

The Guilford News

GUILFORDASSOCIATION.ORG

WINTER 2018

The Entryway That Almost Wasn't

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

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

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

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

See **GATEWAY PARK**, page 6



The Roland Park Company's original entrance plans called for a group of English townhomes designed by architect Grosvenor Atterbury.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2018 Guilford Association Budget Summary

INCOME

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

Total Income	\$ 440,800
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EXPENSES

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

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

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

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

Tom Hobbs



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4309 CHARLES ST
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Closing Price: \$865,000



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



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



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



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



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

Guilford Property Sales

OCTOBER 15, 2017 – FEBRUARY 28, 2018

Active Properties

AS OF FEBRUARY 28, 2018

List price

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

*Under Contract



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



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



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



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



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

Guilford's "entrance" was sold in 1939.

GATEWAY PARK, *From page 1*

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

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

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

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



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

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

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

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

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





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39th Street Speedway

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

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

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

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

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

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

Guilford Elementary

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

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

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

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

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

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

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

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

“New” Inventions for Guilford Homes

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

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

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



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

A Kernet gas fired incinerator next to a gas boiler

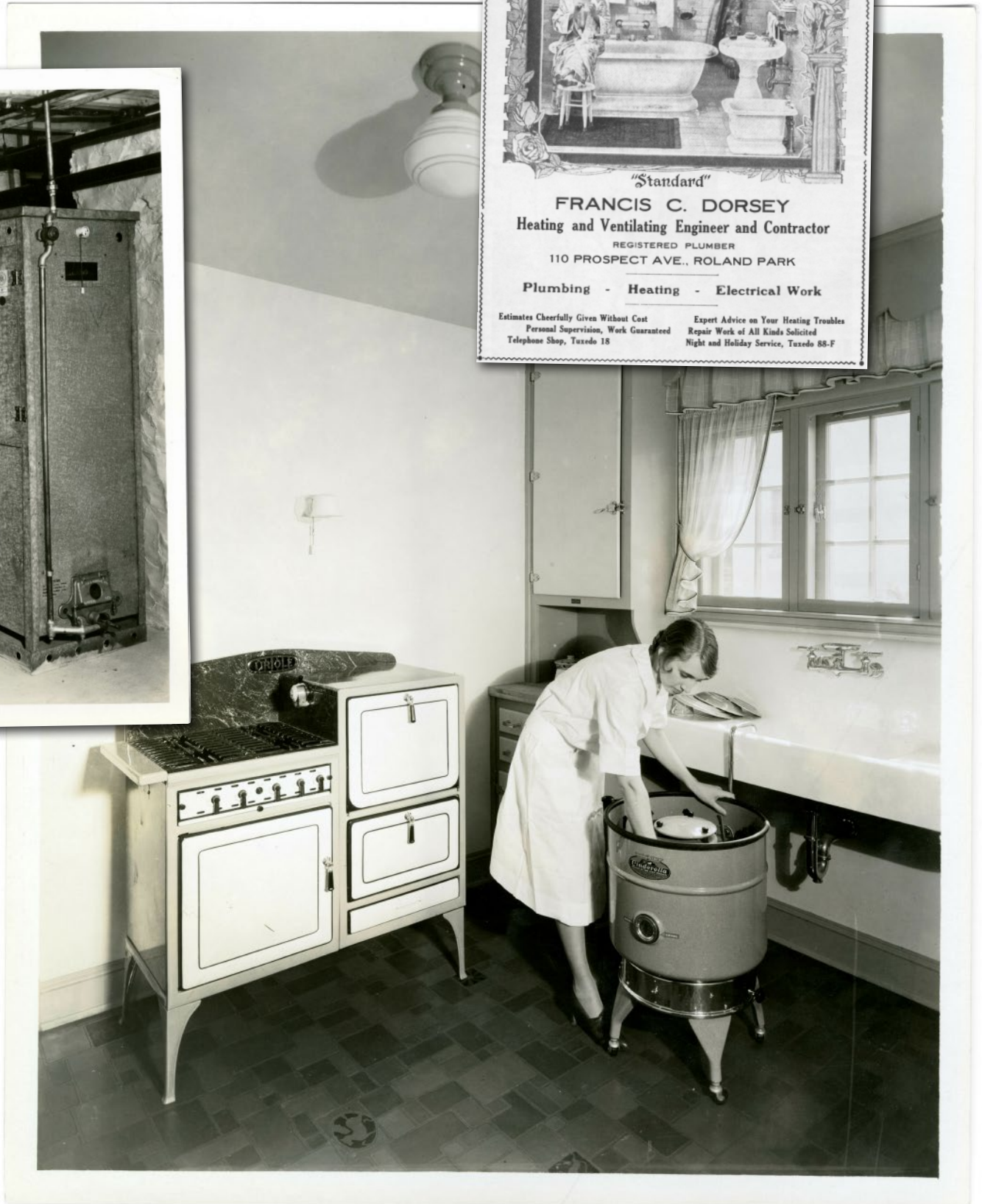


Residents of Guilford and Roland Park houses wanted only the most up-to-date bathroom fixtures evidenced by this 1915 advertisement.



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A "Cinderella" vacuum action dishwasher

ALL IMAGES FROM JOHNS HOPKINS UNIVERSITY SPECIAL COLLECTIONS

Welcome New Neighbors

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

John Makowski and Bridget Weininger
4407 Bedford Place

Robert Buchanan
203 Chancery Road

Jonathan and Amy Morrison
211 Chancery Road

Seyoun Park and Alan Yuille
224 E. 39th Street

Thomas and Marife Teague
226 E. 39th Street

Michael Palmiotto and Olivia Monteleone
403 E. 39th Street

Ravi Aron
101 E. Highfield Road

[REDACTED]

Westley and Dawn Moore
207 E. Highfield

Jonathan Flombaum and Johanna Gruenhut
305 E. Highfield Road

Carl and Sonya Knorr
3800 Fenchurch Road

Beverly Cooper
3904 Greenway

Calvin Eib and Alman Valentin-Eib
4304 Greenway

Alessandro Angelini and Nicole Labruto
3905 Juniper Road

Brian Thompson
3909 Juniper Road

Joshua Daft and Ana Cherio
201 Kemble Road

Patrick and Jane Farnan
100 Millbrook Road

Ray Gigiforoouz and Sima Rozati
4309 N. Charles

Lee Brand
4413 N. Charles

Robabeh Mohammadzadeh and Ali Darehzereshki
3523 Newland Road

John Kessinger and Cornelia Pincus
3525 Newland Road

Daniel Chapman and Alexandra Gallant
3555 Newland Road

John and Jennifer Linn
303 Northway

Richard and Lisa Farrell
400 Northway

Al Marti and Joey Peyton
4303 Norwood Road

Tan Pham
4307 Norwood Road

Shelby Harrington and Trae Howdershelt
4400 Norwood Road

Andrew Wilson and Matthew Engelhardt
4417 Norwood Road

Robert and Alix Marbury
119 Overhill Road

Brian and Elizabeth Bramhall
306 Southway

Eric Hill
311 Southway

Vincent and Sherry DeFrancisci
204 St. Martin's Road

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

Bolton Hill Investments LLC
4304 St. Paul Street

Gregory and Doris Kamenetz
101 Stratford Road

Damien and Lauren Costa
265 Stratford Road

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

Robert Muse and Xiao Jie
205 Wendover Road

Attica Jacques
225 Wendover Road

Kevin Cassella and Jordan Kusterer
308 Wendover Road

Andrew Chudy and Charlotte Smith
8 Wendover Road

Elizabeth Graham
3 Whitfield Road

Sandra and Brian Young
9 Whitfield Road

Guilford's Gateway Park as it appears today.





