olmsted: "All of the future suburban growth of Baltimore of the character of Roland Park, is going to be confined in the comparatively narrow space lying between York and Falls Roads." Later in July, he wrote: "I think it's more than likely that the consolidation of Guilford with Roland Park is going to be consummated and that this will be determined within the next two weeks. If it goes through I want to consult with you about it as early as possible."

The country estate of Guilford was acquired by the Roland Park Company on November 20, 1911 from the Guilford Park Company. Bouton, the community planner and builder, would direct the development of this prized parcel of land.

The Eight Guilford Lions – Mystery Solved?

In setting the stage for living on the grand scale, sculptured lions have always played a definite part. They bring with them a suggestion of the stateliness and heraldic. At the Guilford estate Billy McDonald treated himself to no less than eight of these noble animals: two in cast iron regardant at each of the gates of the estate, and four marble specimens guarding the house.

During her sojourn at Guilford, Mrs. Abell had formed a strong attachment for the lions and when the property was sold she reached an agreement with Mr. Bouton permitting her to take them all with her.

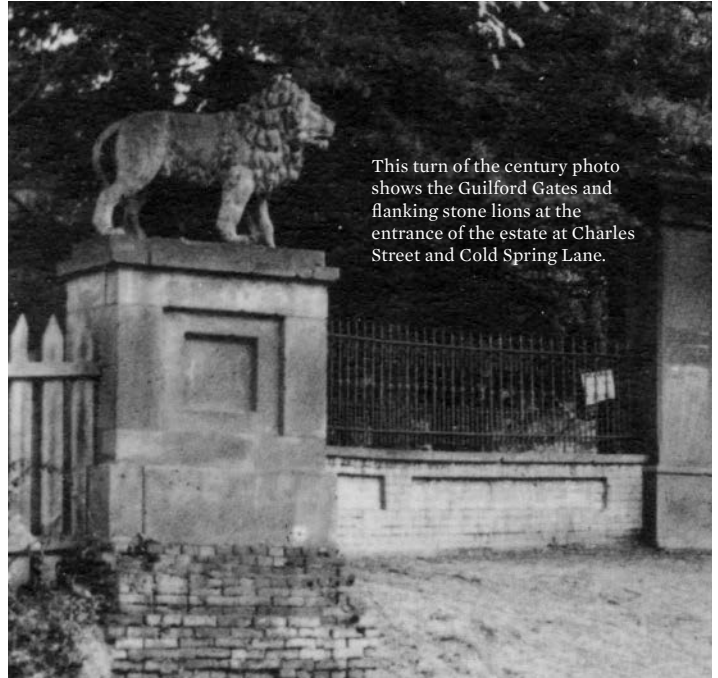
Mrs. William Grafflin, wife of one of the chief stockholders of the purchasing company, had decided she could make use of the two lions at the Charles Street gate, and one day, to Mr. Abell's great annoyance, they were mysteriously spirited away from their high perches, though they were very large and heavy.

When Mrs. Abell learned they had been taken to Mrs. Grafflin's country place many miles distant she and her sons gave chase, with the necessary tackle; the lions were brought back to Guilford and taken into the house where they were joined by the lions from the York Road gate, all four identical.

Mrs. Abell then defied Mrs. Grafflin to come and pick out the beast of her choice. This Mrs. Grafflin declined to do, preferring to have recourse to the law. The resulting suit was given wide publicity, to the delight of the citizenry of Baltimore. Mrs. Abell was the loser, the jury probably feeling that six lions were enough for one family. [*Maryland Historical Magazine*, Vol 51, pp 14-26, March 1956. "A Baltimore Estate: Guilford and Its Three Owners," J. Gilman D'Arcy Paul]

The BMA is the home for just two of the guardian marble lions from the Estate of Margaret Anna Abell. These two charming lions would probably not be here in the West Garden of The Baltimore Museum of Art if Anna Schley Abell (1870–1948), widow of A.S. Abell II (1866–1914), had not lost her court battle against the Greenmount Cemetery to have these lions installed beside her husband's tomb, a large marble monument not far from the tomb of his grandfather, A.S. Abell, founder of The Baltimore Sun newspapers. Before coming to the museum in 1977, these recumbent lions, guarded three Abell properties in the city: the entrance to an estate in Guilford; a city residence on St. Paul Street; and a house on Roland Avenue near Northern Parkway. [*Outdoor Sculpture in Baltimore: A Historical Guide to the Public Art in the Monumental City*. Cindy Kelly, Johns Hopkins University Press. Due to be released March 2011.]

