

# The Guilford News

GUILFORDASSOCIATION.ORG

SPRING 2023

## A Blooming Success in Guilford's Sherwood Gardens

THE WEATHER WAS PERFECT AND SO WERE THE TULIPS FOR THE FIRST EVER BLOOM PARTY.

"It was the best and largest gathering that I have ever seen at Sherwood Gardens," declared one longtime Guilford resident. Several hundred people filled the gardens on the evening of Friday, April 14 for Guilford's first ever Bloom Party. With the garden's famous tulips in full bloom (along with the azaleas and flowering trees), neighbors and visitors alike listened to live music from Dan Wallace and the Hard Swing Trio and enjoyed delicious fare from Jimmy's Famous Seafood and Kona Ice.

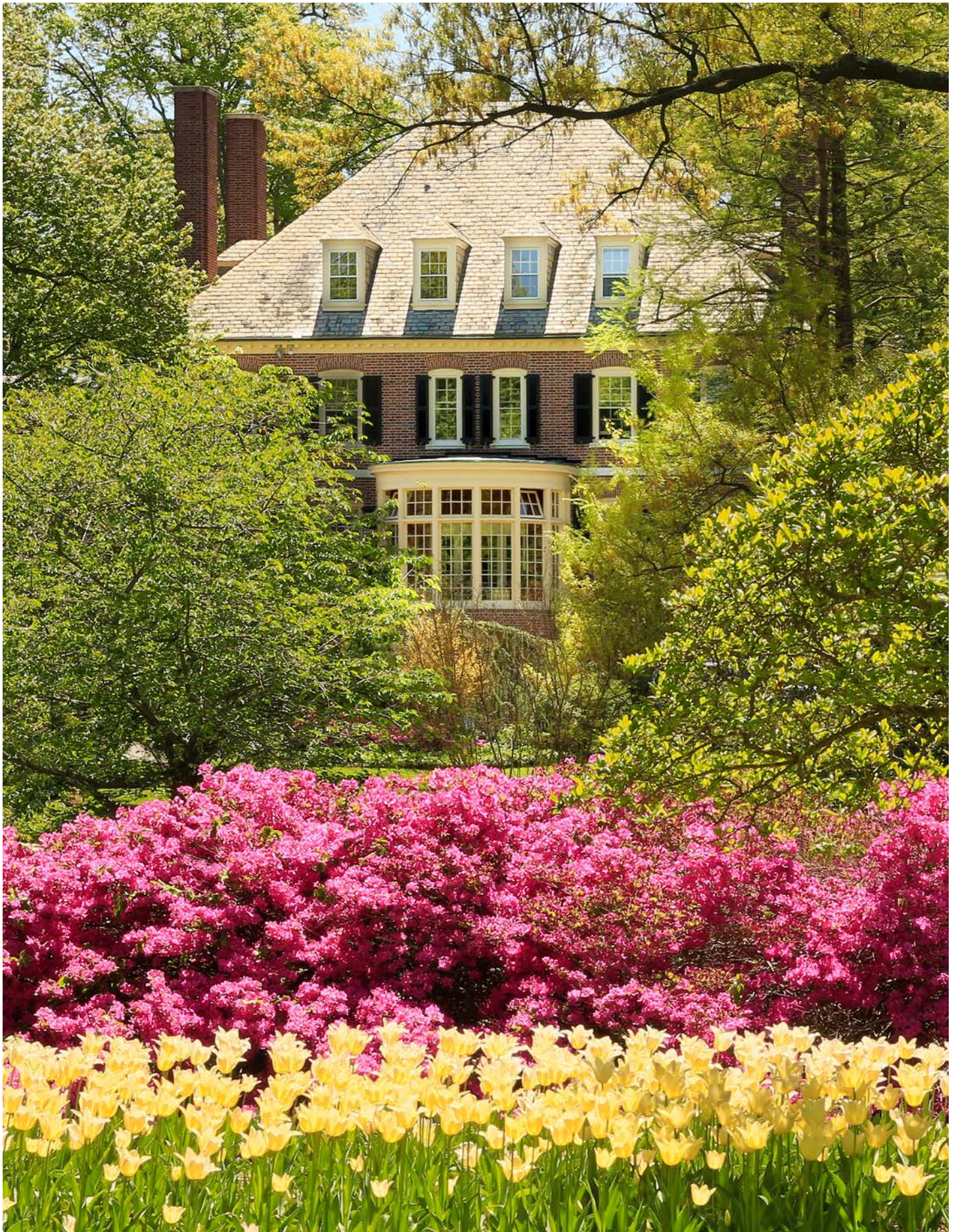
Guilford Association Board members were in attendance to meet with neighbors and informally discuss concerns and answer questions. Guilford's Security Patrol officers were also on hand to introduce themselves to residents. A big thank you to all the volunteers on the Social Committee for making the evening an enormous success.

Don't forget to return to Sherwood Gardens on the morning of Saturday, May 27 for The Annual Tulip Dig—one of the most popular events and fundraisers for Stratford Green. There you can bring home some of Sherwood Garden's tulip bulbs to enjoy next spring.



GREG PLEASE PHOTOGRAPHY







Welcome to Spring and the Spring edition of the Guilford Newsletter. Your Board of Managers is hard at work behind the scenes. Highlights include: many new trees in Gateway Park, Stratford Green and along our neighborhood streets; a more visible and engaged Guilford Security Patrol; and, of course, community events like that fabulous Bloom Party in Sherwood Gardens last month. Remember the Egg Hunt? It was a very quick event, but marvelous as well. The throngs of visitors to Sherwood Gardens attest to Stratford Green's enduring attraction as a venue for its beauty and joyful setting. I would be amiss not to mention our renowned Annual Tulip Dig to be held on May 27th, 7am-11am. We look forward to seeing you there.

