

# The Guilford News

GUILFORDASSOCIATION.ORG

WINTER 2023

## Annual Holiday Party

A FUN-FILLED EVENING OF CELEBRATION AND CHEER KICKED-OFF THE HOLIDAY SEASON IN GUILFORD

Guilford's annual holiday party was held on December 3 at the beautifully decorated Greenway home of Sharon and Paul Smith. Guests gathered for a delightful evening of savory food, freshly shucked oysters, holiday-themed drinks, good cheer, engaging conversation and live music. Approximately 125 Guilford residents attended the party. It was the perfect way to kick-off the holiday season and a great opportunity to see old friends and meet new neighbors.

Serving as the largest annual fundraiser for Stratford Green, the event earned more than \$8,000 through ticket sales and raffles. We thank all of the local businesses and residents who donated products, services and gifts. The funds raised will be used to help support the care and maintenance of Sherwood Gardens.

As in the past, volunteers prepared invitations, assembled gift baskets, set up the food and bar areas, and checked guests in. The Smith's and the Guilford Social Committee are to be thanked for organizing an extremely engaging and well-attended Guilford neighborhood event.

See **HOLIDAY PARTY**, page 8

While there wasn't a fresh coat of snow this December (as pictured here), the home of Sharon and Paul Smith provided the perfect backdrop to celebrate the start of the holiday season.



GREG PEASE PHOTOGRAPHY





Dear Guilford Community,

Here is a short story about 2023, a year of transition for the Guilford Association. The transition began in January when Tom Hobbs, President for 13 years, asked me, then the Association Vice President and long-time member of the Board of Managers, to assume the president's position. I did. At the June Board meeting I gave a tribute to recognize Tom's unequalled contribution and dedication to the Guilford Community. Here is the gist: Tom spent countless hours creating the Association's office and stabilizing the Association's finances; urging geographic representation on the Board of Managers; enforcing the covenants of our Deed and Agreement (some in court) defending our obligations and boundaries and seeking to assure consistent application; creating the Architectural Guidelines, the York Court and Greenmount pattern books, chairing the Architectural Committee; putting in practice the Olmsted vision and Design Principles; re-treesing our streets and parks; educating us on the benefits of living in a National Register Historic District; working with residents and elected officials to address various issues and much more. As I said then, I could go on and on, but you get the idea. Tom, we are forever grateful. Thank you.

The 2023 change in leadership made it clear that there was a need for succession planning so a draft of Governing Guidelines was created. It states: "In accordance with the Charter, Deed and Agreement and By-Laws of Guilford and to promote inclusive community representation as well as Board sustainability, continuity and the institutional knowledge needed to avoid risk, these are the policies and procedures for governing the Guilford Association." These Guidelines give the Nominating Committee (NC) a great deal of new responsibility. The NC does not just nominate new managers, but the Board's officers as well. The NC stays in session all year working with Committee Chairs, appointed by the President, to recruit Guilford residents to a committee which is the first step enroute to an officer position. Currently the NC is working on finalizing the proposed Governance Policies and Procedures while putting them in practice as best they can.

Meanwhile 2023 proceeded with an invigorated Social Committee staging fun events from the Egg Hunt to the Holiday Party. The Safety Committee was extremely active addressing a

spate of vandalism and juvenile crime which continues. Guilford's relationship with the Northern District of the BPD and the State Attorney's Office (SAO) was strengthened along with improved coordination with our GSP by both. A presentation by the SAO's Juvenile Division is scheduled for early 2024 as part of the Safety Committee's desire to develop a crime prevention plan for Guilford.

For more information about each of our committee's 2023 activities please visit The Board Minutes section on the Guilford website. Also, this Newsletter contains the November 2023 Annual Meeting presentation, introduces our new Managers and provides a review of the 2024 Budget.

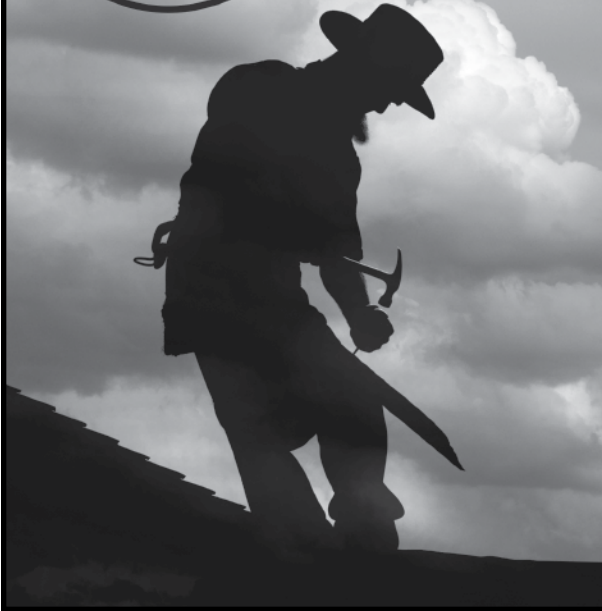
2023 also saw more attention paid to Sherwood Gardens/Stratford Green as a private park, in the heart of Guilford, devoted to enjoyment and botanical education. The overuse of the park by unauthorized activity alerted the Stratford Green Trustees to the need to re-think the rules for park use. With input from Guilford's Social Committee the Stratford Green Park's repositioning as an Arboretum and famous tulip garden began. In early 2024 the Park will have new rules signage as well as new wording for the Sherwood Gardens and Guilford websites. Stratford Green, with a number of new Trustees, rededicated itself to the sustenance of Sherwood Gardens and the development of new fundraising and educational opportunities.