So the mystery still remains, if you know the fate of the lions that stood at the gates to the Guilford estate, email us at guilford.association@gmail.com



This turn of the century photo shows the Guilford Gates and flanking stone lions at the entrance of the estate at Charles Street and Cold Spring Lane.

2013 Centennial Planning

ANN TYLER & ANN GIROUX

Guilford will celebrate its 100th anniversary in 2013 with a series of events to promote the community and to celebrate its history and beauty.

There are only two short years until Centennial and hope to have the involvement of many Guilford residents as we begin the activities. Volunteers are especially needed in the following areas – Event Planning, Publications, Public Relations and Fundraising. Specifically if you are interested in the following action items please contact us immediately:

> Volunteers to assist with the event committee that have experience planning, organizing, chairing major events such as galas, festivals and large sporting events.

> Artists and writers, both professional and amateur, for artwork, photography, images, stories or poetry to share related to Guilford or Sherwood Gardens.

> Open request for longtime residents (40 years or more) or non-residents who were raised in Guilford during the early years. We are collecting names of these individuals as part of our efforts to document and celebrate early Guilford.

> Two volunteers to assist with research on Guilford's history. These volunteers will make frequent trips to the Central Branch of the Enoch Pratt Free Library Maryland Room.

Families, businesses and other groups (book clubs, knitting circles, garden associations) may choose to participate as a group if interested.

Please email Ann Giroux at ann@guilfordnews.com with your thoughts and suggestions, and to indicate your interest in participating.

Guidelines for Events in Sherwood Gardens

The Guilford Association's Board of Managers has proposed a policy regarding use of Sherwood Gardens by groups of people, both residents and nonresidents, for non-Association sponsored gatherings. These guidelines have been the informal policy, but because of some concerns expressed about use of the Gardens, the Board intends to formalize the position. The proposed policy is stated below. If you have comment about the guidelines for use please email lynda@guilfordnews.com.

Sherwood Gardens is open to the public during daylight hours. Any gathering or event should not disturb the peace and tranquility of the gardens or be a nuisance to any of the neighbors or other Guilford residents.

All formal events such as weddings, regardless of size, must have prior approval from the Guilford Association. All informal gatherings of more than 15 people must have prior approval.

Wedding Requirements:

> Ceremonies should be short, less than an hour in duration. They should take place in an area of the Gardens that does not interfere with normal use to be designated by the Board

> No amplified music can be played.

> No tents are allowed. However, a huppah for a wedding is permitted.

> Chairs are not allowed except for elderly or disabled guests.

> No bathroom facilities are provided or allowed.

> All trash must be removed.

> To reduce the need for parking along the Gardens, carpools are encouraged.

> The number of attendees should be limited, respecting the use of a private park in a residential neighborhood (typically no more than 30). The proposed number of attendees must be approved in advance by the Board.

> A reception party may not be held in the Gardens.

> A tax-deductible donation of \$10 per person will be requested.

Other Group Gatherings:

> Other gatherings must adhere to similar requirements for behavior.

> No amplified music is permitted. No tents, tables and bathroom facilities are to be provided.

