

The Guilford News

GUILFORDASSOCIATION.ORG

FALL 2025

Rooted in Historic Shade

CENTURY-OLD TREES DEFINE OUR NEIGHBORHOOD'S CHARM, BUT BENEATH THEIR SHADE, IT CAN BE A CHALLENGE TO COAX BEAUTY TO GROW.

As autumn settles over our neighborhood, the grand old trees that have shaded these streets for generations put on their annual show. Leaves blaze gold and crimson before drifting down to carpet sidewalks and century-old gardens. Their roots stretch deep into the same soil that has nourished Guilford's landscape for more than a century. These trees—oaks, maples, tulip poplars, and beeches—are part of what makes our community so special. Their towering canopies lend a sense of permanence and grace, connecting us to the past. Yet for all their beauty, they pose a challenge that every gardener here knows well: what to grow in their shade.

Many homeowners assume that deep shade means barren ground and bare soil, but the truth is quite the opposite. While sunlight may be scarce beneath mature trees, the possibilities for planting are not. Shade gardens can be among the most beautiful and tranquil spaces, full of texture, subtle color, and seasonal change. The trick is to look beyond the familiar few. Hostas (which deer love) have long been the go-to plant for dim corners, but they're only one chapter in a much larger story of plants that thrive in shadow.

See **SHADE**, page 6



GREG PEASE PHOTOGRAPHY

As we approach the end of another year, I want to take a moment to reflect on all that we've accomplished, and to look ahead to some important opportunities coming up for our community.

First and foremost, I'd like to remind everyone that virtually all of our community's activities, resources, and architectural oversight are organized, maintained and run by volunteers. These neighbors dedicate many hours of their own time to ensure that Guilford remains one of the most desirable places to live in Baltimore City. We are deeply grateful to each one of our volunteers.

Highlights from this Year

This year has been one of meaningful progress for Guilford. A few of the successes we are proud to share include:

- Working with Baltimore City DOT and BGE to re-establish consistency in design regarding sidewalk aggregate and street lighting.
- Significant tree maintenance throughout Guilford's parks.
- A successful Neighbor Day on September 14th.
- Working with Wolf Security to reduce crime in Guilford, including the recent apprehension of a package thief and return of multiple parcels to homeowners.
- Working with Baltimore City DOT's engineers to design a new traffic island at the intersection of Greenway, Millbrook and Northway.

Annual Meeting—Mark your Calendar!

Please join us for the annual meeting of the Guilford Association on Wednesday, November 12. The meeting will be held in Smith Hall at Second Presbyterian Church, 4200 Saint Paul Street. We will host a Wine & Cheese Hour from 6pm–7pm where you will have a chance to meet your neighbors and board members as well as sign the Deed & Agreement renewal. Please bring a photo ID for that purpose.

The meeting will start at 7pm during which we will provide an update on the association's efforts over the last year, present the budget for approval, and vote on new Board Members. There will be the opportunity to submit questions to the Board of Managers as well.

Your presence and participation matter! These meetings are not only important for the governance of Guilford, but also for remaining connected in a world that seems to be fragmenting before our very eyes.

Thank you to all who contribute in big and small ways to our community. We look forward to seeing you at the upcoming events, and to continuing to build a strong and welcoming community.

Warm Regards,
Emily Brennan, President





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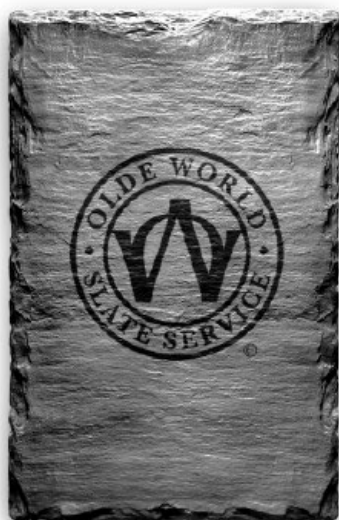
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Closing Price: \$885,000



