

The Guilford News

GUILFORDASSOCIATION.ORG

SPRING 2024

A Bird Haven Turned Garden Retreat

WITH A DEEP LOVE FOR GARDENING, ANN GIROUX HAS SPENT THE PAST TWO DECADES CULTIVATING HER GREENWAY GARDENS.

KELLI COMBERIATE

Those who have lived in Guilford for decades may remember Dr. John Edward Johnston Jr., better known as “The Birdman of Guilford.” He lived for many years with his wife Mary Frances in the stately brick home at 4102 Greenway across from Sherwood Gardens. In addition to being a mathematician and an entrepreneur, Dr. Johnston was an avid bird enthusiast. He owned dozens of birds, including Margaret, his prized blue macaw, who provided annual front lawn entertainment at the height of tulip season for visitors and residents alike. In 2005, after several years as a widower, Dr. Johnston passed away. Decades of avian antics and a sunroom filled with the chirping of birds had finally drawn to a close. The following year, David and Ann Giroux, already Guilford residents, moved to their new Greenway home.

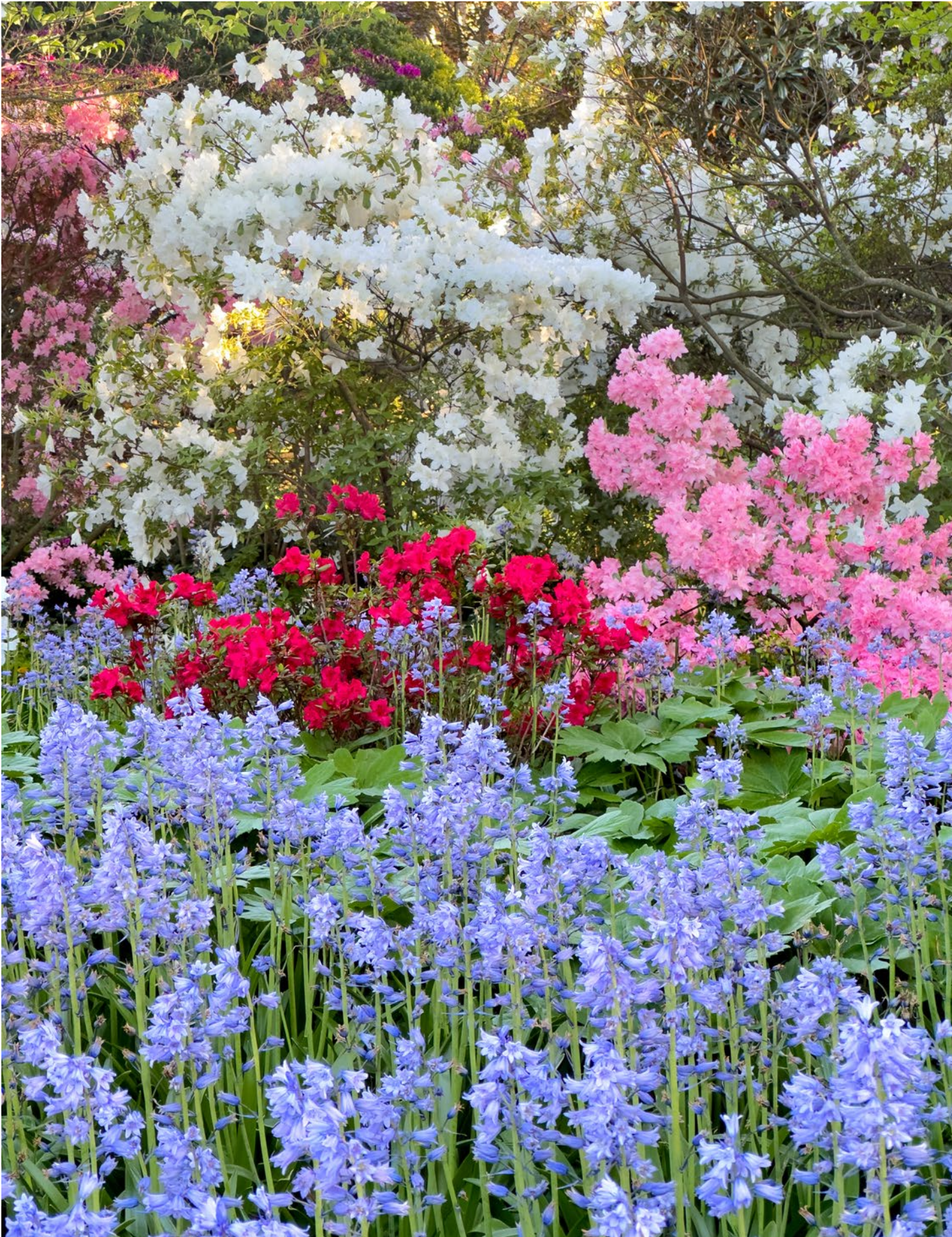
Designed by prominent Philadelphia architect Louis Harold Rush and constructed in 1916, the Greenway home had much to recommend it. Ann, an avid gardener since childhood, felt the double lot upon which the home had been built could become a beautiful landscape with attention and time. Ann explained that