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

GREG PEASE PHOTOGRAPHY

Board Recognizes 2017 Donations to Stratford Green

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

\$5,000 – 9,999

J.S. Plank & D.M. DiCarlo Family Foundation, Inc.
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on behalf of Peggy Greenman

\$3,000 – 4,999

Miller Wood Products
on behalf of Lee & Claire Miller

\$1,000 – 2,000

Baltimore Community Foundation on behalf of CANUSA and Mr. & Mrs. Bruce Fleming
Baltimore Community Foundation on behalf of the William and Susannah Rienhoff Family Fund
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Felix and Debbie Dawson
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\$500 – 999

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\$250 – 499

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

\$100 – 249

Stephen and Carole Argo
D.M. and Barbara Ashby
Deborah and Matthew Baum
Tom and Peggy Brennan
Charles and Betsy Bryan
Tim and Karin Chriss
David and Vivien Coombs
Carl and Faye Coscia
Lillian Crenshaw and Lillian Blackmon
Michael and Andrea Dennehy
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Benjamin and Bridget Hoffman
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Peter St. John Lees and Christine Schmitt
Luxe Photography by Leah Castro
Giselle Melrose
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Sua Myong and Taekjip Ha
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Michael O’Pecko and Dyer Bilgrave
Patsy Perlman
Kyle and Lisa Rasbach
Charles and Suzanne Rowins
Robert Singleton and Brandon Bruns
Amethyst and Stanislav Spivak
Michael Terrin and Bess Keller
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Nadine Phillips
Eric Rice and Sarah Kanchugar
Mark Robbins and Patricia McGuiggan
Mark Sissman
Francie Spahn
Deborah Steinig and Jason Eisner
John and Susan Talbott
Joshua Tobash
Jacqueline and Eric Toner
Lisa Zimmer