4406 NORWOOD RD
List Price: \$727,500
Closing Price: \$727,500



4404 EASTWAY
List Price: \$595,000
Closing Price: \$595,000

4303 NORWOOD RD
List Price: \$1,199,500
Closing Price: \$1,125,000



4102 GREENWAY
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Closing Price: \$1,786,500

211 LAMBETH RD
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Closing Price: \$879,900



216 WENDOVER RD
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Closing Price: \$1,050,000



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217 WENDOVER RD
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Closing Price: \$930,000

3907 JUNIPER RD
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Closing Price: \$839,500



3820 GREENMOUNT AVE
List Price: \$99,000
Closing Price: \$152,000



3803 FENCHURCH RD
List Price: \$898,000
Closing Price: \$915,000



3703 N CHARLES ST
List Price: \$1,500,000
Closing Price: \$1,400,000



8 E BISHOPS RD
List Price: \$985,000
Closing Price: \$985,000



203 SAINT MARTINS RD
List Price: \$1,149,999
Closing Price: \$1,120,000

3604 GREENMOUNT AVE
List Price: \$379,900
Closing Price: \$360,000



3527 NEWLAND RD
List Price: \$535,000
Closing Price: \$535,000



Guilford Property Sales

JUNE 1, 2025 – OCTOBER 31, 2025

Active Properties

AS OF OCTOBER 31, 2025

15 CHARLCOTE PL	\$4,500,000
203 E HIGHFIELD RD	\$2,350,000
3 WHITFIELD RD*	\$1,789,000
4309 RUGBY RD	\$1,390,000
4334 N CHARLES ST*	\$1,100,000
4332 N CHARLES ST	\$1,050,000
3923 JUNIPER RD*	\$895,000
4409 N CHARLES ST	\$829,000
3809 JUNIPER RD	\$525,000
3541 NEWLAND RD	\$499,900
416 SOUTHWAY	\$399,000

*Under Contract





Opposite: At 3702 Greenway, the shade garden combines a variety of species and textures—hostas, ornamental grasses, and other shade-tolerant plants. Pops of color come from astilbe, hydrangeas, and foamflower.

Left: This Bretton Place shade garden features an array of shade loving plants, including more than 25 varieties of ferns. Pictured here are viburnum, hellebore (lenten rose), lady fern, autumn fern, deer fern, liriopse, and dwarf mondo grass.

The front yard garden at 310 Suffolk Road layers textures and tones with a vibrant mix of shade-loving plants, including leopard plant, hakone grass (Japanese forest grass), and oakleaf hydrangea.



GREG PEASE PHOTOGRAPHY

SHADE, From page 1

When thoughtfully designed, a shade garden can become a cool, green retreat—a place of calm and continuity amid the hum of city life.

For color throughout the year, consider layering your garden with plants that offer interest across the seasons. In early spring, hellebores (sometimes called Lenten roses) are among the first to bloom, often pushing up flowers while snow still lingers. Their nodding blossoms and evergreen foliage provide a welcome lift after winter's gray. As the days warm, astilbes and hydrangeas take the stage, their plumes and clusters adding softness and brightness to shaded borders. Come autumn, native plants like white wood aster (*Eurybia divaricata*) and turtlehead (*Chelone glabra*) add late-season blooms that support pollinators even as the days shorten and the air cools. With thoughtful planting, your shade garden can offer color and vitality from the first thaw to the last falling leaf.

The Mid-Atlantic region, and Maryland in particular, is rich with native plants that are naturally suited to our tree-filled landscapes. There are more than thirty species of native ferns alone—from the delicate (and evergreen) Christmas fern to the stately cinnamon and lady ferns—each bringing texture and movement to shady spots. Beyond ferns, dozens of grasses, sedges, and shade-tolerant wildflowers are ready to thrive where sun-loving plants might falter. Native woodland sedges, such as *Carex plantaginea* or

Carex pensylvanica, form graceful, low carpets that fill in beneath trees without competing for moisture. These plants are particularly valuable in “dry shade,” that tricky area beneath mature tree canopies where roots drink up most of the water.