See **GARDEN RETREAT**, page 9

Featuring hundreds of white tulips and just across the street from Sherwood Gardens, the path to the Giroux front door has become one of the most photographed in Guilford.



GREG PEASE PHOTOGRAPHY



I hope this finds you well and enjoying the start of Summer in Guilford!

I am excited to serve as the President of the Guilford Association, and I am honored to continue to work with the talented group of volunteers who comprise the Board of Managers. Our group is energized to connect with our neighbors, maintain our beautiful parks, engage with our neighboring communities and institutions, and help to ensure the safety and wellbeing of our neighborhood. But before we embark on these endeavors together, I would like to take a moment to express our deepest gratitude to our outgoing President, Margaret Alton.

Margaret has dedicated countless hours to Guilford over the past twenty years. As a member of the Board of Managers and Chair of the Parks Committee, Margaret's vision has left an indelible mark on our neighborhood, transforming our gardens and parks into spaces that bring joy to neighbors and visitors alike. Margaret oversaw the development of the Master Plan which provides guidance for the maintenance of Sherwood Gardens and ensures that the design principles employed by Frederick Law Olmstead, Jr. continue to inform our decisions regarding planting and sustainability of the park. We are thrilled that Margaret will continue to serve as the President of Stratford Green, guaranteeing that the gem of our neighborhood will continue to thrive for years to come.

The Board of Managers has been hard at work. This year, we modified our calendar to increase meeting frequency with the goal of increasing communication, collaboration and accountability. You can find our meeting minutes on the Guilford Association website along with a wealth of other association information including our Deed and Agreement, Board Member Contacts, Annual Reports, and By-Laws. We are working to update and upgrade the Association's website and hope to roll out the newly improved product this Fall.

As you are aware, Guilford saw a rash of home invasions and robberies early this Spring, culminating in a community-wide effort to increase security. Our combined efforts ultimately led to apprehension of the suspected perpetrators. At our April 16th neighborhood-wide Security Meeting, we heard from Major Jenkins and Sergeant Rasheed of the Northern District, as well as Darnyle Wharton from the Baltimore State's Attorney's Office. Thank you to many of you for sharing Community Impact Statements to aid in the prosecution of the suspects arrested for these crimes.

In response to these events, and in an effort to prevent future similar occurrences, our Security Committee will be rolling out three Security Initiatives over the next year. Guilford Neighbor

Connect is a program aimed at bringing groups of neighbors together to increase neighborhood watch efforts, communication, and immediate response to criminal activity. Second, we intend to build out a Security Camera Map throughout Guilford to aid police in their investigations of crimes. While there is a city-wide security camera registration in place, the Northern District representatives believe that a more community-based approach will lead to more accessible and accurate data at a crucial time during their investigations. Third, we intend to implement a Guilford Emergency Alert system to communicate urgent security information throughout the neighborhood. You will be seeing more about these initiatives in the weeks to come.

I am happy to report that we have seen positive progress on several key initiatives including the "Loyola Triangle" parking site and the disposition of the Guilford Elementary school site. We will share more about both developments in the next Newsletter.

Finally, in this issue, you will read about the important task we have in front of us in the renewal of Guilford's Deed and Agreement. The Deed and Agreement governs the use of all real estate in Guilford and has been instrumental in preserving the characteristics of Guilford throughout our history. The process is quite involved and will take place over the next eighteen to twenty-four months. The Guilford Board of Managers is unanimously in favor of renewal of the Deed and Agreement and we will be working to get more specific information out to community members about signature gathering.