The Annual Meeting of the Guilford Association was held on Wednesday, November 9 at the Second Presbyterian Church. We reviewed and passed the 2023 Association budget (summarized at right), elected 5 new members to the Board of Managers (introduced on page 19) and reviewed the activities of the Association's committees. The 2022 Annual Report can be found on the Association website at [guilfordassociation.org/association/minutes](http://guilfordassociation.org/association/minutes). There you can always see what the Board is working on by reading the minutes from our quarterly meetings.

You also can get news through emails including "The Guilford Minute." If we do not have your email, please provide it to the office so you always will be in the know. Don't hesitate to ask questions, advise of an issue, or give us your suggestions by emailing [officemanager@guilfordassociation.org](mailto:officemanager@guilfordassociation.org). We are here for you! Enjoy the Spring and all of Guilford's many delights!

Margaret Alton

## 2023 Guilford Association Budget Summary

### INCOME

Total Revenue	371,820
<i>(Maintenance Fees &amp; Association Dues)</i>	
Other Income	22,890
<i>(Advertising, other payments)</i>	
York Courts	5,680
Guilford Security Patrol	160,510

<b>Total Income</b>	<b>\$ 560,900</b>
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### EXPENSES

Parks & Land Maintenance	79,358
Other Maintenance, Services	56,740
<i>(St. Paul Median, snow removal, newsletter)</i>	
York Courts	5,680
Guilford Security Patrol	160,510
Community Security	50,000
Professional Services	63,750
<i>(legal, accounting, insurance)</i>	
Stratford Green Donation	65,000
<i>(Sherwood Gardens)</i>	
Administrative	79,862
<i>(rent, salary, supplies, telephone, IT)</i>	

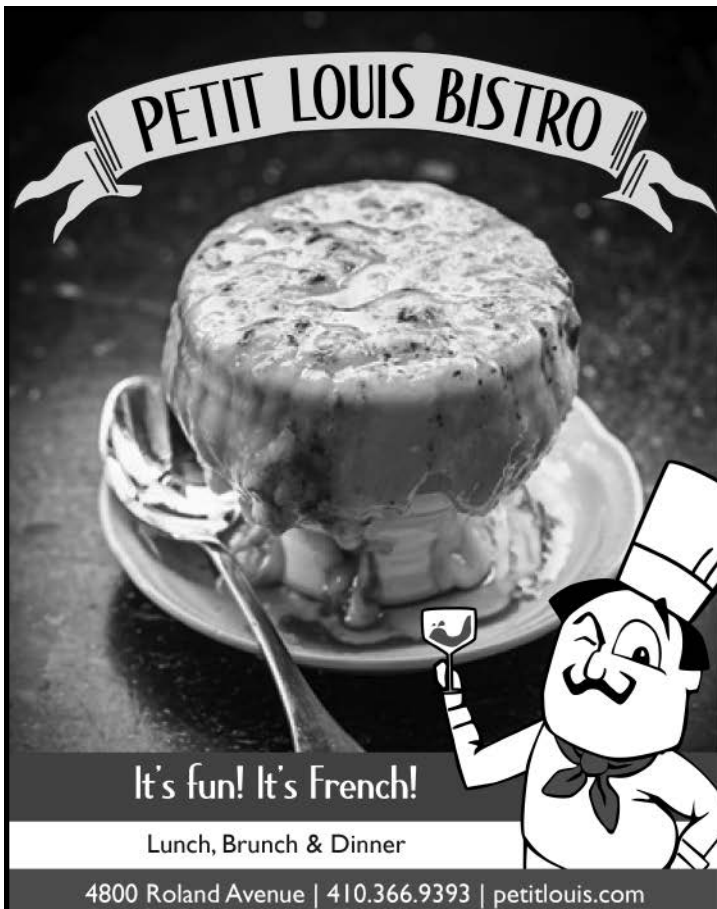
<b>Total Expenses</b>	<b>\$ 560,900</b>
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




**1 WHITFIELD**  
 List Price: \$2,999,000  
 Closing Price: \$2,850,000



**11 CHARLCOTE PL**  
 List Price: \$899,500  
 Closing Price: \$923,000


**15 CHARLCOTE PL**  
 List Price: \$3,450,000  
 Closing Price: \$3,000,000


**4330 N. CHARLES ST**  
 List Price: \$625,000  
 Closing Price: \$625,000


**4207 SAINT PAUL ST**  
 List Price: \$1,585,000  
 Closing Price: \$1,450,000


**4100 SAINT PAUL ST**  
 List Price: \$1,475,000  
 Closing Price: \$1,475,000


**219 WENDOVER RD**  
 List Price: \$1,100,000  
 Closing Price: \$999,000


## Active Properties

AS OF APRIL 30, 2023

List price


<b>207 E. HIGHFIELD</b>	\$2,750,000
<b>4104 GREENWAY</b>	\$2,200,000
<b>4101 N. CHARLES ST</b>	\$1,549,000
<b>3703 N. CHARLES ST</b>	\$1,498,000
<b>4201 GREENWAY</b>	\$1,495,000
<b>207 WENDOVER RD*</b>	\$1,398,500
<b>3805 SAINT PAUL ST*</b>	\$1,250,000
<b>45 WARRENTON RD</b>	\$1,234,000
<b>3803 SAINT PAUL ST*</b>	\$1,200,000
<b>4404 BEDFORD PL*</b>	\$679,000
<b>4419 LINKWOOD RD*</b>	\$675,000
<b>312 SOUTHWAY</b>	\$640,000
<b>4418 UNDERWOOD RD*</b>	\$635,000
<b>405 SOUTHWAY*</b>	\$475,000
<b>406 BRETTON PL</b>	\$435,000
<b>410 BRETTON PL</b>	\$415,000
<b>3812 GREENMOUNT AVE*</b>	\$249,900


\*Under Contract



**3811 SAINT PAUL ST**  
 List Price: \$1,088,000  
 Closing Price: \$998,000



**4 SAINT MARTINS RD**  
 List Price: \$800,000  
 Closing Price: \$775,000


**3804 GREENWAY**  
 List Price: \$1,195,000  
 Closing Price: \$1,080,000



**3810 GREENMOUNT AV**  
 List Price: \$189,900  
 Closing Price: \$176,000



**3730 GREENMOUNT AV**  
 List Price: \$399,900  
 Closing Price: \$402,000


**3528 GREENMOUNT AV**  
 List Price: \$194,000  
 Closing Price: \$194,000


**3523 N. CALVERT ST**  
 List Price: \$599,900  
 Closing Price: \$620,000


**3511 NEWLAND RD**  
 List Price: \$450,000  
 Closing Price: \$450,000


**403 SOUTHWAY**  
 List Price: \$681,000  
 Closing Price: \$681,000


**412 SOUTHWAY**  
 List Price: \$405,000  
 Closing Price: \$410,000

# Guilford Property Sales

NOVEMBER 25, 2022 – APRIL 30, 2023



Calvert School's brand-new 29,000 square foot Luetkemeyer Athletic Center officially opened this past fall.