While many shade-loving natives don't boast showy blooms, they more than make up for it in foliage and form. Think of the glossy, heart-shaped leaves of wild ginger, the airy fronds of sensitive fern, or the mottled greens of foamflower and alumroot. Together, they create layers of green that shift in tone and texture throughout the year. A well-designed shade garden doesn't rely on bursts of color—instead, it draws the eye with contrasts of leaf shape, subtle hues, and dappled light. Even a small courtyard or narrow side yard can become a pocket of serenity under the canopy, echoing the quiet dignity of the neighborhood's historic trees.

In a neighborhood where trees have stood for a century or more, gardening in the shade is both a challenge and an opportunity. Beneath those broad branches lies a chance to celebrate the quieter side of gardening—one that values patience, texture, and the enduring beauty of plants adapted to the understory. With a little creativity and respect for what our trees offer, we can make our shady corners as rich and storied as the landscape around them—living reminders that even in the shadows, beauty thrives.

GREG PEASE PHOTOGRAPHY



Below a canopy of beech and flowering dogwood trees at 209 Chancery Road, a lush collection of shade plants thrives, including Spanish bluebell, mayapple, azaleas, and Japanese spurge.



Anchored beneath a Japanese maple, this newly planted shade garden includes common boxwood, cherry laurel, rhododendron, oakleaf hydrangea, Siebold's plantain lily, autumn fern, Solomon's seal, and both American and crevice alumroot (coral bells).



GREG PEASE PHOTOGRAPHY



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White-tailed deer populations have been steadily increasing across the U.S.—including right here in Baltimore. Baltimore City's Deer Program recently completed its 2025 population count and compared the results to 2015 data. The findings show significant growth: Druid Hill Park's deer population increased by 64.3%, while Gwynns Falls/Leakin Park saw a 31.4% rise over the same period.

Oh deer.

PATRICK NOLAN

Before returning to Baltimore in 2018, I never would've considered white tail deer—or foxes and raccoons for that matter—to be an issue in the City. However, with each passing year and near-daily reports from other Guilford residents about deer devouring plantings and some destroyed gardens, the deer population in Baltimore is a very real concern.

White-tailed deer populations across the U.S. have been steadily recovering since the late 1900s. In some areas, including Baltimore, deer populations have reached levels that now create a range of problems, including property damage, vehicle collisions, and negative impacts on local forests.

As a result, Baltimore City has launched a Deer Program designed to address these issues while balancing the needs of local wildlife. The Deer Program will aim to protect park forests and the plant life they support, reduce conflicts between deer and residents, and increase community engagement and input in decision-making.

The program will focus initially on seven key parks in Baltimore—Gwynns Falls/Leakin Park, Powder Mill Park, Hanlon Park, Herring Run Park, Druid Hill Park, Farring Baybrook Park, and Moore's Run Park. The closest of these parks to Guilford are Herring Run and Druid Hill Parks, which are both approximately three miles away.

Baltimore City's Program is considering 12 management strategies—nine non-lethal and three lethal techniques.

Non-lethal techniques include:

- 1. Habitat Modification**—remove or limit food and cover that deer can use; medium costs.
- 2. Habitat Improvement**—restore or improve vegetation available for deer to use for food and shelter; high costs.

3. Hazing—use scare devices or disturbance techniques to prevent deer from using certain areas; these typically cannot be used in urban areas; medium costs.

4. Exclusion—keep deer from specific areas or objects using physical structures (e.g., fencing, thorny bushes); high costs.

5. Repellents—apply granular or liquid products (e.g., Deer & Rabbit Repellent, cayenne pepper) to plants or areas where deer are unwanted; needs regular application; medium costs.

6. Stop Feeding—remove food sources provided by people; low costs.

7. Changing Infrastructure—install or adapt man-made structures to help motorists and deer stay safe on roadways (e.g., Deer Crossing signs); high costs.