I am excited with the progress that has been made on several fronts, but we still have a lot of work to do, and we welcome your help. Our Nominating Committee will be hosting several events in the second half of the year for community members interested in becoming more engaged. I have become connected with so many community members through my involvement in committees, as well as through my work with the Board of Managers. We have a great group, so be on the lookout for ways to get involved!

In the coming months, we have an exciting lineup of events and initiatives planned, aimed at further strengthening our bonds and enhancing the quality of life in our neighborhood. I hope you will join us!

Sincerely,

Emily Brennan
President

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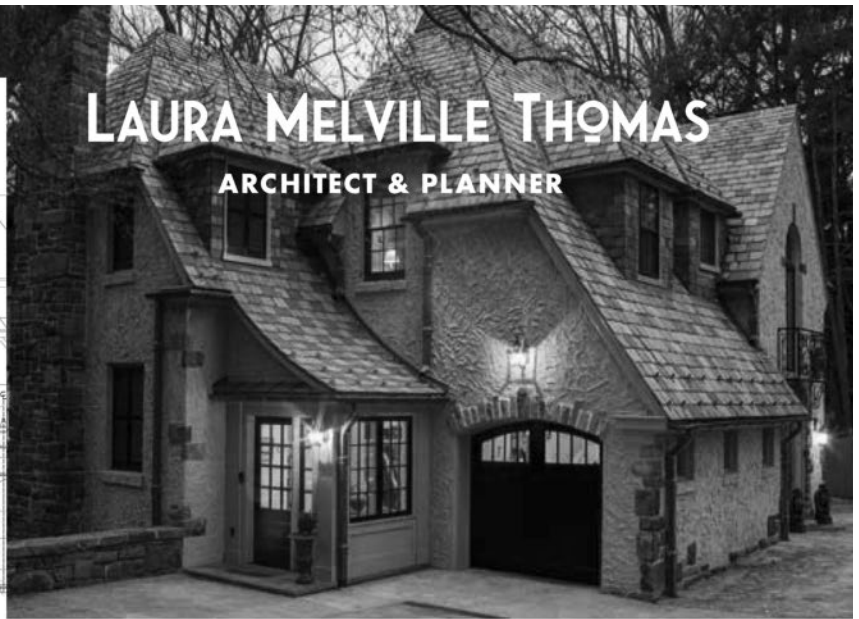
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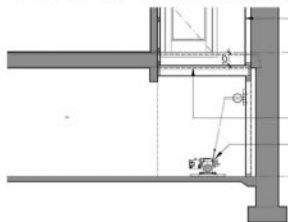
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10 WHITFIELD RD
List Price: \$1,489,000
Closing Price: \$1,650,000



4420 NORWOOD RD
List Price: \$740,000
Closing Price: \$770,000



4403 NORWOOD
List Price: \$650,000
Closing Price: \$725,000



4313 RUGBY RD
List Price: \$1,250,000
Closing Price: \$1,250,000



304 NORTHWAY
List Price: \$699,000
Closing Price: \$750,000



305 NORTHWAY
List Price: \$725,000
Closing Price: \$750,000

4300 WENDOVER RD
List Price: \$725,000
Closing Price: \$725,000



Guilford Property Sales

DECEMBER 15, 2023 – MAY 31, 2024



4101 SAINT PAUL ST
List Price: \$699,900
Closing Price: \$808,500



6 E. HIGHFIELD RD
List Price: \$850,000
Closing Price: \$885,000

211 WENDOVER RD
List Price: \$1,300,000
Closing Price: \$1,250,000



3914 GREENMOUNT AV
List Price: \$269,000
Closing Price: \$255,000



Active Properties

AS OF MAY 31, 2024

| | |
|----------------------------|-------------|
| 4014 GREENWAY | \$2,200,000 |
| 4307 N. CHARLES ST* | \$1,685,000 |
| 7 STRATFORD RD* | \$1,599,000 |
| 30 WHITFIELD RD | \$1,195,000 |
| 103 OVERHILL RD | \$1,136,000 |
| 208 NORTHWAY* | \$995,000 |
| 4405 UNDERWOOD RD | \$899,000 |
| 400 NORTHWAY* | \$799,000 |
| 406 NORTHWAY* | \$795,000 |
| 4304 UNDERWOOD RD | \$685,000 |
| 3516 N. CALVERT ST* | \$625,000 |
| 311 WENDOVER RD* | \$550,000 |