Thanks to those who pay the GSP fee

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

4403 Bedford Place	1 E. Highfield Road	4301 Greenway	4205 N. Charles Street	4416 Norwood Road	3804 St. Paul Street	35 Warrenton Road
4405 Bedford Place	2 E. Highfield Road	4306 Greenway	4303 N. Charles Street	4418 Norwood Road	3805 St. Paul Street	37 Warrenton Road
4406 Bedford Place	3 E. Highfield Road	4308 Greenway	4319 N. Charles Street	4421 Norwood Road	3808 St. Paul Street	39 Warrenton Road
4409 Bedford Place	201 E. Highfield Road	4401 Greenway	4328 N. Charles Street		3811 St. Paul Street	42 Warrenton Road
4410 Bedford Place	203 E. Highfield Road	4402 Greenway	4330 N. Charles Street	3 Overhill Road	3901 St. Paul Street	45 Warrenton Road
4411 Bedford Place	204 E. Highfield Road	4408 Greenway	4338 N. Charles Street	10 Overhill Road	4000 St. Paul Street	100 Warrenton Road
4415 Bedford Place	209 E. Highfield Road	4409 Greenway	4401 N. Charles Street	12 Overhill Road	4003 St. Paul Street	
	211 E. Highfield Road	4410 Greenway	4407 N. Charles Street	100 Overhill Road	4005 St. Paul Street	1 Wendover Road
400 Bretton Place	305 E. Highfield Road	4411 Greenway	4409 N. Charles Street	101 Overhill Road	4006 St. Paul Street	3 Wendover Road
402 Bretton Place	307 E. Highfield Road	4415 Greenway	4411 N. Charles Street	103 Overhill Road	4100 St. Paul Street	6 Wendover Road
408 Bretton Place			4412 N. Charles Street	104 Overhill Road	4102 St. Paul Street	9 Wendover Road
410 Bretton Place	4402 Eastway	3802 Juniper Road	4413 N. Charles Street	105 Overhill Road	4103 St. Paul Street	11 Wendover Road
415 Bretton Place	4406 Eastway	3804 Juniper Road		108 Overhill Road	4104 St. Paul Street	14 Wendover Road
	4410 Eastway	3807 Juniper Road	3504 Newland Road	109 Overhill Road	4200 St. Paul Street	207 Wendover Road
205 Chancery Road	4414 Eastway	3808 Juniper Road	3505 Newland Road	110 Overhill Road	4201 St. Paul Street	211 Wendover Road
206 Chancery Road	4416 Eastway	3810 Juniper Road	3506 Newland Road	112 Overhill Road	4203 St. Paul Street	212 Wendover Road
209 Chancery Road		3813 Juniper Road	3507 Newland Road	115 Overhill Road	4205 St. Paul Street	214 Wendover Road
212 Chancery Road	3803 Fenchurch Road	3814 Juniper Road	3509 Newland Road	119 Overhill Road	4209 St. Paul Street	216 Wendover Road
214 Chancery Road	3805 Fenchurch Road	3815 Juniper Road	3513 Newland Road		4306 St. Paul Street	218 Wendover Road
216 Chancery Road	3806 Fenchurch Road	3817 Juniper Road	3521 Newland Road	4302 Rugby Road	4309 St. Paul Street	219 Wendover Road
217 Chancery Road	3810 Fenchurch Road	3819 Juniper Road	3527 Newland Road	4303 Rugby Road	4312 St. Paul Street	220 Wendover Road
220 Chancery Road	3811 Fenchurch Road	3819 Juniper Road	3529 Newland Road	4304 Rugby Road	4316 St. Paul Street	222 Wendover Road
223 Chancery Road	3813 Fenchurch Road	3902 Juniper Road	3543 Newland Road	4305 Rugby Road		224 Wendover Road
225 Chancery Road		3909 Juniper Road	3545 Newland Road	4306 Rugby Road	5 Stratford Road	303 Wendover Road
227 Chancery Road	3510 Greenmount Ave.	3911 Juniper Road	3547 Newland Road	4308 Rugby Road	7 Stratford Road	307 Wendover Road
235 Chancery Road	3606 Greenmount Ave.	3912 Juniper Road	3549 Newland Road	4310 Rugby Road	103 Stratford Road	309 Wendover Road
		3913 Juniper Road		4311 Rugby Road	204 Stratford Road	313 Wendover Road
1 Chancery Square	3601 Greenway	3915 Juniper Road	208 Northway	4313 Rugby Road	208 Stratford Road	4302 Wendover Road
2 Chancery Square	3609 Greenway	3923 Juniper Road	210 Northway		265 Stratford Road	4303 Wendover Road
	3700 Greenway		214 Northway	201 Southway		4304 Wendover Road
3 Charlcoete Place	3701 Greenway	202 Kemble Road	215 Northway	204 Southway	306 Suffolk Road	