8. Education—provide informational programs or resources to residents detailing how to reduce conflicts surrounding deer; low costs.

9. Do Nothing—leave deer alone and let nature run its course; low costs.

Lethal techniques focusing on deer herd reduction include:

- 1. Professional Sharpshooting**—community hires professionals specifically trained at harvesting deer; high costs; example: Baltimore County spends \$60k annually at three of their parks.
- 2. Controlled Hunt**—hunting in designated areas by approved/licensed individuals who agree to obey standards established by community and City-controlled; medium costs.
- 3. Traditional Hunting**—hunting by licensed individuals during state deer seasons on property they own or have permission to hunt on; low costs; firearms are not permitted, but you may use approved archery equipment.



Deer were here! Baltimore's growing deer population is leaving its mark on Guilford gardens—one hosta at a time. Hostas top the menu for deer, but when hungry, they'll eat nearly any plant—even ones thought to be "deer-resistant."



There are several legal hunting restrictions in Baltimore City and the State of Maryland. Top among these restrictions is that hunters must remain at least 450 feet away from any occupied structure. The Deer Program plans to apply several of the above-listed strategies (non-lethal and lethal) for the City.

Baltimore City Deer Program Timeline and Steps

To guide the program, the City has laid out a step-by-step plan:

Step	Anticipated Timeframe
Survey Baltimore residents	early Summer 2025
Conduct Public Information Sessions	July 2025
Conduct Focus Groups	August 2025
Organize Community Engagement	Ongoing
Install Forest Restoration Fence (Gwynns Falls/Leakin Park)	Fall 2025
Count Deer Annually in Parks	October–March (Every Year)
Develop Deer Management Plan	Sept–Dec 2025
Initiate Management Strategies	2026–Thereafter

What Can I Do in the Meantime?

In Maryland, several plants are known for being resistant to deer, including certain perennials, grasses, shrubs, and groundcovers. Deer tend to dislike plants with strong odors, prickly or fuzzy textures, and those that are toxic (e.g., daffodils).

Some popular anti-deer choices include Black-eyed Susans, Bleeding Hearts, and sedges like Appalachian and Pennsylvania sedge. Other options include catmint, bee balm, lavender, and Russian sage. Deer may still browse on less desirable plants when food is scarce, so consider using deer repellents.

The most effective deer repellents often combine multiple deterrents like strong scents, unpleasant tastes and physical barriers or scare tactics. Options include motion-activated sprinklers, predator lights and ultrasonic devices. For natural solutions, consider using predator urine, garlic, peppermint, or soap. Commercial repellents containing putrescent egg solids, garlic or blood meal may also be effective.

Get Involved!

The City wants to hear from you! As mentioned by the Guilford Association in the June 27th Guilford Minute and July 2nd dedicated email notification to all residents, the City asked for residents to participate in a Public Survey and attend Information Sessions throughout July to provide input.

Your input is vital to the success of this program. Help shape a balanced approach to managing our local deer population for the benefit of the community and the environment. For any questions, concerns, or more information, please reach out to the Deer Program team at deer.program@baltimorecity.gov. Or visit the Department of Recreation & Parks Deer Program FAQ page at <https://bcrp.baltimorecity.gov/deer-program/deep-program-faq>

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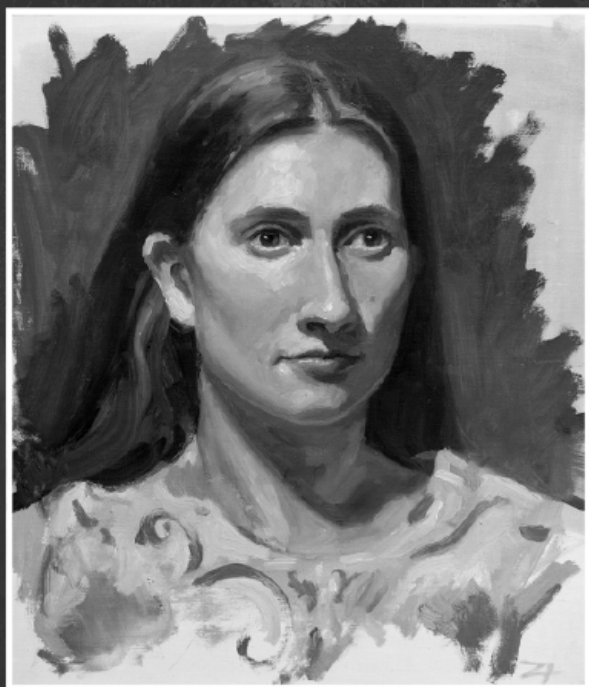
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Why We Don't Follow Interior Design Trends — And Why You Shouldn't Either