*Under Contract



2 ST MARTINS RD
List Price: \$1,375,000
Closing Price: \$1,349,000



3805 GREENWAY
List Price: \$2,195,000
Closing Price: \$1,915,000



3819 JUNIPER RD
List Price: \$625,000
Closing Price: \$705,000



211 SOUTHWAY
List Price: \$599,000
Closing Price: \$735,000

GUILFORD 2050 PROJECT

Deed & Agreement Renewal

BILL KING

This year, the Guilford Association will kick off the very important task of renewing through 2050 the Guilford Deed and Agreement which, unless renewed, will expire in 2030.

The Deed and Agreement is the regulatory document that governs the use of all properties in Guilford. While it is very easy to take for granted, the Deed and Agreement is considered a model residential development guide and has been essential and critical in maintaining and enhancing Guilford's beautiful and unique historic homes, parks, and sense of community over the last 100+ years.

Without the Deed and Agreement in place:

There would no longer be the current requirements that Guilford properties be limited to single family use and that Association approval be obtained for all exterior improvements and alterations.

The architectural standards and guidelines adopted and enforced by the Association to maintain and enhance the unique and historic beauty, character and ambiance of Guilford homes would no longer exist. The Association would have no control over exterior alterations of homes in Guilford. Historic homes could be demolished and replaced and exterior alterations and additions of any type could be added to homes. They would merely have to pass muster in the eyes of Baltimore City regulators, with no consideration of or adherence to the historic, and beautiful architectural designs, details and standards which are so unique and appealing to Guilford homes.

The Baltimore City Zoning Code would be the sole control of land use in Guilford. The zoning authorities could permit commercial and multi-family residential development in Guilford. With changes to the Zoning Code, such as the abolishment of single family residential zoning districts, as was most recently proposed in the Baltimore City Council, the homes could be subdivided into multi-family apartments, and used as bed and breakfast hotels, group homes, doctor's and other professional offices, and other non-single family residential uses.

The Association would have no money to support Guilford's beautiful parks and open spaces and would need to relinquish them to the Baltimore City Parks and Recreation Department, which is chronically short of money.

The Deed and Agreement was originally prepared by The Roland Park Company in 1913 and must be renewed every twenty years in order to remain in effect. It was last renewed in 2010 and must be renewed by January 1, 2030 for another twenty years through January 1, 2050. For the reasons noted above, failure to renew the Deed and Agreement would very likely materially and adversely diminish or terminate the unique residential and historic beauty, character, ambiance and stability of the Guilford residential community and cause both the residential quality of life and property values in Guilford to substantially decline.

The process for renewing the Deed and Agreement is not simple and requires the consent of the owners of two-thirds of the land area in Guilford. Legislation passed in recent years has lowered that threshold to 60% of lot owners in good standing, but, after review and consideration, the Association and its counsel have concluded that the most prudent method of renewal is the process set forth in the Deed and Agreement.

In order to make changes or amendments to even one word in the original Deed and Agreement document, 100% ratification by all owners would be required, clearly an impossible task. Therefore, as in all the past renewals since 1950, it must be approved as it was written without amendment. Importantly, the Deed and Agreement at one time contained an abhorrent racially restrictive covenant. To be clear, such provisions have long since been held to be unenforceable, completely invalid, and deemed deleted and stricken from the Deed and Agreement by act of law. Per the Maryland Homeowners Association Act the provision has been removed from the current Deed and Agreement and therefore is not part of the Deed and Agreement that is being renewed. The Association's full and absolute rejection and condemnation of such provisions is and has been longstanding.

The Association will begin the process of obtaining signatures from Guilford property owners to renew the Deed and Agreement in the coming months. Those signatures must be "wet" signatures and notarized, so we will be rolling out plans on how best to accomplish the signature gathering at designated places and times, together with door-to-door solicitation of signatures.

If you have questions or would like to volunteer to assist with this important effort, please email officemanager@guilfordassociation.org.