# Squash Reigns Supreme in Baltimore

KELLI COMBERIATE



The new \$8.5M athletic facility at Calvert School includes 10 singles squash courts, indoor turf field, and a fitness room.

In a little over a year Calvert School created the first dedicated athletic building in the school's 125-year-history. The brand-new Luetkemeyer Athletic Center, designed by architect firm, Hord Coplan Macht, is located right down the road from Guilford in the Tuscany-Canterbury neighborhood. It features a roughly 13,000-square-foot convertible indoor artificial turf field, a student and faculty fitness room, and their pièce de résistance, 10 squash courts with an observation gallery.

For squash players in the area, finding a squash court to play on has become a challenge, especially since the COVID-19 pandemic began. Before the pandemic, Calvert School's squash players practiced three days per week at a local health club at 7:00 am. This prohibited some students' participation, so the new on-site facility will only broaden Calvert School's already burgeoning squash program.

"With the closing of Meadow Mill's 16 squash courts, Calvert identified the new athletic center as a strategic priority within our Calvert 125 Campaign," says Sarah Walton, Director of Development for Calvert School. "Named in honor of Jack Luetkemeyer '53, whose \$2.5 million matching gift made it possible, along with many other generous donors" it is "the most important large-scale renovation on Calvert's campus in nearly 20 years." "The Luetkemeyer Athletic Center expanded our popular squash program, which was launched in 2006 by Coach Mary Alice Lears. The facility also houses our all-community assemblies and gatherings," says Walton.

Currently, Calvert School is one of the few schools in the area to have its' Middle School team invited to the US Nationals. Over the years, they've won both regional and national championships and that's likely to continue with the new Luetkemeyer Athletic Center.

"The building project stayed on schedule and budget thanks to Mullan Contractors, our Buildings & Grounds Committee, and school leadership. Construction began in the summer of 2021, and the building opened at the start of the 2022-2023 school year. The biggest challenge was the delayed shipping of the squash courts from Europe," says Walton.

The state-of-the-art building officially opened on October 7, 2022 where the school honored Susie and Jack Luetkemeyer and the entire Luetkemeyer family. After the ceremony, guests were invited to watch an exhibition squash match between Patrick Bedore, Director of Squash, and Cullen Little '15, a University of Virginia player.

Calvert School alumnus Little was back on campus on February 16, 2023 for a men's varsity squash match. The University of Pennsylvania, ranked number 2 in the country, played against and ultimately defeated the University of Virginia, ranked number 5 in the country. It was the first major collegiate competition hosted at the Luetkemeyer Athletic Center, but it won't be the last.

"Baltimore has the most enthusiastic squash program in the country, in my opinion. It was an honor to partner last night with top-notch collegiate players led by two of the best squash coaches, Gilly Lane from Penn and Mark Allen from UVA," said Bedore in a press release.

While the Luetkemeyer Athletic Center is not open to community members, it's still having quite the impact. "Through school programming and our after-school activities, including the recent UVA vs. Penn squash match, the Maryland State Middle-School Team Championships, and the Calvert Junior Gold tournament, many more students and teachers have been inspired to pick up a racquet!" says Walton.



# York Road gets a Business Improvement District

KEVIN CREAMER

For residents along the York Road corridor, there was welcome news to start off 2023: after years of advocacy from community stakeholders, a Business Improvement District (BID) was formally established along a two mile stretch of York Road between Northern Parkway and 39th street.