Board Recognizes 2010 Donations to Stratford Green

We are all grateful for the generous donations to 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 has in 2010. If there are any errors in names, amount donated or omissions, please let me know by email lynda@guilfordnews.com or phone 410-235-3752. If you would like to make a donation to Sherwood Gardens, please send a check made payable to "Stratford Green" c/o Brodie Management, P. O. Box 529, Timonium, MD 21094

\$20,000 +
Maryland House and Garden Pilgrimage

\$5,000 – 9,999
Women's Civic League
Dana DiCarlo and Scott Plank

\$1,000 – 4,999
Adam and Meredith Borden
Deborah and Felix Dawson
Joe and Barbara Fields
Lindsay and Bruce Fleming
Paul Fowler and Frank McNeil
Joan and Howard Friedel
Ann and David Giroux
Don and Peggy Greenman
Ron and Anne Heaton
Robin and Thomas Hobbs
Lee and Claire Miller
C. Hampton Nager and Leigh Hyer
Pennynghael Foundation
Landon and Joan Royals

\$500 – 999
Amy and Bruce Barnett
Gordon and Julie Blewis
Dan and Betty Chemers
Brendon and Natalie Collins
Frederic and Felicia Emry
Nancy and Keith Getter
John Holtzman and Karen Beasley
Anne and Frederick Hopkins
Charles and Julie Kernan
Barbara Hill and Ancelmo Lopes
Jeffrey and Nicole Lubin
Jeffrey Mason and Nancy Ekelund
Melanie and Kevin McCreadie
Jim and Leslie Meek
Adam and Merritt Miller
Mary and James Miller
Anthony O'Brien
Samuel Peters and Suzanne Hurst
Renaissance Fine Arts
Lynda and Darrell Riley
Alexander and Susan Stewart
The Wine Source

\$250 – 499
F. A. Bartlett Tree Expert Co.
Eva Brill
Mark and Beth Felder
Jonathan and Gail Fishman
Elke Franke
Manya Greif
Patricia Lasher and Richard Jacobs
Geoffrey and Ellen Lord
Charles Reeves, Jr.
Cyndy Renoff
Saffer Plumbing and Heating
Nadine and Oliver Schein
Ritchie and Nancy Sebeniecher
Marilyn and D. Winston Tabb
Jane and James Webster

\$100 – 249
David and Elizabeth Albright
Artsee Fartsee, Inc
Renee and Stanton Ades
Pam and Bruce Babij
John Ball
Fred Besche
Wendy Bolte
Betsy and Charles Bryan
Andrew and Lynn Byrne
Robert Caret and Elizabeth Zoltan
Geoffrey and Susan Carey
Brendan and Natalie Collins
Michael Dennehy
William Dixon
Van Dixon
Johanna and Mario Eisenberger
Randal and Hartley Etheridge
Jeff and Cathy Eyring
Mike Fall
Joe and Debbie Finnerty
Andrew and Heather Fones
Mary Virginia Mudd Galvez
Guy Gemill
Lynne Heidelbach
David and Linda Hellmann
Donald and Nana Henderson
Ken Hubbard
Gilliane Isabelle
Lewis Kann
Emery and Evelyn Kim
Diamond Knot, LLC
Shirley Bigley and Lawrence LaMotte
Patricia Lasher
Peter St. John Lees
Jay and Margaret Lippincott
William and Mary McFaul
George McManus Foundation
Patricia Merritt
Jane Meyer
Mount Royal Garden Club
Marcia and Charles Moylan
Margaret Musgrove
David and Betsy Nelson
Margaret Obermeyer
Robert and Barbara Landau
Stephen Parker and Ginny Larsen
Radha and Ambadas Pathak
Christian Pavlovich
Cathy Boyne and Douglas Perry
Stanley Platman
Mark and Joanne Pollak
Erin Lynn Plettenberg
Carlos and Beverly Quinones
G. Edward Reahl, Jr.
Cyndy Renhoff
Ingo Ruczinski and Elizabeth Sugar
Alex and Karen Sapir
Glenn Schwartz
Benjamin and Elmeretta Shelton
Steven and Anne Simms
John and Linda Sinclair
Richard Slavin
Ronald and Gail Spahn
Peggy Sparr
Scott Stanton and Seth Stevens
Charles and Margaret Supik

Glen Swartz
William and Michelle Trousdale
Neil and Laura Tucker
John Urbaitis and Barbara Matheson
Reed Winston
Maggie Wise
Fred and Peggy Wolf
Christina Wyskiel
Fauzia and Peter Vandermeer