2024 will begin with a new Association President and new Board leadership devoted to maintaining the historic heritage, natural beauty and unique quality of the Guilford community. I will remain the President of Stratford Green working hand in hand with Guilford's Managers, the Trustees of Stratford Green and you to keep Guilford moving forward—remaining Baltimore's Premier Community. We all thank you for your participation and support.

My Best Wishes and Happy Holidays,

Margaret Alton  
President





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# Guilford Property Sales

SEPTEMBER 1 – DECEMBER 15, 2023



**103 OVERHILL RD**  
List Price: \$750,000  
Closing Price: \$750,000



**4332 N. CHARLES ST**  
List Price: \$1,450,000  
Closing Price: \$1,400,000



**3 E. HIGHFIELD RD**  
List Price: \$1,100,000  
Closing Price: \$1,050,000



**3915 N. CHARLES ST**  
List Price: \$890,000  
Closing Price: \$905,000



**3806 SAINT PAUL ST**  
List Price: \$825,000  
Closing Price: \$825,000



**3703 N. CHARLES ST**  
List Price: \$1,399,000  
Closing Price: \$1,350,000



**3609 GREENWAY**  
List Price: \$945,000  
Closing Price: \$980,000



**4102 UNDERWOOD RD**  
List Price: \$899,900  
Closing Price: \$823,000



**3919 JUNIPER RD**  
List Price: \$599,900  
Closing Price: \$601,900



**3912 GREENMOUNT AV**  
List Price: \$195,000  
Closing Price: \$200,000



**410 BRETTON PL**  
List Price: \$399,500  
Closing Price: \$390,000

## Active Properties

AS OF DECEMBER 15, 2023

List price

<b>4014 GREENWAY</b>	\$2,200,000
<b>3805 GREENWAY</b>	\$2,195,000
<b>2 SAINT MARTINS RD*</b>	\$1,375,000
<b>4101 SAINT PAUL ST</b>	\$799,900
<b>4307 WENDOVER RD</b>	\$350,000
<b>12 YORK CT</b>	\$299,999
<b>3622 GREENMOUNT AV</b>	\$275,000
<b>3914 GREENMOUNT AV*</b>	\$269,000

\*Under Contract



HOLIDAY PARTY, *From page 1*

Scenes from the Guilford Holiday party—more than 125 neighbors gathered at the home of Sharon and Paul Smith on December 3.



GREG PEASE PHOTOGRAPHY





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# Annual Meeting Recap

On November 8 the Guilford Association held its Annual Meeting. Below is a summary of the items covered at the Annual Meeting. Each year at the Annual Meeting, a quarter of the Board of Managers is elected for a period of 4 years and vacancies created by any resigning board members may be filled for the unexpired term. Nominations for Board positions were solicited from Guilford residents and the slate was put forth by the Nominating Committee and approved by voting members of the Association. The newly elected Board members are introduced separately in the newsletter. In addition to the new members, Cathy Boyne, Tim Chriss, and Brandon McCullough, three existing board members, were elected to new terms. We welcome the new members and thank Elizabeth Comer and Clarke Griffin, who are leaving the Board for their contribution and commitment to the Guilford community.

## Financial Report

The fiscal position of the Association is sound and an appropriate, required reserve has been created for unplanned major expenditures. The Guilford Association is responsible for carrying out the provisions of the Deed and Agreement and is the owner of all community parks and common property that must be managed and maintained. While Sherwood Gardens is owned by Stratford Green Inc., the Association manages it as well. We always prepare a break-even budget. Due to rising operating costs and the intent to further supplement security expenses, the mandatory fee will be increased by \$0.20 per hundred square feet of property resulting in an assessment of \$3.80 per 100 square feet. The 2024 budget, summarized at right, was adopted unanimously by the Board of Managers.

## Community Safety—Brian Bramhall

Crime incidents in Guilford increased from 2022. Through October 2023, there were 57 incidents of Part 1 crime occurring within Guilford, an increase from 40 incidents for the same period in 2022. The large majority of crimes in Guilford were property-related incidents. The breakdown: auto theft—20; larceny from auto—13; burglary—11; larceny/robbery—9; aggravated assault—4.

When comparing incidents of crime in Guilford this year with incidents of crime in the nearby neighborhoods of Roland Park and Homeland, crime in Guilford is lower at 20.6% of the crimes collectively committed in these neighborhoods. Roland Park and Homeland constitute 48.6% and 30.8%, respectively. Neighborhood participation in the Guilford Security Patrol (GSP) remained the same this year. We have been in regular contact with Baltimore Police Department and Wolf Professional Security, and have noticed increased BPD patrols in the neighborhood. Wolf Security's cell phone number: 443-878-7248.

## Traffic and Streets—Kevin Creamer

The committee has continued to address a number of ongoing issues because actions are required by City Department of Transportation (DOT) and Department of Public Works (DPW).

During the summer, City DPW replaced the water mains beneath Kemble and Lambeth Roads. Both roads were repaved, sidewalks were replaced where disturbed and residents were pleased with the work.

Restoration of traffic island at Greenway, Northway and Millbrook. The planted island was part of the original Olmsted plan. It should provide a means of traffic calming on Greenway and improve the appearance of an overly paved intersection. The Association was able to procure State funds for the project in 2022. DPW has provided conceptual designs and is currently soliciting an engineering consultant.

Sidewalk replacements. The Association continues to maintain a list of locations where sidewalks require repair and replacement. The locations along with photo documentation are provided to DOT for replacement. During 2023, a DOT representative informed the Association that there is a 7 to 9-year waiting list for sidewalk replacements due to DOT's focus on installing ADA-compliant sidewalks.

## Parks—Margaret Alton

The oversight, maintenance and management of parks includes our community-owned parks and multiple islands, Stratford Green-owned Sherwood Gardens, City-owned St. Paul Street median and N. Charles Street bump-outs. In addition to maintenance, the trees are monitored and efforts made to fertilize and deter disease. In 2023, Stratford Green became an accredited Level I arboretum through ArbNet. This accreditation is not only a great achievement but may allow for substantial fundraising through grants.