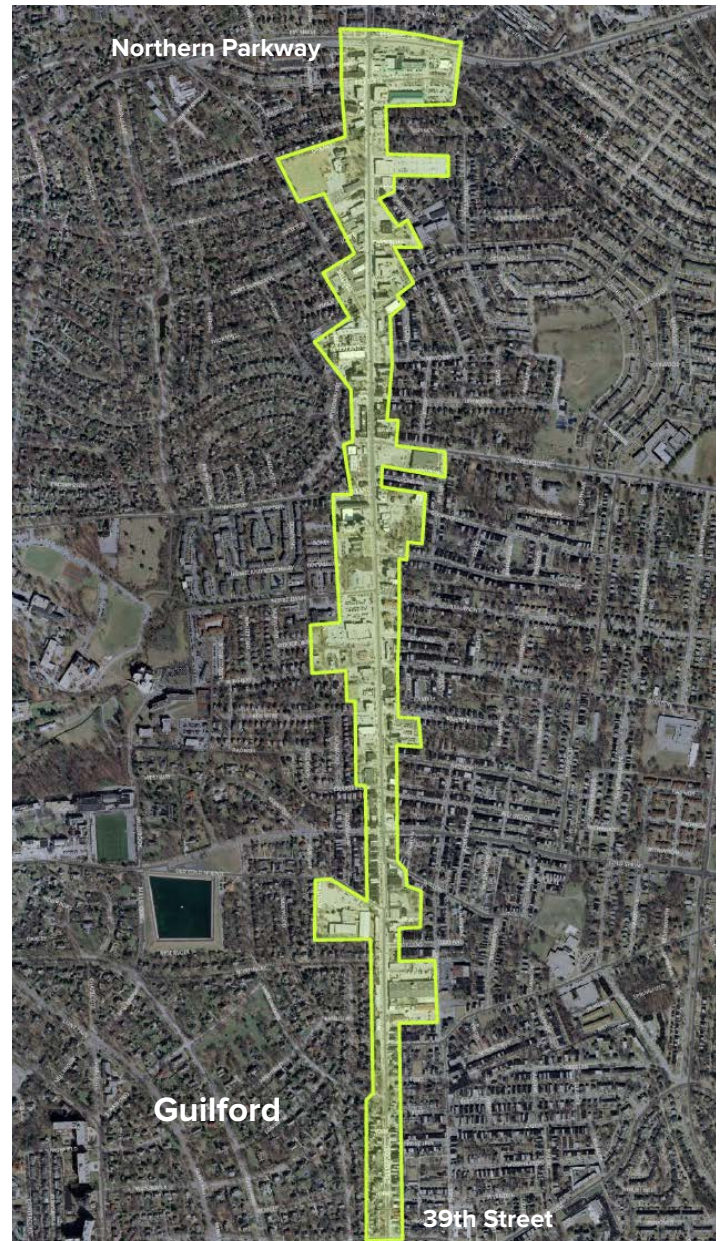
The seeds of the York Road Business Improvement District vision were planted back in 2015, when the Baltimore City Department of planning formally adopted the York Road Commercial Corridor Vision and Action Plan ([planning.baltimorecity.gov/sites/default/files/YorkRdCorridorVision%26Action.pdf](http://planning.baltimorecity.gov/sites/default/files/YorkRdCorridorVision%26Action.pdf)). As a part of this wider vision, the goal of the BID was to help promote business development and retail along the corridor through funding beautification projects, façade improvements, and fostering community-based advocacy and engagement.

To officially designate the corridor as a business improvement district, the City Board of Estimates required a 58% vote from property owners within the proposed district. While this threshold was not met during the initial 2019 voting period, over 80% of property owners who voted during the Jan 6–Feb 6 voting period in 2023 were in favor of establishing the district, resulting in its official establishment.

Residents familiar with the Downtown Partnership program will be excited to learn that the York Road BID will operate in a very similar fashion—property owners in the designated area will pay an annual fee (\$.22 per \$100 of assessed property value) to fund the BID initiatives, which will in turn help to draw commercial and retail traffic to the area and increase the value of properties along the corridor. In its first year of operation, this fee represents about \$200,000 in funding for BID activities, to be supplemented with a \$230,000 federal grant for the federal fiscal year. In subsequent years, the BID Board of Directors strives to increase the regular operating budget to at least \$400,000, which will further assist in the promotion and development of both new and existing business along the corridor.

There is much to be excited about for the future of the York Road Corridor: the BID Board of Directors is currently looking to hire an Executive Director of the York Corridor BID Management Authority, who will oversee the structure and operation of BID activities.

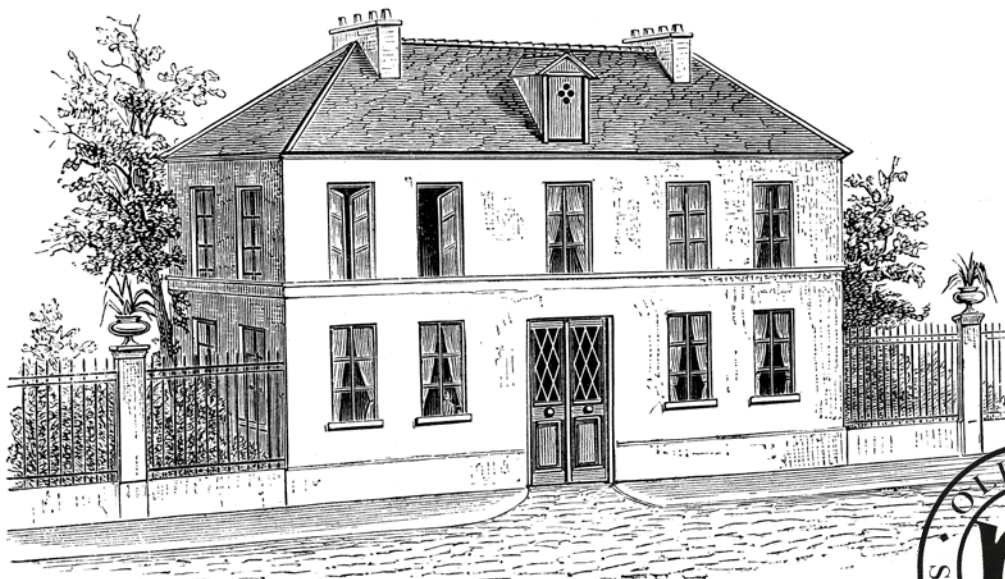
If you are interested in learning more about the history and vision of the York Road BID, or would like to receive updates as work begins, you can register for the BID newsletter at [www.bidyork.org/signup](http://www.bidyork.org/signup), or contact the BID Board of Directors at [BIDyork@gmail.com](mailto:BIDyork@gmail.com).



The new Business Improvement District, located between 39th Street and Northern Parkway, aims to create a more attractive and safer York Road.



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# Welcome!

Rather than just listing the addresses of properties that have been sold in the past year and the names of new residents, we suggested that our new neighbors might like to introduce their family and state what attracted them to Guilford. In 2022 we were pleased to welcome 39 new resident families.

**8 E. Bishops Rd** — Kimiko Yoshino and Saif Al-Azzawi

**403 Bretton Pl** — Martha Walker

**203 Chancery Rd** — Aaron and Claire Han are originally from California. They lived in Charles Village for a few years before moving to Guilford. They have a son named Oliver and another son due this summer. Aaron says, “My wife is finishing up her Ph.D at Johns Hopkins this spring, which was the purpose behind our transplant. When we found out Ollie was coming, we decided we needed a larger home. As she frequently needs to go to the Homewood campus, close proximity was a priority. We had spent a lot of time around Guilford already, having visited Sherwood Gardens many times on our walks while living in Charles Village, and falling in love with the area!”