\$1 – 99
Margaret Alton and Thomas Weisser
Carolyn and Allen Baron
Rolf and Carrie Barth
Ken and Margo Bates
Michael Bennis and Marie Ryckaert
Stuart Berger and James Williams
Dyer Bilgrave
Peter and Paula Burger
Ingrid Carlson
Mark Chartrand
Peter and Margaret Claybour
Jacqueline and Mark Donowitz
Sharon and James Dorrian
James and Katherine Edwards
Vickie and James Fuller
Stanley and Marilyn Gabor
Austin and Darlene George
Jeanette Glrose
Lawrence and Ashley Harder
Clarinda Harris and Lisa MacGibeny
William and Ann Hughes
Michael Terrin and Bess Keller
Michael and Jennifer Labellarte
Sid and Adrienne Leibovitz
James and Joanna Lewis
Stacey Lewis
Linda and Howard Maltz
Jane Meyer
James Morrison
Joy Munster
Joan Nelson
Michael O'Pecko
Anna Penniman
Jay and Naudane Phillips
Bruce and Patrice Preston
Suzanne and Charles Rowins
Paul Sarbanes
Peter and Catherine Searson
Mark Sissman
Mary Styrt
John and Susan Talbot
Halcott Mebane Turner
Carrie and Jerry Thornberry
Douglas Watson and Estelle Gauda
Paul and Caire Wildgust
Roy Ysla

Adopt-A-Plot Volunteers

The Guilford Association's Board of Managers thanks the many Adopt-A-Plot Volunteers for providing all of us with another summer of beautiful annual flowers. These residents have contributed \$100 to more than \$1,000 in planting their beds and have spent countless hours planting, watering and weeding throughout the summer.

Amy and Bruce Barnett
Nathalie and Brendan Collins
Van Dixon and Glenn Schwartz
Cathy and Jeff Eyring
Peggy Sparr and Mike Fall
Beth Felder

Debbie and Joe Finnerty
Paul Fowler and Frank McNeil
Elke Franke
Geoff and Ellen Lord
Jane Meyer
Margaret Musgrove

Lynda and Darrell Riley
Joan and Landon Royals
Karen and Alex Sapir
Elizabeth Sugar
Bob and Michelle Trousdale

New Holiday Tree

ANN TYLER

Did you noticed that Guilford had a new holiday tree this season? The customary Colorado blue spruce became too large to safely string holiday lights. Fortunately, thanks to some legwork on Bruce Barnett's part, a new Serbian spruce tree located near the corner of Greenway and Stratford was selected and on Monday, December 20th the new tree was lit for the first time. Neighbors enjoyed hot cocoa and cookies while singing holiday carols lead by neighbor Sujay Pathak and his friend, Emily Noël, a noted area Soprano.

Guilford Holiday Party Raises \$5,000 for Sherwood Gardens

ANN TYLER

One of Guilford's most enjoyable annual parties was held at the lovely Whitfield Road home of Linda and John Hutchins. Everyone came with a favorite hot or cold dish to share, while the forty-person committee ensured that drinks were flowing and the event ran smoothly.

Throughout the evening, guests listened to pianist Franklin Weisberg and purchased raffle tickets for a chance to win one of five fabulous wine baskets created by Sharon Smith. For auction, Dana DiCarlo and Scott Plank kindly donated a generous basket of wines arranged by Sharon and paired with crystal glasses.

A thank you goes to the Hutchins who graciously opened their home for the evening and to Beverly Quinones in her 18th year chairing the Woman's Civic League and holiday party committee that once again made this event a smashing success.



Guilford residents caroling at the new Serbian spruce on December 20th.

15th Annual Progressive Dinner and Wine Tasting

ANN TYLER

The weather could not have been more perfect, nor the homes more beautiful, for this past year's 15th annual dinner and wine tasting event that was a Northern Italian-theme featuring caterer, Beej Flamholz, and wines from the Mt Washington Wine Company.