AMBER MILWEE
DIRECTOR OF DESIGN, SMITHOUSE DESIGN + BUILD

As a design-build company, we're often asked about the latest interior design trends: "What's in this year?" "Should I do terrazzo floors?" "Is greige out?" But here's the truth we always share with our clients: *we don't design homes around trends*, and we encourage you not to either.

Our job isn't to create a space that looks great on social media for a season—it's to design and build homes that *last*, both in structure and in style. While trends may offer inspiration, they rarely align with the principles we value most: sustainability, quality, and authenticity.

Here's why trend-driven design rarely leads to a space you'll love long term.

1. Trends Are Temporary. Your Home Isn't.

Design trends operate on a short cycle—usually 12 to 24 months. Your home? It's a 30- to 50-year investment, at least. We've seen clients feel pressured to incorporate the latest "it" look, only to grow tired of it within a year or two. That's because trends often prioritize aesthetics over function, lifestyle, and durability.

As a design-build firm, we help clients define a vision that reflects *them*—not what's in a magazine spread or trending on Instagram. A well-designed home should evolve with your life, not expire with the next wave of popularity.

2. Trend-Driven Design Isn't Sustainable

A huge part of our design-build philosophy centers around sustainability. When you build or renovate a home around what's currently "in," you're more likely to replace materials and furnishings frequently, generating unnecessary waste. Fast furniture and mass-produced trend pieces are rarely made to last—and they often end up in landfills.

Instead, focus on high-quality, timeless materials, thoughtful craftsmanship, and furnishings that endure. Choosing sustainable design is not only better for the environment—it also makes for a more grounded, livable space.

3. Collected Spaces Tell a Better Story

When you walk into a home filled with generic trends, it feels... hollow. But when a home is built and styled slowly—layered with meaningful items, heirloom pieces, textures that reflect the people who live there—it tells a story.

A collected home isn't thrown together in six weeks because a trend report said to do so. It's built over time, filled with furniture that has personal history, art that inspires you, and finishes chosen for both beauty and longevity.

4. Good Design Prioritizes You—Not the Algorithm

We've seen how social media has created a sense of urgency around interior design—like your space has to be "finished" and photo-ready right away. But real life doesn't work that way, and neither does great design.

You want to ensure that every choice—from floor plan to faucet finish—is made with your lifestyle in mind. When design is personalized and intentional, it lasts. When it's based on fleeting digital trends, it rarely holds up under real use.

5. Build for the Long Haul

Designing, building and renovating a home is an enormous investment—not just of money, but of your time and emotion. You deserve a space that will still feel right 10-15 years from now, not one that requires a full cosmetic overhaul every few seasons.

That's why it's important to prioritize:

- Natural materials that patina beautifully over time.
- Flexible, enduring layouts that can adapt to your lifestyle.
- Architectural integrity that won't look dated five years from now.

Don't focus on short-term fixes or quick-turn designs. Build a home meant to be lived in and loved for decades.

Final Thoughts

Trends might give you a spark of inspiration, but they shouldn't dictate the foundation of your home. When you work with a design-build company like ours, you're not just hiring people to make your home look good today—you're hiring a team to help you create a home that functions, lasts, and truly reflects who you are.