**9 Charlcote Pl** — Hillary Williams, her husband, Morgan Williams, and their two dogs Beckett (Lab-Shepherd Mix) and Penny Rue (Mini Dachshund) moved to Guilford from Canton. Prior to May 2020, they were living in Washington, DC. Hillary says, “My husband and I were excited to find a neighborhood that truly had that classic neighborhood feel, populated with individuals who take pride in their historic homes and the amazing history and beauty of our city.”

**3801 N. Charles St** — James Gillis and Ashley Valis

**4101 N. Charles St** — RHS Title Group LLC

**4412 Eastway** — Thomas Chin

**3810 Greenmount Ave** — Manor Group Services

**3804 Greenway** — Deanna Kerrigan and Ajay Narayanan

**3810 Greenway** — Sean Carroll and Jennifer Ouellette, along with their two cats, Ariel and Caliban, moved to Guilford from Los Angeles. Jennifer says, “Sean grew up in Pennsylvania and (I) lived for years in NYC and DC so it was like coming home. Sean is a physicist and philosopher who moved from Caltech to become the Homewood Professor of Natural Philosophy at Johns Hopkins University. (I’m) a writer currently covering the intersection of science and culture at Ars Technica.” Jennifer continues, “Being walking distance to Johns Hopkins is a huge bonus! When Sean was considering the job offer, we visited several Baltimore neighborhoods to get a feel for the city. We stopped at the corner of Greenway and 39th and walked down Greenway to the campus. We fell in love with the street and general neighborhood immediately. Half urban half suburban giving us the best of both. We didn’t know at the time that we’d end up moving to that very block but it worked

out perfectly in the end. We are loving Baltimore in general and Guilford in particular.”

**3900 Greenway** — Damon Downing

**101 E. Highfield Rd** — Jennifer Welborn and her husband, Naveen Muppiri, moved from Boise, Idaho to be closer to Naveen’s family who live in PG and Howard County. “While visiting over the holidays, we stumbled into this beautiful neighborhood, saw a home for sale and just decided to go for it. We have since fallen in love with each of the unique homes and the garden and little parks,” says Jennifer. They have four college-age kids, Noble, Jaden, Amaya, Allie, along with a spazzy doodle named Nala. She is a St. Bernard and poodle mix who you may see walking us around the neighborhood, says Jennifer.

**203 E. Highfield Rd** — Megan Dempsey Bailey

**3799 Juniper Rd** — Varshini Varadaraj and his husband Christopher Eden moved to Guilford from Mt Vernon. Varshini says, “We fell in love with Guilford’s beautiful homes, greenery, bird sounds, and the sense of peace and home it carries, while being so close to the city.”

**3807 Juniper Rd** — Akh A. Hubbard and Davida L. Robinson

**3912 Juniper** —

**105 Millbrook Rd** — Jamie Peace and Barbara Smith-Peace

**303 Northway** — James K. Fields and Amal Gochenour

**402 Northway** — Jenn Lowe and Kate Wilkinson, along with their two dogs, Pico and Petunia moved to Guilford from Austin, TX. They spent 7 years there, although they’re both native Marylanders. Kate says, “Finding a home with enough space for two offices (we both work from home) and a good-sized yard for our two rescue chihuahua-mixes led us to Guilford. Being able to walk to Sherwood Gardens was a huge draw, as well as the incredibly friendly neighbors. We love being in Baltimore City, so Guilford is wonderfully close to all our favorite city activities and neighborhoods like Hampden and Waverly.”

**4414 Norwood Rd** — Kristin Robinson, and her husband Scott Mackintosh, along with their cat, Peascod, moved to Baltimore from Boulder, CO. Kristin says she grew up in Guilford (her parents lived here until recently) and they both love living in the city.

**4417 Norwood Rd** — Rd Sarah Pearsall

**110 Overhill Rd** — David C. and Annabel Wallace

**4300 Rugby Rd** — Peter W. and Nancy A. Harris

**4308 Rugby Rd** — Allison and Matthew Brandt

**4309 Rugby Rd** — Pierre D. Joanis and Lyde Joanis

**4 St. Martins** — Carmelo Cuffari and Hortenzia Beciu bought their house at the end of 2022 but have not moved in yet due to needed renovations. Hortenzia explains prior to purchasing their home in



# Our Other Neighbors

From Cold Spring Lane to University Parkway and York Road to Charles Street, white-tailed deer have been spotted in nearly every corner of the neighborhood. Its difficult to say how many deer call Guilford home, but their numbers have definitely increased in recent years. While the total deer population in the state of Maryland is on the decline, their numbers continue to increase in both suburban and urban areas.

Based on concerns from Guilford residents, the Association has contacted the Maryland Department of Natural Resources. George Timko, co-leader of the MDDNR Deer Project has advised us that while many counties and municipalities have staff dedicated to the issue, Baltimore City does not have an active deer management program. The Department of Natural Resources cannot manage deer on private or municipal properties. It can only provide landowners, communities, and municipalities information. The DNR's website contains multiple links pertaining to suburban deer management: [dnr.maryland.gov/wildlife/Pages/hunt\\_trap/Deer.aspx](http://dnr.maryland.gov/wildlife/Pages/hunt_trap/Deer.aspx).

Tools for suburban and urban deer management are extremely limited. Trapping and relocation is generally impractical and prohibitively expensive. Additionally, the survival rates of relocated deer are frequently low. Fertility control has been found to be somewhat effective on "confined populations," but deer are susceptible to traumatic injury during capturing and handling. Deterrents, repellents, landscape netting, and deer resistant plants are likely the best options in a setting like Guilford. While these non-lethal methods do not reduce deer numbers directly, they can reduce deer impacts on residents.