## Architecture—Tom Hobbs

The Deed and Agreement requires the review and approval by the Architectural Committee of any exterior alterations to Guilford properties. The review assures compliance with the Architectural Guidelines, maintaining the community quality and aesthetic and helping to maintain property values. By the end of this year the Committee will have reviewed more than 120 formal applications and nearly as many requests for consultation. In addition, all properties are reviewed for covenant compliance if they are listed for sale as covenant violations must be disclosed with a plan for correction. To date, we have had over 50 property sales in Guilford—a record in recent years. The average sale price was about \$940,000.

Loyola University continues to use the triangular-shaped parcel north of the former reservoir as parking for its staff. Guilford and Kernewood residents are dismayed by the appearance of the undeveloped property, intrusion of vehicle headlights and lack of screening. The Association has continued to attempt to have Loyola address the concerns. After plans were provided to the Architectural Committee, requests were made for more plantings to screen the proposed parking lot, changes denying traffic access to Underwood Road and other Guilford streets, and a less intrusive



lighting plan. In a letter to the City Board of Municipal and Zoning Appeals, Guilford plans to support the conditional use of the property for parking, retaining the current R-1 zone and subject to the Architectural Committee approved development plan.

The 4304 St. Paul Street property was sold to investors in August 2023 after years of the property sitting vacant and unmaintained. During the previous Annual Meeting, plans were discussed to remove squatters that had settled into the property in October 2022. Through committed Board of Managers work and assistance from our legal team, the squatters were evicted in Spring 2023 and the property was sold. The investor purchasers are required through an executed Correction Agreement with the Association to correct the many covenant violations related to the exterior.

#### York Rd/Greenmount Ave—Kevin Creamer

There are many issues affecting the stability of the corridor that have direct impact on the Guilford community. This Committee is always looking for more support and members from the York Rd/Greenmount Ave corridor. Please contact Kevin at [kcreamer7@gmail.com](mailto:kcreamer7@gmail.com) to get involved.

York Road Business Improvement District. Plans to establish the BID were approved in February for the two-mile corridor from Northern Parkway to E. 39th Street. Funds raised by BID fees will fund initiatives to help drive commercial and retail traffic. Guilford Elementary & Middle School Site. The school property has been surplus by the City and there have been 2 or 3 periods during which parties interested in the site could respond with an expression of interest. The site is subject to the requirements of the Guilford Deed and Agreement and must remain for educational use only. The Midtown Academy has shown interest in the site and its property assessment and plans are due to the City in early December.

Proposed Vaughn Greene Crematorium. The Guilford Association together with other adjacent communities in the York Road corridor have actively opposed the proposed crematorium, largely by collective action through the York Road Partnership (YRP). However, the BMZA approved the crematorium with the requirement that a MOU be negotiated with the collective communities. YRP has filed a brief in Appellate Court to continue their opposition efforts and are looking for volunteer lawyers to help support the filing.

#### Social—Kelly Maher

Several well-attended events were held in 2023, including the Egg Hunt, Bloom Party, Summer Music Series in Sherwood Gardens, Neighbor Day, Movie Nights in Sunken Park, and the Halloween Parade. The Annual Holiday Party is planned for December 3 with a portion of the ticket price to benefit Sherwood Gardens. The Guilford Minute, a biweekly to monthly email to residents has been well received and is amongst the most read publications that the Association puts out. To join the Committee, please contact Kelly at [kellynn@gmail.com](mailto:kellynn@gmail.com).

## 2024 Guilford Association Budget Summary

### INCOME

Total Revenue <i>(Maintenance Fees &amp; Association Dues)</i>	391,642
Other Income <i>(Advertising, other payments)</i>	34,894
York Courts	5,760
Guilford Security Patrol	159,000

<b>Total Income</b>	<b>\$ 591,296</b>
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### EXPENSES

Parks & Land Maintenance	91,736
Other Maintenance, Services <i>(St. Paul Median, snow removal, newsletter)</i>	19,500
York Courts	5,760
Guilford Security Patrol	159,000
Community Security	49,000
Professional Services <i>(legal, accounting, insurance, Deed &amp; Agreement Renewal)</i>	112,150
Stratford Green Donation <i>(Sherwood Gardens)</i>	65,000
Administrative <i>(rent, salary, supplies, telephone, IT)</i>	85,150
Events	4,000

<b>Total Expenses</b>	<b>\$ 591,296</b>
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In Summary. These reports provide an overview of the extensive role your Association plays in maintaining the superior quality of Guilford and in representing the interests of its residents. Please enjoy this issue of the newsletter in which Guilford's new residents and new members of the Board of Managers are introduced. Thank you for your continued support and for helping to make Guilford the unique and outstanding place that it is.



# *The Dog Whisperer*

LOUISE CATHER

The Guilford community is a lovely place to walk. It features architecturally significant houses, abundant trees, and colorful gardens. Sherwood Gardens, whose Stratford Green was recently accredited as a Level 1 Arboretum, is open to the public. Foxes and, lately, deer, find it amenable to their needs. There are plenty of dogs, and dog walkers.

Most notable is Lindsay MacCuaig, who glides through the neighborhood in the midst of a dog pack, a dozen or so good looking canines of various sizes, colors, and leg lengths who all move as one. I had questions. Lindsay and her employer Chrissy Wohltman graciously shared their answers.

Lindsay is a professional employed by Canine to Five, a company owned and operated by Chrissy for 16 years. Lindsay taught for 18 years in Baltimore City schools, then became a cabinet maker and drafter for Monkton Design Build until Covid shattered the economy. Seeking an interim solution, she arrived at her new career by happenstance.