At the home of Millicent Tyler, 120 guests collected their glasses and enjoyed seared sea scallops, grilled bruschetta and minestrone soup accompanied by a Brut Prosecco di Valdobbiadene and a 2008 Barbera D'Asti. Guests then proceeded to the home of Paul and Sharon Smith for fontina polenta, eggplant rollotini, seafood cioppino and bison tortellini a la bolognese, paired with a 2009 Lugana and a 2007 Nebbiolo d'Alba.

The evening came to a close across the street at Joe and Barbara Fields' home. A 2008 Valpolicella Nanfre and 2006 Amarone della Valpolicella Classico were poured while everyone enjoyed assorted Italian cookies and macerated fresh berries in espresso crème.

Thanks to the generosity of guests and the efforts of all the volunteers, the event raised just under \$17,000 to benefit Sherwood Gardens.

Many thanks also go to the hosts who opened their homes for the evening and to Calvert Wholesale Florist who kindly donated the flowers which adorned all three homes.



Guests enjoying the evening at the Annual Wine Tasting.

Security Survey

FELIX DAWSON

In the fall, the Guilford Association conducted a survey in order to gather information about residents' satisfaction with the security service as well as to solicit suggestions for improving the service. The Guilford Association strongly believes that the private Guilford Security Patrol [GSP] is a valuable enhancement to the neighborhood. Facing declining participation in the service, the survey is one of several steps to identify ways to increase satisfaction with the service. The following is a summary of the findings.

RESPONSE LEVEL

Given the importance of neighborhood security to most residents, there was a high response rate to the survey:

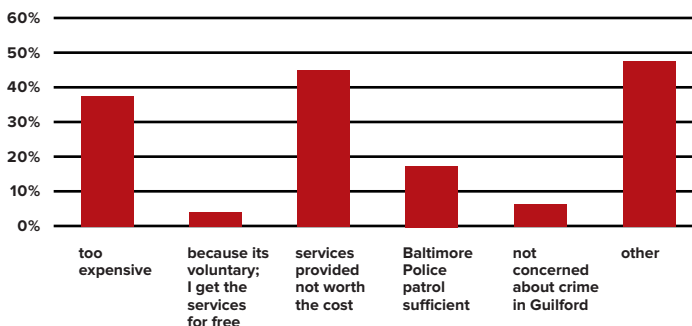
- > **281 total completed surveys**
- > 72% of those households were paid participants in the GSP
- > 22% households did not participate in the GSP

GSP PARTICIPATION

When analyzing the group of respondents who are not active GSP participants; it was noted about half had participated in the past. The primary reasons given for not actively participating in the GSP was the \$300 fee being too expensive and a pervasive doubt about whether the patrol provides services worth the fee.

Why have you not paid your 2010 GSP fee?

(Select all that apply)



Based on the written feedback, the most often cited complaint was that in the peripheral areas of Guilford, the patrol is not an effective deterrent to petty criminal activity. Homeowners see more value investing in, for example, home security systems.

There was also ample evidence that a number of residents believe that security is the responsibility of the city police force and that tax-paying citizens should not have to supplement city services with additional funds. While this is a worthy argument, city police resources are constrained and are allocated based on need (i.e., crime levels). Guilford would likely need to see an unacceptable increase in crime levels before city resources were reallocated from more afflicted areas in any material degree.

IMPORTANCE OF A PRIVATE PATROL

There is a high perception of the patrol's impact on safety which is most likely driven by the fact that Guilford enjoys a low incident rate compared to other contiguous neighborhoods without patrols. Notably, in 2010 Guilford had 75% fewer burglary incidents than un-patrolled Homeland.

- > **89% of residents feel that GSP makes Guilford safer**
- > 11% feel the patrol doesn't add anything to Guilford's safety

- > **80% of residents feel it is important to maintain the private patrol**
- > 14% don't believe it is important

SATISFACTION RATES

Most residents agreed that Guilford should maintain a private patrol service but it was noted that only 23% reported being very satisfied and the majority at 62% were satisfied but believe there is opportunity for improvement.