A presentation by George Timko outlining deer management issues and options can be viewed here: [youtube.com/watch?v=Zap1bx38GBQ](https://youtube.com/watch?v=Zap1bx38GBQ)



A pair of deer seen visiting a backyard garden on St. Martin's Road. Deer management is challenging with very limited tools for developed areas. Varying perceptions on how and if deer should be managed further complicate the issue.

2022, he thought about buying in Guilford in 2012 when he first moved to Baltimore. He decided to rent instead in Charles Village, but was able to explore Guilford when biking. They're both excited to start participating in community events once they're settled.

**3707 St. Paul St** — Preeti and Ragu Raghavan along with Sid and Viv moved to Guilford from Brooklyn, NY. Ragu says, "We love the architecture of the houses, the quiet, the parks, and the convenient location."

**4207 St. Paul St** — RHS Title Group LLC

**401 Southway** — Andrea J. Vaughn and Cristina M. Meneses

**419 Southway** — Mary Favret

**4303 Underwood Rd** — Renz Jarrett Juaneza and Sonya Neda Kaveh

**29 Warrenton Rd** — Caroline Hearn, her husband Ben Hearn and their 6 month old golden retriever puppy, Ivy moved to Guilford from New York City. Caroline grew up on Greenway in Guilford where her parents still reside!

**43 Warrenton Rd** — Dr. Scott Berkenblit, Dr. Gail Berkenblit, their daughter Elissa, and their black lab, Milo, moved to Guilford from Roland Springs where they had lived for 24 years. They recently added a beagle named Scout to their family as well. Scott says, "We have always enjoyed walking (and running) through Guilford and found it to be one of the most beautiful neighborhoods in Baltimore,

with its grand old houses, abundant tree cover, landscaped parks and gardens, and even wildlife."

**45 Warrenton Rd** — RHS Title Group LLC

**100 Warrenton Rd** — Chris and Karl (goes by Len) More moved to Guilford from Chagrin Falls, Ohio, which is a suburb of Cleveland. They have two sons; Jesse lives here in Baltimore with his family and Dustin and his family live in New Jersey. Len retired after 40 years in heavy/highway Construction Management, spent the last ten years selling antiques and pursuing lower golf scores. Chris retired from a Public Relations firm, spends her time with family and practicing Pilates. Chris says, "We feel very fortunate to have found a home in Guilford. The neighborhood is stunning We've visited Baltimore numerous times and have grown to love the area. Several years ago we spent Easter Day at Sherwood Gardens, not knowing Guilford would eventually be our home."

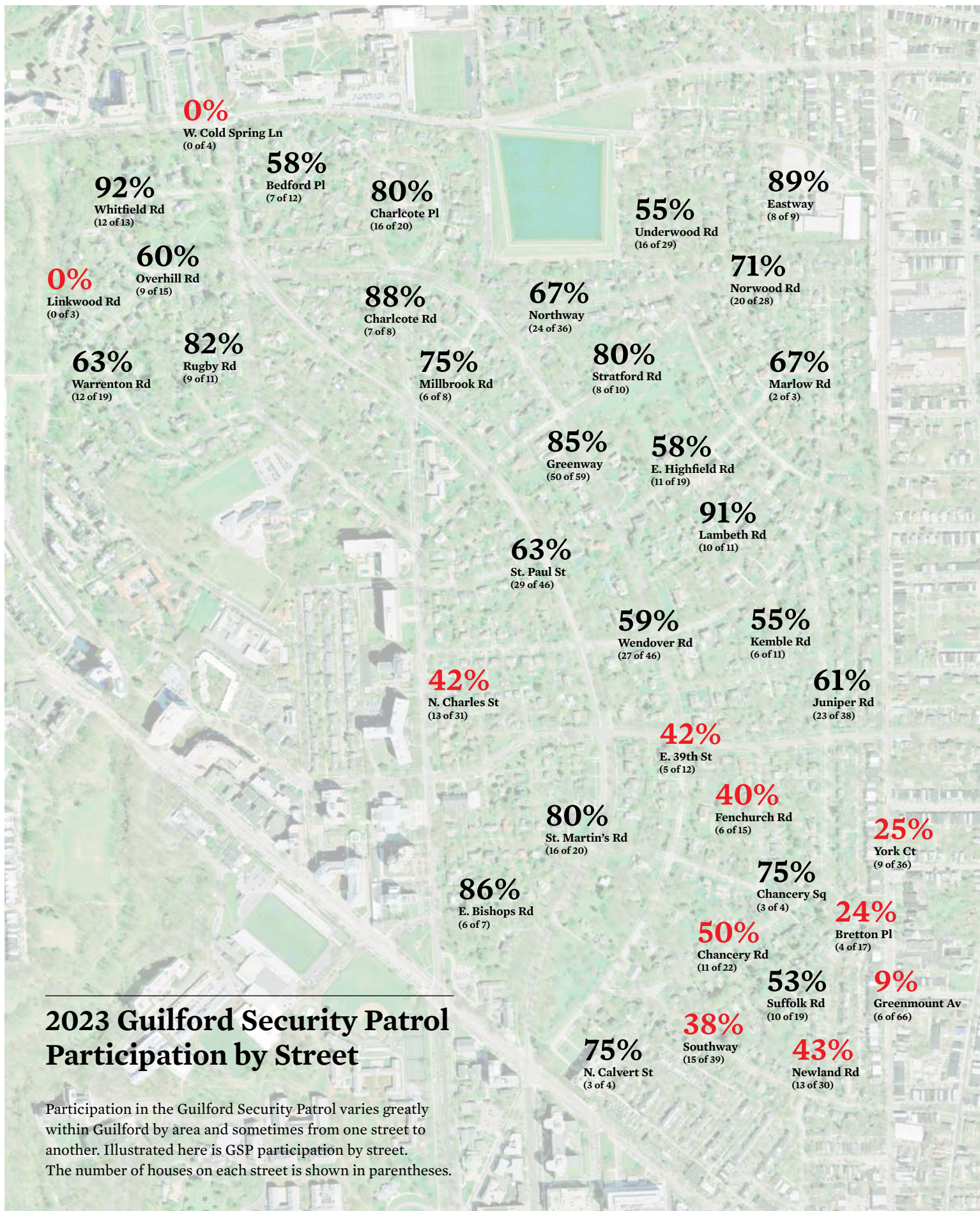
**313 Wendover Rd** — Kasim M. Ahmad and Rebecca Gwen Williams