Thank you for your support, and please stay tuned for updates on the implementation of this important and critical project for the Guilford community.

Deed and Agreement

BETWEEN

THE ROLAND PARK COMPANY

AND

EDWARD H. BOUTON

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Relating to

GUILFORD

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Prepared by The Roland Park Company in 1913, the Deed and Agreement is the regulatory document that governs the use of all properties in Guilford.



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Suffering from years of neglect, the home's rose garden has been meticulously restored with the help of a Maryland rose expert.

GARDEN RETREAT, *From page 1*

when they took over the property the gardens consisted of lawn, a few mature trees, a stand of holly, the remains of a rose garden, and a single haphazard flower bed concealing the stump of an old tree. She had a vision for her new garden but knew it would take a decade for her garden to mature.

Ann worked with Mark Willard, an experienced local landscape architect, to devise an initial plan for the front garden. She wanted a restful design with a white color palette for blooms. She asked herself, "How will passersby experience our yard?" She knew that people would drive by her home daily on their commutes to work or while taking walks. The front garden needed bones and structure, so she started with evergreen and semi-evergreen shrubs and with trees. Ann advises gardeners to think of the evergreens as though "you're building a bouquet." One should consider form, color, berries, and pinecones to achieve a natural and pleasing plan. She added a stand of variegated holly, a lovely white redbud, three white crepe myrtles whose long graceful branches contribute to the landscape even in wintertime, and more than fifty shrubs. Finally, she planted the camellias, clematis, allium and snowdrops.

But even thoughtful, deliberate gardeners can make mistakes. Ann recalls with laughter "the plants that ate my yard...I prioritized native plants and they spun out of control, tunneling out of their beds and taking over." In gardening, like in life, she stresses the importance of humility, patience, and a good sense of humor.

In deference to the colorful annual tulip display in nearby Sherwood Gardens, Ann only plants tall-stemmed late-blooming white tulips in her front garden. Each October, she has hundreds of new bulbs planted on either side of the front walk. For visitors

who miss the peak of tulip season, Ann wants to provide at least a small reward for their trip to Guilford. The white tulips against the layers of frothy green along the front walk are undeniably striking, and, for this reason, the path to the Giroux front door has become one of the most photographed in Guilford.

With the front garden complete, Ann turned her attention to the rose garden, which had suffered from years of neglect. Recalling the rose-filled gardens of her childhood, she was motivated to restore to health the beetle-chewed roses, which were also suffering from extensive black spot. Ann consulted with David Walsh, a Maryland rosarian, who aided in the identification of the roses and advised on the additional planting of old garden roses to fill in where required. Today, the roses are green-leafed and robust, spilling over the white trellis fence and providing a beautiful and private horticultural display that Ann can see from her home office.

Among Guilford's early residents were several rose enthusiasts who left behind a lasting legacy. These passionate gardeners grew their own roses and promoted additional planting in the wider area. As a result of their efforts, many current Guilford landscapes contain roses that are no longer commercially available. Ann advises consulting an expert before removing an old rose, as it may be a less common varietal which could be restored to health with proper care.

After sorting out the roses, Ann moved toward the back gardens, working again with Mr. Willard. She appreciates his willingness to collaborate, allowing her to set color palettes and introduce her favorite plants. They have worked together for many years to develop the five garden rooms in the rear of the Giroux home.

GARDENS

The rear of the Giroux home features five distinct “garden rooms.” The upper garden was just recently completed this spring.

Vertical elements can be found throughout the gardens, directing one’s eye to focal points and helping create enclosed spaces.



GREG PEASE PHOTOGRAPHY



ANN G. GIROUX

The more formal lower kitchen garden is defined by high and low white picket fencing surrounding a four-square garden. Trellis towers support flowering vines.



ANN G. GIROUX



A faux bois bench and planters are positioned in the restored rose garden.

Adjacent to the formal kitchen garden, the central garden features a natural irregular shaped lawn surrounded by rare azaleas and rhododendron.