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Once arrived though, she found nothing casual about the business and pleasure of working with dogs. Lindsay went through a training process even more rigorous than that of the dogs who join each pack. Each dog client is typically trained for two weeks before joining their designated walker. That training is based on three solid foundational philosophies developed by Chrissy: the way the dog lives, learns, and acts. The pack is hierarchical, their behavior is learned, and they act territorially. Knowing how dogs act and using the three basic principles achieves a delightful pack walk.

Lindsay collects her charges one by one from their homes and loads them into her car, and proceeds to the starting point of whichever of her two to four different walks she is conducting. Her Guilford route begins in Tuscany-Canterbury. If you are lucky enough to have seen the dog parade you have noticed the entire pack stops if one of them does. That behavior was spontaneous, not trained. They wait patiently until their dog business is done and picked up before Lindsay gives the “giddyup” and the posse proceeds, tails wagging. Her average entourage is a dozen dogs but she recently broke her record with 14. The number is limited only by how many she can fit into her car. It is amazing, she shares, how well the dogs can pack themselves in.

Lindsay actually prefers a larger group. She appreciates the added elements and texture, so to speak, (Lindsay is also a talented oil painter), and the increased complexity of the pack. Chaos theory is mentioned. She has always been fascinated by group dynamics, she adds. It is fair to speculate that her teaching years add to her complexity. Her contemporary charges though, are always demonstrably happy to see her and quite obedient. Also, they are quiet.

This is not by luck or the dictates of pack behavior, but because each dog is screened individually and trained for three days before being accepted into the dog party. From there Lindsay groups subsets of, for example, three that get along especially well. Their leads are clipped to a single lead which is then attached by carabiner to her purpose-designed rig. Although most dogs prefer to be packed in and close, some do prefer their own space and will have an individual lead. She is festooned with cables and carabiners and a box-like contraption for stashing dog waste.

Lindsay developed her system through experience. She wants each dog easily detachable from the rest of the pack, hence the carabiners. She uses a covered cable type of lead now, because dogs have been known to chew through their tasty leather leads during the car ride. Two of the usual pack wear muzzles, but that is due only to territorial behavior in the car. To maintain her subsets of dogs in a group she makes her own dual or triple lead. Imagine Lindsay as the tree trunk with branches spreading out to bear not leaves or fruit, but dogs.

All well and good but what if an irresistible treat is detected along the way, or if a fox, say, crosses their considerable path? Here training is important. The dogs learn to “leave it.” A large fox did once cross in front of the pack and although one dog got very excited, igniting the others, her system of control was effective. Lindsay just picked up the pace and moved on. A pre-emptive tug on the appropriate lead also helps.

In these emergency efforts Lindsay has an assistant on all the walks. Lindsay and her assistant literally walk all day; some clients want their dogs to also walk all day, but most are neighborhood specific. The assistant’s name is Jefe and he is sub-alpha to Lindsay’s alpha. He is a gray and white American Bully who marches two out in front of the pack. Lindsay calls him the north star. Understandably, Jefe often takes the opportunity to lie down when Lindsay gets stopped for a chat. The others wait patiently. But please, respect the space of the pack members and do not approach any of them, despite the temptation, for an up close encounter.

Lindsay curbs the dogs so no garden or landscaping is disturbed. Another masterful feat of control involves dogs’ urge to sniff everything. It is their social medium, dogs’ Facebook as it were, and you can imagine how they comment and post. This is another manifestation of the importance of training; they do not sniff, for the most part. If a nose goes down to sniff they are permitted three seconds, but they all know the routine and do not go rogue.

Guilford is Lindsay’s favorite neighborhood walk. Although her other walks include Ruxton and Stoneleigh, she appreciates the peaceful, friendly atmosphere here. Lindsay and her furry pack certainly add to the winning vibe of the neighborhood. With her sunny smile, she clucks to her pack and they bustle onwards, and if weather dictates, Lindsay will be holding her umbrella aloft with one of her free hands.

For further information, contact Chrissy Wohltmann at [chrissy@caninetofiveonline.com](mailto:chrissy@caninetofiveonline.com), visit her website at [www.caninetofiveonline.com](http://www.caninetofiveonline.com), or call Chrissy at 410-375-9202.



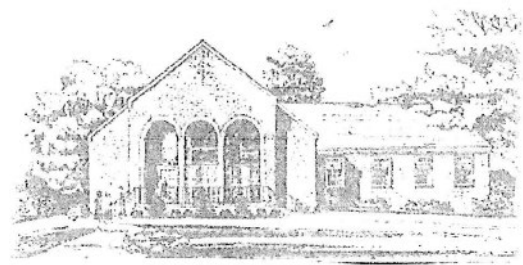
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# The Maintenance of the St. Paul/Bishops Frontage

ANNE BARONE

When entering or leaving Guilford by St. Paul Street you no doubt are familiar with the overgrown and long neglected area of green space on the west side of the street between University Parkway and St. Martins Road—a face of the Cathedral of the Incarnation and an entrance to Guilford. You too may have more recently noticed that adjacent to the Cathedral the landscape is now clean and well maintained.

The Cathedral received a “Clean Up, Green Up” grant to improve the area surrounding the church. Dead trees, underbrush, poison ivy and trash have been removed from the land owned by the Cathedral south of the steps that connect E. Bishops Road to St. Paul Street. The steps are owned by the City and the triangular land to the north of the steps separating E. Bishops Road and St. Paul Street is owned by the City assigned to the Department of Transportation (DOT) and should be maintained by them. For years the Guilford Association has made many attempts to have DOT assume maintenance with little success. This strip of land, for years, has been a weedy unkempt area full of ivy, dead trees and dense undergrowth.