**4300 Wendover Rd** — Amy Thomas and Louren Carlino

**16 Whitfield Rd** — Ming-Hsien Wang and Stephen Schatz

**30 Whitfield Rd** — Spyro and Laura Karetosos







# Security Patrol Updates and Survey Results

As you may have seen there is a new face in the Guilford Security Patrol vehicle. This is Officer Serena Little. Serena has been with Wolf Security Since 2016 and was a supervisor for a team of 10 guards for Downtown Partnership. Serena is well known for being on top of things when on duty and making sure things are getting done, not only done well but above and beyond. Serena was brought on to the team to create an omnipresence. An omnipresence is when hours are not set for the guard and they work overnight some days and during the day on others. This creates a presence that the community has 24/7 security coverage without actually having it, potentially deterring criminals from committing crimes in the neighborhood. Serena and our current weekend officer Don Wilson have embraced this change and we hope the community will too.

Please remember that summer time is approaching and the smell of cut grass is here. This means lawn mowers and weed eaters are being taken out of garages and sheds. These are easy targets for criminals. Please remember to always lock up your equipment.

In case of an emergency always call 911 first! Then call the Guilford Security Patrol officer at 443-878-7248. If the officer is not on duty at the time, leave a voicemail or text message. They will contact you at the beginning of the next shift.

Tyler Champ, Wolf Security

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The Safety Committee conducted a survey in January of this year and emailed results to all resident in February. Reprinted here are the results of that survey.

**782** residents opened the survey, with **315** submitting it. This is a **40%** completion rate.

**155** residents supplied additional comments in the survey space provided or via email.

**86%** of respondents feel safe in Guilford.

**85%** of respondents have some form of home security system.

**77%** of respondents currently contribute to the Guilford Security Patrol (GSP).

**60%** of respondents were in favor/somewhat in favor of increasing the GSP hours.

**63%** of respondents were in favor/somewhat in favor of increasing their contributions to cover additional security services. Of the **22%** of respondents who do not currently contribute to the GSP, **59%** indicate it is because they do not feel Wolf is effective and that safety is not an issue in Guilford.

**64%** of respondents are in favor of security surveillance signage in strategic locations throughout the neighborhood.

Interest in a neighborhood watch program was divided almost equally.

Here is some additional information in answer to the survey's most frequently asked questions and comments.

**Q: Why do I no longer see Wolf Professional Security on patrol?**

**A:** Wolf Security patrols Guilford seven days a week. The hours of coverage vary. In Fall 2022, based on intel from the Baltimore Police Department and a spike in very late-night incidents, we asked Wolf to shift its hours to nighttime, hence they are less visible. We anticipate a mix of day and nighttime hours going forward and greater visibility of the GSP as a result.

**Q: I don't hear much about how Wolf Security is protecting Guilford or lowering crime rates.**

**A:** The Guilford Association sends an email notification to the community when the BPD reports an incident occurring in Guilford. Wolf also sends us a daily report of what they see on their patrol including photos of vacation homes. Wolf's dedicated account manager for Guilford monitors its car and its route full time. Not hearing much is a good thing and a soft measure of the effectiveness of having a security patrol. We compare our numbers to our neighboring communities—we are performing at par or better. These numbers were reported at our November Annual Meeting. Starting soon, Wolf intends to send quarterly security updates and safety recommendations to the community.

**Q: Why is the GSP fee not mandatory?**

**A:** Contributions to the GSP are voluntary. The Guilford Deed and Agreement does not allow an increase in mandatory fees by more



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## Message from Wolf Security

As Spring has finally come upon us, the mood amongst us becomes even more prosperous and cheerful. Warmer temperatures, longer daylight, and flowers blooming in the sunlight help to enlighten the mood. This is a wonderful time of year; but also a time where we all must take a few minutes and make sure we are staying up with the security standards to keep the community safe.

We all partake in “spring cleaning” in and around our house. While doing so, please keep the following in your mind:

Check all of your smoke alarms and carbon monoxide detectors. Make sure they are working properly by testing them. If you are having issues with them and cannot figure out the problem, either replace them immediately or reach out to the fire department for assistance.

Check your outside lighting. Make sure the lightbulbs are illuminating. You may want to consider replacing your existing lightbulbs with LED bulbs for better lighting and possible economic savings. Please make sure any motion detectors are properly working.

Make sure you continue to lock your garages and sheds. You will likely begin to use these areas more with increased lawn and garden care. Also remember, do not leave a garage door opener in a vehicle that is left outside of your garage. Criminals can break into your vehicle and open your garage door to gain entry into the main house.

If you have security cameras on your home, make sure they are working properly and there are no impediments, such as shrubbery, blocking the camera’s view.

Please engage with the Wolf Security officers and continue to be the eyes and ears for the community. Remember, if you see something, say something. We are all in this together!

I do hope everyone had a great winter, and the team at Wolf Security wishes you all a wonderful year ahead.

Respectfully submitted,

Brian Wolf  
President, Wolf Security

than \$0.20/100 square feet per property in any calendar year. In light of this limitation, any fees above this cap must be voluntary. The Association budget has included \$50,000 for security in each of the past several years. Based on feedback, the Association is looking into periodic payments for the annual GSP fee.

### **Q: Why don’t we have security cameras?**

**A:** In 2020-21, the Association ran a one-year pilot test with two hunting/tracking cameras. These were \$1,000 cameras that provided real-time photos directly to the on-duty Wolf patrol officer. What we and Wolf learned was that the cameras were too much of a distraction for the officers. Despite fine tuning the cameras for better resolution and/or more battery life, the cameras were still picking up too many vehicles and smaller animals (squirrels, etc.). The officers were being inundated with photo texts that they couldn’t possibly respond to.