The written feedback included improvement in areas such as, increased guard visibility and presence, as well as effectiveness and attentiveness. The Association will continue to work with our patrol provider Securitas to make sure the community is getting the most value from our contract in these areas.

Summary of 2010 Security Incidents

2010 was an average year for Guilford crime. There were 18 incidents of minor criminal activity (minor outdoor property theft, vandalism, etc) and there were over 200 other incidents involving the attention of the GSP. These included reports of suspicious activity, missing pets, false alarms, open garage doors, and various forms of resident assistance. At the beginning of 2010 we had an armed robbery on Suffolk and the armed abduction of a student from Bretton Place. During the summer, a house on Wendover was broken into while the resident were away.

We strive for zero incidents of crime within our boundaries. While we didn't achieve that goal last year, we would like to thank all of the vigilant residents and the patrol officers for all of their contributions.

Architectural Committee 2010 Report

TOM HOBBS

Last year the Architectural Committee received 58 full applications for exterior alterations. In addition, there were a couple of hundred inquiries seeking guidance in interpreting the architectural standards and other advice related to planned alterations or repairs. Because of the extensive damage caused by last winter's storms many inquiries related to roof and gutter restoration.

2010 applications for exterior change fell into the following general categories:

- > 6 major additions that affected the exterior
- > 1 complete interior and exterior restoration and renovation
- > 8 proposals for major landscape alterations, pool or terrace construction
- > 2 driveway reconstruction
- > 4 changes in exterior paint color
- > 3 slate roof replacements with slate
- > 10 exterior window replacement or restoration
- > 15 major roof repair and gutter and downspout replacement
- > 10 fence or driveway gate installations
- > 3 shutter replacement/restoration
- > 1 design for a to-be-constructed house

The Deed and Agreement requires review and approval of exterior alterations by the Association's Architectural Committee. The Committee is reviewing the exterior of all Guilford homes and creating a file record of exteriors and updating documentation of applications for alterations. In some cases covenant violation notices will be issued because changes have been made without approval and because the changes do not meet the architectural guidelines.

As we have previously advised residents, the Committee at the time of property sale is providing a statement of any outstanding covenant issues to the owner and realtor. These issues must be disclosed to potential buyers. The Association will seek to have unapproved alterations and maintenance issues addressed prior to transfer.

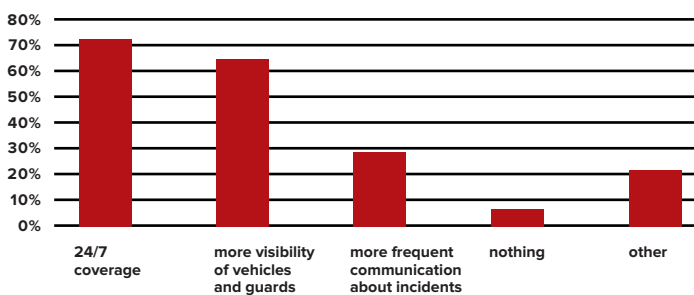
In response to many requests, the Association plans to create a resident generated resource list of contractors and craftspeople who have demonstrated success in working on Guilford homes. The recommendations for inclusion will come from residents and the Association will simply serve as a means of information exchange. The goal is to have the resource list available later in the year after our office is functioning.

VALUE OF THE SERVICE

When asked about the perceived value of the fee, which is currently \$300 annually, the majority of residents felt that it is a cost-effective investment in Guilford and that the ability to provide more visible guards and 24/7 coverage would increase the value even more.

- > 15% of respondents think this is too high
- > **82% responded that this was an acceptable level** – displaying the perception that the GSP expense is a cost-effective investment in Guilford.
- > 60% of respondents would consider paying more than the current \$300 fee

What would make the GSP fee a better value?
(Select all that apply)



We received numerous suggestions for other ways to improve the service. The following is a summary of the suggestions:

MANDATORY FEES

Quite a few residents expressed frustration about the fee being voluntary pointing out that it would be lower if all residents were required to pay and would be even more cost effective. There is a very low limit to the amount the annual assessed fee can be increased. As a result it, is not possible to add the GSP fee to the mandatory fees.