4 Charlcoete Place	3702 Greenway	204 Kemble Road	216 Northway	205 Southway	309 Suffolk Road	1 Whitfield Road
6 Charlcoete Place	3703 Greenway	206 Kemble Road	217 Northway	207 Southway	310 Suffolk Road	3 Whitfield Road
7 Charlcoete Place	3707 Greenway	207 Kemble Road	219 Northway	209 Southway	311 Suffolk Road	5 Whitfield Road
8 Charlcoete Place	3801 Greenway	209 Kemble Road	220 Northway	211 Southway	313 Suffolk Road	7 Whitfield Road
10 Charlcoete Place	3802 Greenway	211 Kemble Road	221 Northway	213 Southway	316 Suffolk Road	9 Whitfield Road
11 Charlcoete Place	3804 Greenway		222 Northway	210 Southway	317 Suffolk Road	10 Whitfield Road
12 Charlcoete Place	3805 Greenway	202 Lambeth Road	224 Northway	213 Southway	320 Suffolk Road	16 Whitfield Road
15 Charlcoete Place	3806 Greenway	203 Lambeth Road	225 Northway	216 Southway	322 Suffolk Road	20 Whitfield Road
16 Charlcoete Place	3807 Greenway	204 Lambeth Road	226 Northway	217 Southway	330 Suffolk Road	24 Whitfield Road
28 Charlcoete Place	3809 Greenway	206 Lambeth Road	300 Northway	401 Southway	334 Suffolk Road	30 Whitfield Road
30 Charlcoete Place	3810 Greenway	207 Lambeth Road	302 Northway	407 Southway	336 Suffolk Road	34 Whitfield Road
32 Charlcoete Place	3900 Greenway	210 Lambeth Road	303 Northway	411 Southway		36 Whitfield Road
34 Charlcoete Place	3901 Greenway	212 Lambeth Road	309 Northway	413 Southway		
36 Charlcoete Place	3903 Greenway	229 Lambeth Road	311 Northway		4102 Underwood Road	4 York Court
101 Charlcoete Place	3907 Greenway	237 Lambeth Road	400 Northway	1 St. Martins Road	4201 Underwood Road	2 Warrenton Road
	4000 Greenway		402 Northway	2 St. Martins Road	4204 Underwood Road	12 York Court
105 Charlcoete Road	4004 Greenway	403 Marlow Road	406 Northway	3 St. Martins Road	4205 Underwood Road	13 York Court
106 Charlcoete Road	4005 Greenway	404 Marlow Road	412 Northway	4 St. Martins Road	4301 Underwood Road	16 York Court
107 Charlcoete Road	4007 Greenway		414 Northway	5 St. Martins Road	4303 Underwood Road	17 York Court
4202 Charlcoete Road	4014 Greenway	3 Millbrook Road	416 Northway	6 St. Martins Road	4307 Underwood Road	21 York Court
4204 Charlcoete Road	4100 Greenway	4 Millbrook Road	418 Northway	7 St. Martins Road	4311 Underwood Road	25 York Court
4206 Charlcoete Road	4102 Greenway	102 Millbrook Road		8 St. Martins Road	4315 Underwood Road	26 York Court
	4105 Greenway		4301 Norwood Road	9 St. Martins Road	4403 Underwood Road	27 York Court
204 E. 39th Street	4110 Greenway	3516 N. Calvert Street	4306 Norwood Road	10 St. Martins Road	4407 Underwood Road	28 York Court
212 E. 39th Street	4112 Greenway	3523 N. Calvert Street	4307 Norwood Road	12 St. Martins Road	4409 Underwood Road	35 York Court
216 E. 39th Street	4200 Greenway		4308 Norwood Road	14 St. Martins Road	4416 Underwood Road	
226 E. 39th Street	4201 Greenway	3703 N. Charles Street	4309 Norwood Road	201 St. Martins Road	4418 Underwood Road	
	4202 Greenway	3705 N. Charles Street	4310 Norwood Road	202 St. Martins Road	4419 Underwood Road	
4 E. Bishops Road	4204 Greenway	3801 N. Charles Street	4400 Norwood Road	203 St. Martins Road	4422 Underwood Road	
6 E. Bishops Road	4207 Greenway	3805 N. Charles Street	4402 Norwood Road	207 St. Martins Road		
8 E. Bishops Road	4212 Greenway	4001 N. Charles Street	4407 Norwood Road		1 Warrenton Road	
10 E. Bishops Road	4214 Greenway	4003 N. Charles Street	4409 Norwood Road	3701 St. Paul Street	29 Warrenton Road	
12 E. Bishops Road	4215 Greenway	4103 N. Charles Street	4411 Norwood Road	3707 St. Paul Street	31 Warrenton Road	
14 E. Bishops Road	4221 Greenway	4203 N. Charles Street	4415 Norwood Road	3802 St. Paul Street	39 Warrenton Road	
				3803 St. Paul Street		