Recently, the area north of the steps has been improved. The ivy that once covered the trees is gone, dead trees have been tagged for removal, and there is less underbrush. In the past year, Cathedral volunteers have joined Guilford volunteers to improve the area, eventually striving for a low maintenance, neat area. We are now calling this area the Bishops Road Green Space (BRGS).

In the original Guilford plat, Bishops Road and St. Martins Road both connected to St. Paul Street. No doubt because of the very steep decline from Bishops Road to St. Paul St. during development the street layout was revised to provide a loop from Bishops Road to St. Martins, leaving the triangular parcel that became part of the St. Paul St. right-of-way. In fact, the houses along Bishops Road have two addresses: one for Bishops Road and another for St Paul Street. At some point, the BRGS was turned over to the Department of Transportation. Approximately 25 years ago, for security and traffic reasons St. Martins Road was closed off from St Paul Street to eliminate through traffic which would speed down St. Martins Road to St Paul Street and to better accommodate the very narrow condition of E. Bishops Road. That left a tip area of the triangular parcel and a new island that the Guilford Association took over to care for to achieve maintenance and appearance.

The large part of the triangular parcel remained in DOT’s control. Occasionally trees were cut down but maintenance was sporadic. Trash, thick underbrush, dead trees filled the space.



Thick underbrush littered with trash and invasive plants like English Ivy and Japanese knotweed have been cleared from portions of the green space

along St. Paul Street, adjacent to the Cathedral. Additional work will be required in the coming year to complete the cleanup effort .

Volunteers from Guilford with assistance from Hopkins students occasionally cleaned it. Several times dead trees fell across St. Paul Street and Bishops Road. But again the City debated responsibility for care of the area.

In the past year, the Guilford Association volunteers with help from the Cathedral have assumed the clean-up. Since the area is in Guilford, we are indebted to the Cathedral and especially to Ann Marie Lawler for working with us to improve the area. The Department of Forestry has plans to remove dead trees. An effort by the Cathedral to remove Japanese knotweed has been ongoing. All of this work requires effort. In the past year, on two days, one in the spring and the other in the fall, volunteers from both groups worked to remove undergrowth and ivy. Now the area shows major improvement. There is much more work that must be done. Any help is good help and as we know “many hands make light work.” We will be asking for more volunteers in the future so we can achieve an attractive area that requires minimal maintenance that we can all be proud of.





Employees from Pinehurst Landscape Company planted thousands of tulip bulbs in Sherwood Gardens in early November. The bulbs will begin creating their grand display in about 15 weeks.





# Gardening in the Winter

WHILE THE LANDSCAPE IS GOING DORMANT, THERE ARE SEVERAL ACTIVITIES THAT ONE CAN PERFORM IN THE GARDEN DURING THE WINTER MONTHS

TED CARTER  
PRESIDENT, PINEHURST LANDSCAPING

**December:** If you haven't already, be sure your irrigation system is winterized for the season and remove fallen leaves from just your turf areas and hard surfaces. *Leaf it Alone:* leaving leaf litter in your garden beds is a beneficial practice to your landscape. As they break down, they provide nutrients to your garden while also providing habitat for beneficial insects. These, in turn, provide winter forage for local birds and insects. They can also be "mulched" or chopped up with a lawn mower and returned to your beds for the winter cover.

**January:** Now that the branching structure is more visible and accessible, this is a great time to perform structural or aesthetic pruning on your deciduous trees and shrubs (wait until February or early March to prune your crape myrtles). Shrubs that bloom in the summer can be pruned to shape, as well, but hold off on pruning your evergreens until late winter. Pruning broken branches can be performed any time. Winter is also a great time to perform an inspection for any pests such as waxy scale which like to "over-winter" on your shrubs. It's the ideal time to use a horticultural oil to kill those pests while they are not moving and easily identifiable.

**February:** Toward the end of the winter, cut back perennials and grasses to make way for new growth; leaving your leaves and flower heads also provides cover and habitat for wildlife. Plus, this keeps your garden dynamic and interesting- especially if we get some snow. February is also when to prune your crape myrtles.

**Plan your spring garden:** Now is the time for dreaming and looking forward. While we're cozied up inside, we can plan ahead for spring planting and the next project you have been envisioning.



Hellebores and Deer Ferns patiently wait for warmer temperatures in a bed of leaves.

Left in your garden beds during the winter months, leaves can enrich the soil, retain moisture, provide habitat for wildlife and insects, and even protect some sensitive plants from fluctuating temperatures.

# 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 2023 we were pleased to welcome more than 50 new resident families.

**4404 Bedford Pl** — Christina DePasquale, Desmond Toohey, and their two Yorkiepoos (Griffey-12) and Dougal (4) moved from Nottingham, MD. Christina says they were drawn to Guilford due to “its distinct architecture and abundant greenery.” She continues, “The area’s many old trees were particularly appealing to us.”

**406 Bretton Pl** — Claudine and Rob Pease-Wingenter relocated from Arizona. Claudine says “We love the historic architecture of Guilford, all the mature trees and proximity to all the fun things to do in Baltimore. Our neighbors are very hospitable. We are very excited about our move to a place with four distinct seasons!”

**408 Bretton Pl** — Sheraz Aziz and Erin Singleton moved to Guilford from Washington, D.C. Erin, says “The neighborhood is so charming, and all of the neighbors we met while looking at houses were very friendly!”