Where there had once been a sloping lawn of turf, two trees and some shrubs, there is now a series of interconnecting gardens each with its own structure, purpose and distinctive quality. The center garden has an old conifer in the corner providing shade for swaths of rare azalea and rhododendron and a sunny open interior lawn in a natural irregular shape. The more formal lower kitchen garden is defined by high and low white picket fencing surrounding a four-square garden and trellis towers to support flowering vines. The old wooden trellises along the garage walls have been restored and planted with clematis for visual interest. The upper garden, was completed this year after a few COVID-related delays. Natural Concerns, the company responsible for most of the larger planting over the years, added the final shrubs and perennials to the new beds and antique planters as the weather warmed this May. The series of garden rooms that Ann had imagined nearly twenty years ago is finally complete.

In all of her gardens, Ann has taken care to reintroduce vertical elements now missing in Guilford's landscapes. She said, "When you have nothing vertical, you create unobstructed views through the garden, and sometimes that is the goal." However, vertical structure in the garden directs the eye to focal points and help to create enclosed spaces. An architectural historian who focuses on The Roland Park Company District, Ann has spent many hours studying Guilford's early gardens and believes there is much that today's residents could learn from the well-considered landscapes of the past.

Ann's love of gardening was encouraged by her mother, Faith, a former resident of Guilford and a lifelong gardener. Like her mother, Ann favors roses and peonies. As an adult with gardens of

her own, Ann has developed a fondness for annual and perennial poppies which she feels are underutilized in today's gardens. She is also a fan of iris and enjoys encountering new varieties of this garden favorite in the flowerbeds of her Guilford neighbors.

While Ann delights in each of the many gardens at her Greenway home, she has discovered that the front garden, the one she thought she was planting for other people, has become her favorite. She particularly enjoys the layered softness of the greens, often taking a meal out on the large front portico sheltered behind the mature shrubs where she savors the quiet beauty that surrounds her. From her own garden perch, Ann listens to the sounds of the many birds who have made their homes up in the trees, down in the shrubbery, and amongst the flowering plants that she has cultivated over the last two decades. She thinks Dr. Johnston would be delighted.

Tucked in the back corner of the Mount Pleasant Golf Course, Herring Run Nursery specializes in plants native to the Chesapeake Bay watershed. The non-profit nursery offers more than 250 local species of trees, shrubs, vines, and wildflowers.



Improve Our Local Landscape by Shopping Native

KELLI COMBERIATE

Many Guilford residents like to buy local whenever possible, and with good reason. Not only does it boost the local economy, it also reduces our carbon footprint, supports farmers, nurtures relationships, and is overall better for the environment. If you've wanted to extend your sustainable shopping practices to your landscape, check out Blue Water Baltimore's Herring Run Nursery.

This hidden gem is tucked in the back corner of the Mount Pleasant Golf Course and specializes in plants native to the Chesapeake Bay Watershed. It was "initially started about 15 years ago by the Herring Run Watershed Association, one of the legacy organizations to form Blue Water Baltimore," says Robert Jenkins, Herring Run Nursery's manager. He explains that the nursery was originally formed to grow plant material for restoration work for Herring Run Watershed.

The non-profit nursery "offers more than 250 local species of trees, shrubs, vines, and wildflowers," according to its website. The benefits of native plants are immense. They contribute to clean water, healthy soils, gorgeous landscapes, and more.

Guilford residents will appreciate that you can find plants at Herring Run Nursery that you won't be able to find anywhere else. Their website is organized by perennials, edible varieties, shrubs, trees, and vines. They also sell gardening supplies and offer 1-hour consultations for a fee. These consultations are "Great for gardeners who need help coming up with the vision, creating a plan of attack in the garden, or looking for general maintenance tips and tricks."

All proceeds from Herring Run Nursery sales support "Blue Water Baltimore's mission to restore the quality of Baltimore's rivers, streams, and Harbor to foster a healthy environment, a



All proceeds from Herring Run Nursery sales support Blue Water Baltimore's mission for clean water and strong communities.

strong economy, and thriving communities," says Blue Water's website.

If you have questions about native plant selection, check out Herring Run Nursery's "Resources" section on their website. One of their neatest resources is the Lady Bird Johnson Wildflower Center's plant finder. You can filter your search by state, plant family, sun exposure, lifespan, and other unique specifications.