New Security Service Selected

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

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

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

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

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

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

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

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

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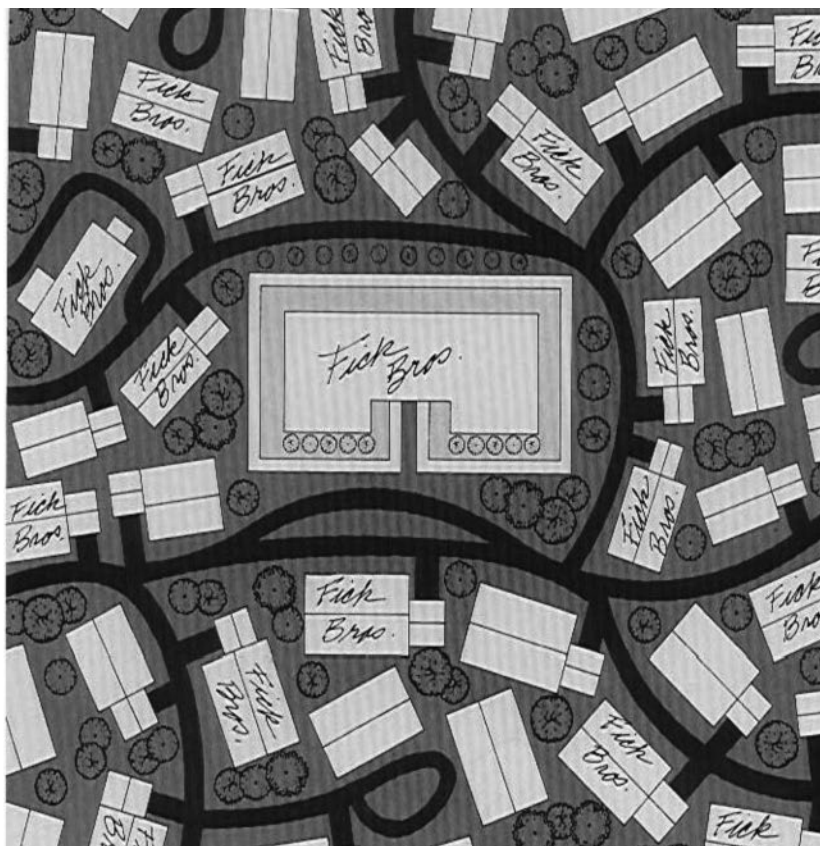
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Exterior Lighting

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

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

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

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

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

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

Exterior Reminder

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



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LIE #184

N2 Publishing Life Among the Tulips

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

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

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

New Board Members

Sarah Crowe

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

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

Lee Miller

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

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

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

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

Stephen Murphy

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

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

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

Steve is a member of the Guilford Architectural Committee.

Bill Rienhoff

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

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

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Vice President

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The Guilford News

WINTER 2018

NEIGHBORHOOD EVENTS

Guilford Soccer Shots

March 18, 2018 – May 06

Sunken Park

(Corner of Overhill Road and N. Charles Street)

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

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

More info and enrollment at: www.soccershots.org/baltimore/enroll

Guilford Egg Hunt

April 8

Sherwood Gardens, 4100 Greenway

Time to be announced.

Sherwood Gardens Tulip Display

Mid April – Early May

Vist website: www.sherwoodgardens.org/

Community Concerts at Second

Second Presbyterian Church, 4200 St Paul St.

free

For more info go to: www.communityconcertsatsecond.org

March 11, 7:30pm

Chamber Music by Candlelight

March 18, 3:30pm

Irina Muresanu, violin: Four Strings Around the World

April 15, 7:30pm

Chamber Music by Candlelight

April 22, 3:30pm

Wonderlic Concert

May 6, 7:30pm

Chamber Music by Candlelight

May 20, 3:30pm

The Todd Marcus Jazz Quartet