**410 Bretton Pl** — Elizabeth and Roland Carosella

**11 Charlcote Pl** — Tom Wiswell and his wife Susan have two adult children. Their oldest (Nicole) lives in Minneapolis; their son (Adam) and his wife plus their 2 children live in Orange County, California, and their youngest (Caroline) lives with her husband in the Homeland area of Baltimore. The latter two are both graduates of Loyola University, Class of 2014. They also have a dog named Bella who is a sweet, 15-year old dachshund. Tom and Susan moved to Maryland from Maui. They are both originally from the Northeast (New York and Pennsylvania). They lived in Hawaii three separate times, as well as in Philadelphia, Long Island, San Antonio, Germany, the Orlando area, and Silver Spring, MD, when Tom was at Walter Reed. Tom is a recently retired physician whose specialty is neonatology (intensive care of the newborn infant), while his wife Susan is a retired nurse who mainly worked in the cardiac catheterization laboratory or in open heart surgery. Tom says, “We were attracted to the area because of its proximity to the many places we enjoy visiting in the Northeast. We love the history of the area and the many beautiful homes. It is nice to be near our youngest daughter and her husband, too.”

**15 Charlcote Pl** — Just moved homes, doesn’t want to be mentioned

**14 E Bishops Pl** — Ben and Jill Williams, along with Easton (7) and Emmy (6) moved from Bolton Hill. Ben says, “We moved for more space especially outdoors and because we already had friends on the block!”

**2 E Highfield Rd** — Michelle West and her daughter Eva moved to Guilford with Michelle’s brother Wallace West. Michelle and Eva moved from Texas, while Wallace moved from Pennsylvania after living many years on the East Coast in New York and Massachusetts. Wallace says they were attracted to the neighborhood due to “The gentle roll of hills, handsome architecture, and the hopes that we’ll bump into John Waters.”

**3 E Highfield Rd** — Sarath Raju, Joban Vaishnav, and their daughters Isha Raju (3 years old) and Sanvi Raju (1 year old) moved to Guilford from Canton. Joban says, “The scenery, walkability, safety, close commute to work, and schools!” drew them to the neighborhood.

**207 E Highfield Rd** — Susanne Muehlschlegel, her spouse Danny, kids Julian (a 14-year-old 9th grader at Park School) and Annabel (a 12-year-old 7th grader at The Odyssey School), and Sniff their 8-year-old apricot-colored Cockapoo moved to Guilford from Newton, MA. They moved for professional reasons, both Susanne and Danny joined Johns Hopkins Med. Susanne says “Guilford was the perfect mix of a ‘real neighborhood’ with sidewalks, friendly neighbors, and neighborhood activities, while also in run-commute and bike-commute distance to Johns Hopkins Hospital for both of us.” Danny runs-commutes, Susanne bike-commutes, and they both love it. She says “we feel safe doing it on routes that we found after consulting with the Strava Heatmap derived from thousands of other commuters.” Also, they love living near Sherwood Garden and Sniff loves to chase squirrels and foxes and is very loyal to his red-head family.

**3805 Fenchurch** - Ann and Rip Ross moved to Guilford from Pennsylvania. Ann says, “Guilford was a good fit for us, being close to family in Baltimore and offering a suburban pace of life in a city setting. We’re looking forward to getting to know the neighborhood!”

**3518 Greenmount Av** — Connor and Erika Ford

**3528 Greenmount Av**

**3730 Greenmount Av** — Brittany Trewin and Lindsey Harris

**3800 Greenmount Av**

**3810 Greenmount Av**

**3812 Greenmount Av**

**3912 Greenmount Av** — Amanda Rae

**3914 Greenmount Av**

**4201 Greenway** — Brian Altenburg

**4216 Greenway** — Michael Gerard Flood and Tamara Elizabeth Baer

**3919 Juniper Rd** — Nathaniel Dawson Bender and Emikotsu Jimoto-Bender

**4419 Linkwood Rd** — Thomas and Anne Duggan and their two dogs – Skye and Ballou moved from the Bellona-Gittings neighborhood, about two miles north of their new home. Anne says, “The rare combination of the beauty of rural life, the convenience of city life, and the sense of belonging to a vibrant community” attracted them to Guilford.

**3511 Newland Rd** — Sydney and Will Carter, along with their cat, Kenny, moved from Federal Hill. They lived there for a year, but were originally living in Washington, D.C. In terms of Guilford, Sydney says, “We love the proximity to the city and the great restaurants nearby! Sherwood Gardens being within walking distance is also a major plus.”

**3523 N. Calvert St** — John and Elizabeth Bredin moved from Paris, as John has just retired from the Foreign Service. They have three children, Phoebe, Stephen, and David. Elizabeth says, “We love old houses, gardens and walkable neighborhoods with city amenities nearby. We had been looking for a neighborhood with sidewalks and



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mature trees which was close to public transport so we could get to and from Penn Station easily. Being close to JHU is a bonus. Guilford checked all the boxes and then some.”

**3703 N. Charles St** — Will Harrison, Darryl Flick, their cat Frankie and their dog Rhet (who is LOVING his walks in Guilford) moved here after living in Mount Vernon for just about one year. They relocated to Baltimore from Palm Springs, CA in November of 2022. Darryl says, “The move to Guilford was as much about the house as the neighborhood. We are enjoying being a world away. Genteel living yet only a few minutes away from everything we need. Great homes, peace and quiet with a chance to take a deep breath and enjoy the gardens.”

**3915 N. Charles St** — Lane Harlan, Matthew Pierce, and their daughter Brune Pierce moved from Tuscany - Canterbury (one block away!). Lane says, “The location attracted us. We were of course happy in TC one block away but wanted a house with a yard for our 1 year old to grow up with and we found the perfect place in Guilford. We go to Sherwood Gardens daily and enjoy the quiet neighborhood.”

**4101 N. Charles St** — Jodi A. Lindsey and Brock A. Lindsey

**4330 N. Charles St** — Bo Wang and Carolyn Eunbee Kwon

**4332 N. Charles St** — The Rivera family moved to Guilford from Edgewater, MD. They were attracted to the area due to the beautiful neighborhood and community. They said, “the homes are stunning and we are so excited to be a part of the Guilford community.”