Whether you have two acres or are working with a small, city-sized yard, Herring Run Nursery has native plant suggestions. They also are knowledgeable about container gardening, rain gardens, and bird-friendly gardens if you're looking to entice your



avian friends. For those who consider deer to be their nemeses, the nursery also sells deer-resistant plants, although they point out that no plant is 100% resistant to the forest animal.

Before visiting the nursery, be sure to check their hours online. They're open from mid-March until the day after Thanksgiving which is November 29th this year, but days and hours change based on the month. Their inventory is posted to their website weekly, although you can call or email them if you're looking for something specific.

Jenkins explains that they don't have a most popular plant, since they have between 200 and 300 varieties of native plants at any given time. "We're the only nursery that carries exclusively Chesapeake Watershed plants in the Baltimore region," says Jenkins, so they're your one-stop shop for native plants.

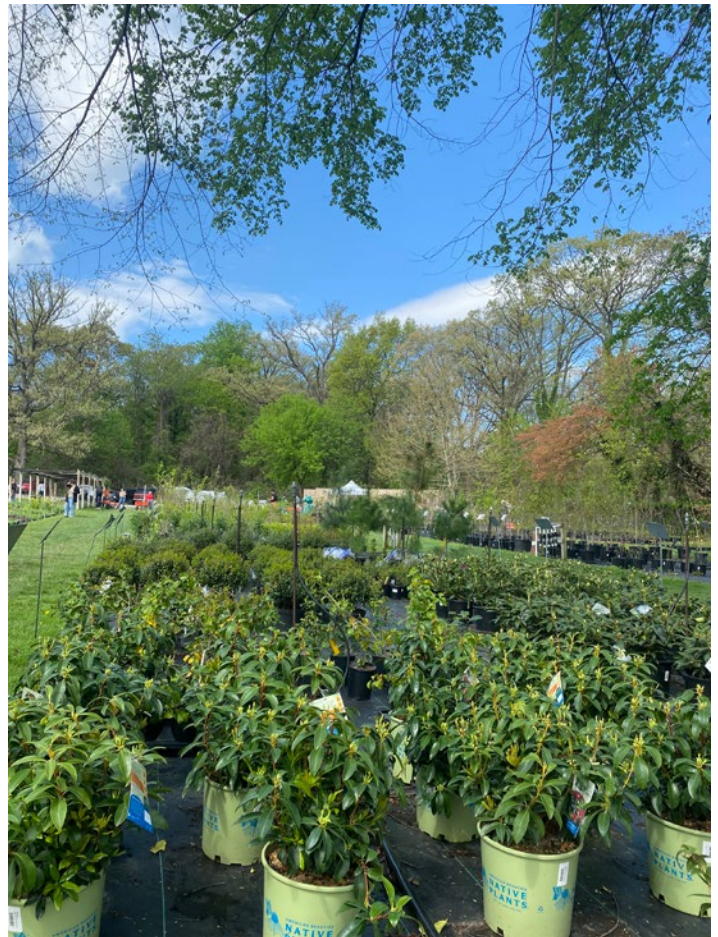
For those that run a Garden Club, host a book club, or just want to offer an informative evening for their community, Herring Run Nursery has experienced staff that are excited to speak at events. They also offer private tours and shopping at the nursery, as well as discounts for landscape businesses, tax-exempt organizations, and military and first responders.

Herring Run Nursery is located at 6131 Hillen Road in Baltimore and they can be contacted at 844-756-8688. If you prefer to email them, you can reach their expert staff at nursery@bluewaterbaltimore.org.



The staff at Herring Run Nursery is extremely knowledgeable, but there are also waystations for every plant specimen, providing detailed information about planting, care, and attributes.

The nursery carries a large selection of native trees and shrubs.



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- Eric L



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A Spring Stroll Through Guilford

Photographs by Guilford Resident
Greg Pease

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Join Guilford on Facebook.

If you'd like to join the Guilford residents-only Facebook group, please find it under "Guilford - Baltimore's Premier Residential Community." You will have to provide your name and street address and accept the group conduct standards to be admitted. Nearly 300 of your neighbors have joined since it went live more than a year ago.



More than Dirt

From oyster shells and coal, to discarded building components and decades-old household trash, you never know what you might find when gardening in Guilford. A recent patio installation turned up a treasure trove of garden relics.



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The Guilford News

SPRING 2024



GREG PEASE PHOTOGRAPHY