PATROL ALLOCATION

Many asked for targeted allocation of the existing patrol resources to areas that have historically shown more crime (areas close to Greenmount and Guilford Elementary). The GSP routing already focuses somewhat disproportionately on those areas, but we are revisiting the patrol routing to see if any improvements can be made.

GUARD PRODUCTIVITY

There were several requests that the guards try to be more interactive with the residents, spend less time talking on the phone, sitting in the car, or doing other things that don't appear to help neighborhood safety. We will work with Securitas in the area of guard performance.

Support for Guilford Elementary/Middle School Grows

NANCY GETTER

The Guilford neighborhood group, Friends and Neighbors of our School [FANS], is dedicated to supporting and strengthening Guilford Elementary/Middle School [GEMS] and would like to thank our neighbors for the generous contributions they have made to help improve the school life of 350 GEMS students. Whether participating in an inaugural fundraising effort or tutoring each week, Guilford FANS make a difference every .

This past fall, many Guilford FANS joined together to raise money to increase after-school and other enrichment programming activities at the school. Through their generosity, GEMS now has weekly art instruction available for children in grades pre-k to first grade. In addition, GEMS now offers children an after-school chess club designed not only to teach students how to play the game but also to provide them with life skill strategies. Donations also support the school's Acts4Youth program, which targets at-risk boys in grades fourth through sixth, the school's National Academic League, an academic competition, in a quiz bowl format, for middle school students, and will support an after-school music program that is forming at this time. In addition, some of the money raised covered the cost of much needed sports equipment.

FANS would like thank the following neighbors who gave so generously to support GEMS: **Carole and Steve Argo, Amy and Bruce Barnett, Meredith and Adam Borden, Eva and Warren Brill, Mary Pat Clarke, Dana DiCarlo and Scott Plank, Jim Durkay and Sheryl Post, Nancy Ekelund and Jeff Mason, Beth and Mark Felder, Lindsay and Bruce Fleming, Paul Fowler and Frank McNeil, Joan and Howard Friedel, Nancy and Keith Getter, Ann and David Giroux, Lisa and Mark Kaufman, Bess Keller and Michael Terrin, Sylvia and James McGill, Gillian and Ed Meigs, Claire and Lee Miller, Joann Orlinsky, Angelo and Lauren Otterbein, Beverly and Carlos Quinones, Carol Rice, Eric and Sarah Rice, Lynda and Darrell Riley, Joan and Landon Royals, Donald and Peggy Greenman, Karen and Alex Sapir, Jane and Jim Webster, Judy Witt, and Christy and Matt Wyskiel.**

FANS could not do the work it does at GEMS without the incredible generosity of the individuals listed above.

Not only have our neighbors been financially generous with GEMS, a number of them are also generous with their time and talents. Eleven neighbors volunteer as tutors working in variety of settings.

Stop by the school some day, and you will probably see **Jay Lippincott** tutoring an eighth grade boy in mathematics while also playing the role of his mentor. You'll also see Jay's wife, **Margaret Lippincott** assisting students in the school's impressive library. Jay and Margaret's sons Will and Henry volunteer time each week with the school's Acts4Youth after school program. Down the hallway, you will find **Karen Sapir**, and sometimes her husband, **Alex Sapir**, and their two children, conducting art lessons with eager first graders. **Burt Ray** spends his time at GEMS working on reading comprehension skills with four third graders, while **Leslie Meek**, across the hallway, teaches math skills to fifth graders. **Lynda Riley** spends her volunteer time with kindergarteners, and **Gillian Meigs** works closely with two eighth graders on math skills. **Nancy Getter** and **Susan Scheir**, a Homeland resident, read to the school's youngest students in the pre-k classes. In addition, two other Homeland resident have also signed on as tutors: **Julie Evans** works with a second grader to help improve reading skills, and **Claudia Nemphos** spends her time with a first grader also working to strengthen language arts skills.

Tutors select which age group and academic subject they wish to tutor. Whether tutors are new or returning from previous years, they all find the experience extremely fulfilling. Tutors always comment on how great the children are at GEMS.