**103 Overhill Rd** — James Berlus

**4304 Rugby Rd**

**4309 Rugby Rd** — Alexander Peter Mamunes and Galina Tiscenco

**3803 St. Paul St** — Sarah Anthony Ferguson

**3805 St. Paul St** — Kate, Arvin, Henry (3rd grader at Gilman), and Chacko their dog moved from Ann Arbor, MI. Kate says, “We love the history of Guilford and close proximity to Henry’s school.”

**3806 St. Paul St** — Shruti Pradeep Rane and Karthik Chidambaranathan

**3811 St. Paul St** — Joshua Ian Civin and Katherine Tang Newberger

**3904 St. Paul St** — COL Jarrett A. Thomas, II and Mrs. Telisha V. Thomas moved to Guilford from FT Belvoir, VA, military installation. They have two sons, Jarrett A. Thomas, III (age 24, lives and works in NYC) and Christian A. Thomas (age 20, college junior at a university in VA). Telisha’s mother is Rosa M. Glover and their 12 year old parti colored cocker spaniel, Spuzzy, rounds out their family. Spuzzy’s name was a creative compromise, due to one son wanting to name him Spot and the other wanting to name him Fuzzy. In terms of what attracted them to Guilford, Telisha says, “We fell in love with the beauty and charm of this historical neighborhood, as well as its proximity to the conveniences of the city. The neighborhood becomes even more beautiful as the seasons change.”

**4207 St. Paul St** — Eric Krause and Jamie Podell

**4304 St. Paul St**

**312 Southway** — Michael J. and Mary E. Henrich

**403 Southway** — Ian Newton and Rachel Waxman-Newton

**405 Southway** — Kathryn Fennell Weber and Christopher A. Knox

**412 Southway** — Ariel and Kevin Gwenden

**4102 Underwood Rd** — David and Kimberly Makara, along with their two kids (ages 4 and 6) and goldendoodle, Presley, moved from Newport News, VA. They’re a military family, and are excited to say they are settling in Guilford for good. In terms of what attracted them to the neighborhood, Kimberly says, “Guilford is absolutely stunning and appears to be a safe neighborhood for our children. We love walking Presley, viewing the architecture, and walking under mature trees. We aren’t from here, but as soon as we came to Guilford we knew it was home. We are excited to build memories here.”

**4204 Underwood Rd** — Lauren, Nate, and their two sweet children, Charles (3 years old) and Olivia (1 years old) moved from Bolton Hill after spending three years renovating our rowhome. Prior to Baltimore, they lived in Chicago. Lauren says, “I grew up visiting Sherwood Gardens with my mom, an avid gardener, and when we moved to Bolton Hill and had kids, we often brought them to the neighborhood to see the beautiful architecture, old trees, and gardens. We knew Guilford was a special place and feel so fortunate to be part of this community.”

**4405 Underwood Rd**

**4418 Underwood Rd** — Rachel Willcox Magid and Annemarie April Kocab

**45 Warrenton Rd** — John Obinna Johnson

**7 Wendover Rd** — Bob and Sue Bingham moved from Severna Park (in Anne Arundel County, where Sue was a teacher for 25 years, and where they raised their 3 kids). Bob says they moved to Guilford “to chase our grandkids who live in nearby Wyman Park (3 minutes away). It’s so fun to be close. And [my] career has focused in Baltimore City for the last 15 years as well, so it’s also great to be closer to the work.”

**207 Wendover Rd** — Amy Binder and Edward Hunter, along with their beloved kitty I’mana moved to Guilford from San Diego. Amy says, “We moved to Baltimore for positions at Johns Hopkins. We fell in love with Guilford for its beautiful homes, boulevards, gardens, and proximity to Homewood campus. We can’t believe how much our quality of life has improved with a 5 minute commute!”

**219 Wendover Rd** — Jon Friar and Anne Lilly, along with Luke Friar (12 yrs), Sam Friar (10 yrs), Wyatt Friar (8 yrs), and Cleo (their cat) moved to Guilford from Pinehurst in Rodgers Forge. Anne says, “We wanted to move back into Baltimore City and with three boys we needed plenty of space. We have always liked Sherwood Garden and how green Guilford is. We’re excited to get to know our new neighbors!”

**1 Whitfield Rd**

# Science and Music to Expand at Calvert School

Calvert School has been a landmark presence in Baltimore's Guilford and Tuscany-Canterbury neighborhoods for nearly 100 years, and in that time the School has repeatedly expanded to create new opportunities for its students—eventually growing to accommodate more than 615 children in Kindergarten through Eighth Grade. Now, Calvert is preparing to unveil its newest addition, a \$3.1-million science and music wing that will enhance the Lower School curricula and provide 5,000 square feet of additional learning space.

“The new wing will give our science and music teachers modern classrooms and lab spaces so that they have the resources and technology to prepare our students for critical thinking and learning,” Calvert School Head Master Andrew Holmgren said.

Designed by Hord, Coplan, Macht Architects and slated to open in January 2024, the new wing will create two spacious classrooms, the Cordish Science Lab and the Dunbar Music Room, in support of Calvert's science and music offerings.

The Cordish Science Lab, will occupy the bulk of the wing's first floor and feature a highly interactive and child-friendly classroom environment. The space will include collaborative lab tables suited for hands-on work and experiments as well as a flexible learning area that can be rearranged for presentations, educational videos, group work, or independent study.

The facility will expand upon many of the Lower School's lessons, notably studies of nature, fossils, magnets, and outer space. Prepared with these ideas, the students will be exceedingly ready for more advanced experiments in the Middle School and beyond, where STEM and technology are rapidly integrating with everyday life.