Fortunately, the majority of Guilford residents have their own security cameras. Residents have provided high resolution video to the Association and we’ve passed the footage to the BPD. While BPD may not always respond immediately to these videos, it helps them establish criminal patterns and patrol accordingly.

Higher-tech cameras, including those with license plate readers, have been researched and priced, but many factors need to be weighed. Who is monitoring the camera video? The Association could not possibly monitor 24-hour video with its limited staff and budget. Where are cameras to be placed and how many are needed? Costs—does the Association have the funds? There is also a negative connotation of the Guilford community being under constant surveillance. Camera implementation is reviewed regularly.

### **Q: If I capture prowlers on my video camera footage, how do I send this to the BPD?**

**A:** Residents may send videos to the BPD Northern District — [NorthernDistrict@BaltimorePolice.org](mailto:NorthernDistrict@BaltimorePolice.org). Residents can sign up and learn more about the CitiWatch Community Partnership at this link — [citiwatch.baltimorecity.gov](http://citiwatch.baltimorecity.gov).

CitiWatch does not allow the police access to your camera but rather it allows them to contact the person with the camera to request that the homeowner search the camera footage for a specific date and time range. It is essentially the modern version of going door to door and asking people if they have seen anything in relation to the crime.

The Guilford Safety Committee is addressing the concerns raised in the survey as well as those expressed by email and phone. We have met with Wolf Professional Security and found them to be receptive to our concerns and enthusiastic about improving: visibility, sharing strategy regularly, call response, and incident follow up.

As always if you have any suggestions, questions or complaints please let us know at: [guilford@guilfordassociation.org](mailto:guilford@guilfordassociation.org) or by calling the Office at 410-889-1717.

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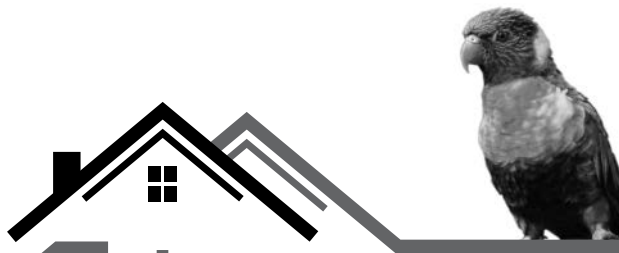
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# New Board Members



**Kevin Gaynor** has been a Guilford resident for over 15 years and currently serves on the Board of Stratford Green. Professionally, he is semi-retired after an almost 50 year legal career. He is nationally known as an environmental litigator, handling complex environmental matters all over the country. He was a senior partner in one of the top law firms in the country, where he is presently a senior counsel. Kevin also had stints at EPA and the Department of Justice. With his practice winding down,

he finally has time to serve on the Board. He has a special interest in the security issues facing Guilford and Baltimore in general. Kevin also has a great fondness for Guilford, which he considers to be the most beautiful and livable urban community he has seen on his national travels and he would like to see it stay that way.



**Rich Hunt** has had a distinguished career in a variety of positions. Most recently, Rich is President and CEO of Sand Creek Consulting Services, LLC. Previously he was the COO/CFO for Imperium, Inc, CFO for 3 publicly traded companies and private equity backed organizations. Rich also worked for several industry leaders in the healthcare sector. Rich is a CPA and possesses an MBA from Pepperdine University and a BS in Accounting from Northern Illinois University. He is a Malcolm

Baldrige Quality Award Examiner, which is the highest level of national recognition for performance excellence that one can receive. Believing in giving back to the community, Rich has served on multiple Boards of Directors, including currently serving as a Board member with Aldridge Electric in Chicago, IL, and Concern – Professional Services for Children, Youth and Families in Fleetwood, PA. Rich and his wife Sheri have lived in Baltimore for nine years.



**Hillary Williams** is a manager with Deloitte Consulting, LLP in the federal and government services practice. At night, she is the Owner and CEO of Hillary Lynn Design, LLC a branding and web design firm proud to support small and medium sized businesses across the greater National Capital Region (NCR). She is a graduate of Florida State University with a BS in Economics and a BA in International Affairs. Hillary is currently completing her Masters degree with The Harvard Extension School.

Between 2015 and 2019, Hillary served as a pro bono consultant for neighborhood boards and non-profits across the Washington, DC and greater NCR. During this time, she became familiar with the many methods and constructs common to neighborhood boards and non-profits. Hillary is particularly interested in encouraging connections between residents across the Guilford neighborhood and preserving the sense of community that is both inherent and unique to this area.



**Chris Hardy** and his wife have lived in Guilford since May of 2020 and have enjoyed participating in the events that have been held since the COVID restrictions have been lifted. Chris is a professional engineer serving as a senior manager for a utility company that specializes in water main rehabilitation. His background with utility work and construction contracts give Chris the skills needed to assist Guilford in dealing with the City on upcoming construction projects. Chris and his wife

recently completed the restoration of their home. As a result he has extensive experience working with our Architectural Committee as well as the Maryland Historical Trust. The water main installation project that will be occurring on Kemble Road and Lambeth Road are of particular interest to Chris. He believes it's important for residents to have a realistic expectation of the work that will be required to modernize their water mains, and to properly document property conditions prior to the start of the construction project.

**Brian Bramhall** and his wife have lived in Guilford for close to 7 years. They previously lived in the Washington D.C. area, where Brian worked as a project manager for a construction company where he specialized in renovating significant historic structures. He now works as Director of Project Management for a similar construction company based in the Baltimore region. Brian received his bachelor's degree in construction management from Bowling Green State University in Ohio. He enjoys spending time outdoors, including walking around the neighborhood and the parks in his free time. Brian wants to help improve not only the neighborhood but also improve Baltimore as a whole. He believes that this change must start within the neighborhood. By serving on the Board, Brian hopes to help Guilford improve the roads and sidewalks, increase engagement with the Guilford Security Patrol, and preserve Guilford's historical charm through work with the architectural committee.

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# The Guilford News

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