Amber Millwee has over 16 years of experience in residential design. She strives to create spaces that are elegant and charming, yet still comfortable and livable for her clients. Amber's background in architectural history and historical preservation ensures that respecting the character of the home remains top of mind when redesigning spaces for her clients. In her spare time, Amber enjoys painting, being outdoors, and spending time with her family and pets.

Meet Your New Neighbors

We recently reached out to some of Guilford's newest residents to help everyone get better acquainted and strengthen our sense of community. We asked five simple questions to learn more about who they are (Question 1), what brought them to Baltimore or Guilford (Question 2), and what they've enjoyed about living here so far (Question 3). We also love to hear about their favorite local spots (Question 4) and, when possible, see the faces behind the names. Read on to meet some of our new neighbors—you might just discover a shared interest, a new restaurant to try, or a familiar face to say hello to on your next walk!



Michael & Margaret Johnson
4312 St. Paul Street

Michael and Margaret Johnson recently moved to Guilford after spending more than a decade in the DC area. Michael is a Financial Advisor at Janney Montgomery Scott and Margaret works in Marketing at Non-Profit based outside of D.C. Michael, who grew up in Baltimore's Roland Park neighborhood, is excited to be back home and closer to family.

They have two children—Mary Park (3½) and Thomas (1)—along with two dogs, Butters and Jasper. They're enjoying exploring the neighborhood on long walks and discovering local gems like Sherwood Gardens and Linkwood Playground.



Andy & Marisa Peters
4415 Norwood Rd

Andy and Marisa Peters are Baltimore natives who fell in love with the architectural style of the homes in Guilford, as well as its close-knit sense of community. Although both have lived up and

down the East Coast, they are grateful to be home in Baltimore, where they can raise their son River (now 17-months-old) alongside family and friends. Andy works full-time at T. Rowe Price as an investment analyst. Marisa recently graduated from Maryland Carey Law and will be working part-time at the Law Office of Andrew M. Dansicker, an employment law firm, starting this September. You will frequently find Marisa, River and Ruby, their small dog, walking around the neighborhood—and definitely stopping to smell the flowers. We have an open door policy and welcome neighbors to stop by and say hello!



Katherine Crosby **216 Wendover Rd**

I'm Katherine Crosby, a writer from Rye, New York. I'm from West Virginia originally, but spent the last twenty five years in New York. My brother has lived in Charm City most of his adult life, and I finally decided to move down too. I'm a 9/11 survivor, and I worked in Public Markets at Goldman Sachs before retiring young. More recently, I worked for the Lincoln Project and toured several states, registering inner city voters, before finally committing to writing full-time. I have an agent and we're shopping my first novel—a literary suspense about a humanitarian doctor addicted to his work. It's really my fourth, but the first few were learning failures.

My son Evin moved here too. He graduated from Marist last year and he's job hunting. My daughter Mira is at Loyola Marymount in LA. I adore them both, but we'll leave it at that, or this will turn into a gushing tribute :) I love them almost as much as I love our dog Oreo, an aging, anxious Aussie, and our two cats—who claim they're French—Mona Luna Baguette and Penus de Milo.

I drive an electric car and I love to cook for everyone. I read and walk and travel all the time. A few months ago I gave up my lifelong addiction to NPR, although I'm having little success in my attempts to live unfettered by reality. My new addiction is Formula 1, and I have a soft spot for Roger Federer and old spy novels, but I still love tennis and read everything.

Guilford is a gem. There are friendly faces and trees in every direction. I think my fave part of living here—aside from the gracious neighbors and storybook ambience—is Guilford's close proximity to everything good.

I'm on Instagram at [@kcrosbywrites](https://www.instagram.com/kcrosbywrites). Included is a photo of my cats who've settled in spectacularly.



Patrick & Parker Duffey **4409 Bedford Place**

Hi there! We are the Duffeys—Patrick, Parker, and Rhett. Patrick and I first met as undergrads at Tulane University in New Orleans. I am the Director of Operations at The Skinny Confidential, a beauty and wellness brand, and Patrick is a commercial litigation attorney with Offit Kurman. Rhett recently hit the 6-month mark. He spends his days giggling and trying his best to crawl, and spends his nights fighting sleep!