“In our family, we place great value on the learning process, whether it be in the classroom or on the sports field, and we believe that science and the scientific method give children a process for discovery that really enhances their curiosity and interest in the natural world,” Maggie and Reed Cordish said.

Upstairs, the Dunbar Music Room is specifically designed to support music programming by improving acoustics, managing noise, and doubling as both a practice room and performance space. To accommodate movement-filled music classes, the classroom has an open floor plan that can easily be repurposed to accommodate diverse lessons.

“Our family's appreciation for the role of music in nurturing creativity, self-expression, and cognitive development propelled us to engage with the new Lower School music room,” the Dunbar family shared. “May it become a sanctuary of inspiration,



Renderings of the new Cordish Science Lab and Dunbar Music Room at the Calvert School. The addition is slated to open in early 2024.

cultivating a vibrant culture where the joy of music is cherished and celebrated for generations to come.”

The Lower School expansion comes just two years after Calvert opened its first dedicated athletic facility, the Luetkemeyer Athletic Center, to enhance athletic programming.

Since its opening, the Luetkemeyer Athletic Center has revolutionized Calvert athletics, allowing the School to organize community squash, flag football, and lacrosse clinics for children of all ages in addition to serving its interscholastic program. In much the same way, Calvert administrators look forward to using the new wing to bolster the Lower School's STEM and performing arts opportunities.

To learn more about Calvert School's robust academic and co-curricular offerings for children aged 4 to 14 years, please contact the Calvert Admissions Office at [admissions@calvertschoolmd.org](mailto:admissions@calvertschoolmd.org) or visit [www.calvertschoolmd.org](http://www.calvertschoolmd.org).



# Board of Managers Welcomes New Members for 2024



**Solomon Abiola** is the CEO of Guidance Technologies and a Venture Fellow Associate for Nassau Street Ventures. With a background in engineering, he's pioneered mHealth applications, including Apple's eMpower for Parkinson's, the ROMA app for ovarian cancer, and the Node app during the Ebola outbreak. Solomon's also developed FDA-compliant wearable devices for temperature monitoring amidst the COVID-19 pandemic. Solomon's current position as the CEO/Founder of an AI workforce development company further emphasizes his aptitude to lead, innovate, and manage the financial delivery of products for members across the socioeconomic spectrum. As a member of the community, Solomon advises on AI at Roxbury Community College, serves as the Secretary for the Princeton Association of Black Alumni Board, and is a member of the Carnegie Mellon Black Alumni Association Board. He's played a pivotal role in devising communication strategies for the ABPA endowment and has been a proactive member of the Guilford social committee. Solomon is excited to bring his technical and due diligence knowledge to the finance and safety committees to continue to provide a safe and vibrant community in Guilford.



**John Bolton** lives on Juniper Rd and is an attorney currently working for the federal government. Originally from Texas, he went to Tulane for law school where he met his wife, Anna Wheeler. They moved to Guilford in October 2020 from Washington, D.C. where he was the president of their HOA which consisted of 40 condominiums in two historic beaux arts buildings. John's primary interests on the Guilford HOA are on the York Rd/Greenmount Ave and Traffic/Streets committees where he was already involved before joining the Board.



**Bill King** has had the pleasure of living on Rugby Road since December of 2019. He grew up in the Towson area, and remembers making many trips to Sherwood Gardens, the BMA, and homes of friends and relatives in and around Guilford. For as long as he can remember, he has loved and admired the architecture of Guilford. Bill is a lawyer at the Venable law firm in Downtown Baltimore. He has previously served on a number of nonprofit Boards in Baltimore, including the Boards of the Downtown Partnership of Baltimore, the Historic Charles Street Association, and the Community Law Center. He was also the founder and president for many years of the City Center Residents Association ("CCRA"), the neighborhood association for the residents of the apartment and condo towers around the Inner Harbor and Charles Center. Since moving to Guilford and stepping back from the CCRA, Bill has been looking for ways to get more involved with his new neighborhood.

<b>Guilford Association Board</b>	<b>Vice President</b> Jeremy Hoffman <i>Newsletter</i>	Cathy Boyne <i>Reservoir</i>	Kevin Creamer <i>York Rd/Greenmount Ave Traffic &amp; Streets</i>	Brandon McCullough <i>York Rd/Greenmount Ave</i>	<b>Guilford Security</b> (443)-878-7248
<b>President</b> Margaret Alton margaret@guilfordassociation.org 410-889-1717 <i>Parks</i>	<b>Treasurer/Secretary</b> Richard Hunt	Brian Bramhall <i>Safety</i>	Danielle Curry <i>Safety, Social</i>	Erika Nolan <i>Social</i>	guilfordpatrol@wolfsecurityinc.com
<b>Vice President</b> Tom Hobbs tom@guilfordassociation.org <i>Architecture, Legal</i>	<b>Association Manager</b> Patrick Nolan officemanager@guilfordassociation.org	Emily Brennan <i>Legal, Social</i>	Kevin Gaynor <i>Safety, Legal</i>	Hillary Williams <i>Social</i>	Officer Don Wilson Officer Carmelo Carrasquillo
		Tim Chriss <i>Legal</i>	Clarke Griffin <i>Parks, Social</i>		
		Elizabeth Comer <i>Architecture</i>	Kelly Maher <i>Social York Rd/Greenmount Ave</i>		

**The Guilford Association, Inc.**

4200 Saint Paul Street

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Baltimore, Maryland 21218

# The Guilford News

WINTER 2023



Jamie Brown of Beechbrook Landscape Architecture led a one-hour walking tour through Sherwood Gardens on October 28, speaking about some of the most unique trees found within the park. Due to the enormous interest in this inaugural event, Stratford Green and Jamie are planning to hold two tours in the coming year—one during tulip season and another in the fall. Look for the invitation in spring 2024.