If you would like to learn more about the work FANS does at Guilford Elementary/Middle School, please contact Nancy Getter at kgetter@aol.com or (410) 662-0934.

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A New Charles Street Boulevard

TOM HOBBS

Reconstruction and reconfiguration of the nine block section of North Charles Street from 25th Street to University Parkway is expected to start next summer and be completed in spring 2013. In addition to being one of Baltimore's premier streets, a Maryland Scenic Byway and proposed National Scenic Byway, Charles Street is an entrance and spine of the Guilford community. The boulevard section that is being redesigned is lined with residential, commercial, academic/institutional, and religious organizations and is one of the more beautiful sections of the street.

The plan that is to be implemented is the result of years of planning that has involved the adjacent communities, Johns Hopkins University, the Baltimore Museum of Art and other institutions and stakeholders. Delays resulted from initial plan reassessment and cost constraints. After further value engineering the plan has been approved by the City.

The project will address pedestrian safety and traffic-calming concerns; improve traffic flow; include new landscaping, trees and lighting; incorporate bike lanes and parking needs; preserve and

upgrade green spaces; integrate public art and highlight the street's cultural and historic significance. The intent is to create a more impressive boulevard while meeting the current and future needs of the city.

The makeover is expected to cost \$28 million. Johns Hopkins will contribute \$2.5 million toward the cost of renovations and will maintain the median and grassy areas from 29th Street to University Parkway for 15 years. This improvement together with the Loyola landscape improvements at Charles and Cold Spring and the recently constructed landscape median of St. Paul Street will present dramatically improved streetscape on the approaches to and within Guilford.

This section of Charles Street is expected to be closed to traffic for significant periods during construction. If you want to learn more about the project, more information is available at charlesstreet.mdprojects.com.

York Road / Greenmount Avenue Improvement

HOWARD MALTZ



The improvement project calls for the portion of York Road between an area just north of the Northway intersection south to E. 43rd Street to receive a raised landscaped median.

After years of planning the City is about to undertake a major project to improve York Road and portions of Greenmount Avenue. The current phase of the York Road Corridor Improvement Project will rehabilitate York Road, from 40th Street north to the Baltimore County line. The project includes:

- > Major sidewalk/ADA ramp repairs
- > New pedestrian lighting
- > Expanded tree pits and additional street trees
- > New traffic signals, including pedestrian countdown timers
- > Bus stop upgrades and possible bus stop location changes
- > Street repaving/remarking/improved crosswalks

The plan calls for the portion of York Road between an area just north of the Northway intersection south to E. 43rd Street, the section abutting Guilford, to receive a raised landscaped median.

The York Road Partnership has been playing an active role working with the City's Transportation Department and other City Officials in implementing this project as part of the Strategic Neighborhood Action Plan (SNAP).

A special workshop to discuss the intersection of Cold Spring Lane and York Road scheduled Dec 16 and canceled due to snow will be rescheduled by the end of January. For more information and dates of meeting visit Baltimore City's Department of Transportation Projects website page: <http://www.orangeconeproject.com/york-road-corridor-improvement-project/>

The next phase of improvement will be Greenmount Ave. from 40th Street south to 32nd Street. Planning for that project should begin this year. Guilford and other adjacent neighborhoods will be involved in the planning and when the planning process is underway, we'll invite input from residents.

The Guilford News

WINTER 2011

CALENDAR OF EVENTS

February TBD	Centennial Events planning meeting
February 17	Organizational meeting for a new garden club in Guilford
April TBD	Easter Egg Hunt, Sherwood Gardens
June TBD	Dinner at Dusk, Sherwood Gardens

CALL FOR OLD PHOTOS

The Guilford Association is creating an archive of historic community photographs. If you have early photos of life in Guilford or Guilford development and are willing to share them please contact Ann Giroux at ann@guilfordnews.com

The Association will have photos copied and return originals. We are hoping to assemble a photo history for the 100th anniversary of the start of Guilford in 1913.



The Guilford Association had a lane plowed on all Guilford streets following the January 26 snowstorm.



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