Patrick and I had been living in New Orleans, and while it was an extremely difficult decision to leave, we wanted to be closer to family when Rhett was born. I grew up just down the street on Blythewood Road, and we love that we get to be less than a mile away from my parents! We used to go on walks around Sherwood Gardens when we visited, and always envisioned ourselves living somewhere close by.

The neighbors! Everyone has been so warm and welcoming—we're just a few weeks in and we can already tell how strong this community is. We are honored to be a part of it.

As far as restaurants go, our local favorite will always be Petit Louis, but we also love CeCe's Roland Park! You may also occasionally find us in Hampden at The Charmery. For shopping, The Pig & the Parrot has the cutest items and was started by our dear friends Caroline Hearn and Karin Chriss (also Guilford members)! There is something for everyone in their store.

A spooky-good view from above!
 Guilford's Halloween Parade & Movie
 Night brought community fun to the
 Sunken Park on October 25.



GREG PEASE PHOTOGRAPHY

Best Gluten-Free Options	America's Favorite Family Friendly Restaurants	Best Kids Menu
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 A black and white photograph of a family of four. A man and a woman are standing behind two children. The child in the foreground is wearing a bicycle helmet and is on a bicycle. The family is all smiling and looking towards the camera. The background is slightly blurred, showing what appears to be a car and some foliage.

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Greenway/Millbrook/ Northway Traffic Island Returning to Guilford

After years of advocacy and collaboration, the Guilford Association is excited to share that an actionable plan is in place to design and install a new traffic island at the five-way intersection between Greenway, Millbrook and Northway.

A traffic island once existed in this spot but was removed decades ago during roadwork, leaving behind an oversized stretch of asphalt. Now, thanks to steady community efforts, the area will once again feature an island — this time designed not only for function but also for beauty.

The new traffic island will serve several important purposes. First, it will provide traffic calming at a busy and often confusing intersection, improving safety for drivers, pedestrians, and cyclists alike. Second, it will transform unused pavement into an attractive green space, consistent with the original Olmstead plan for Guilford.

This milestone did not come easily. The Association has been working for years to bring this project to life, engaging city officials, neighborhood stakeholders, and state leaders. With the support of Delegate Maggie McIntosh, who helped secure funding for the work, we were able to push this effort forward. Design work is in its final stages and installation is expected to follow once planning is complete. As details develop, we will keep the community updated on construction timelines.

This project is an example of what can be accomplished when residents come together and stay committed to improving our neighborhood. We are excited to see this long-held vision finally taking shape, and we look forward to celebrating its completion with all of you.



Then and now: a conceptual drawing of the proposed traffic island at Greenway, Millbrook, and Northway, alongside a historic photo of the original island that once occupied the intersection.

Guilford Association Board

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Legal

Kevin Creamer
York Rd/Greenmount Ave,
Traffic & Streets, Safety

Danielle Curry
Safety, Social

Kelly Maher
Social,
York Rd/Greenmount Ave

Stephanie Purnell
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York Rd/Greenmount Ave

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The Guilford Association, Inc.

4200 Saint Paul Street

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The Guilford News

FALL 2025

GREG PEASE PHOTOGRAPHY



2025 Guilford Association Annual Meeting

Wednesday, November 12, 7pm

**Second Presbyterian Church,
Smith Hall
4200 Saint Paul Street**

Please join us for the annual meeting of the Guilford Association on Wednesday, November 12. We will host a Wine & Cheese Hour from 6pm–7pm where you will have a chance to meet your neighbors and board members as well as sign the Deed & Agreement renewal. Please bring a photo ID for that purpose.

The meeting will start at 7pm during which we will provide an update on the association's efforts over the last year, present the budget for approval, and vote on new Board Members. There will be the opportunity to submit questions to the Board of Managers as well.