

**OFFUTT RIDGE HOMEOWNER'S ASSOCIATION**  
www.offuttridgehoa.org  
Woodstock, Maryland

# HOA General Meeting

January 31, 2002 - Granite Presbyterian Church - 7:00 to 9:00pm

## Seasons Greetings

### HOA General Meeting



The annual HOA General meeting will be held on January 31, 2002 at the Granite Presbyterian Church starting at 7:00PM. The meeting will follow the agenda listed below.

#### AGENDA

*Offutt Ridge HOA General Meeting  
January 31, 2002*

- ◆ Meeting called to order
- ◆ Review/Modify the agenda
- ◆ Read and approve minutes from last General Meeting
- ◆ Presidents Report
- ◆ Treasury Report
  - Delinquent Dues*
  - Discuss Proposed 2002 Budget*
  - Vote on 2002 Budget*
- ◆ Committee Reports
  - Monument*
  - Architectural*
  - Website*
  - Newsletter*
  - Entertainment*
- ◆ Board of Directors nominations
- ◆ Board of Directors Vote
- ◆ Membership Issues/Concerns/Comments
- ◆ Adjournment

It's vital that we all attend this meeting. This is your opportunity to tell the HOA staff what YOU want done in your community. Approval of the 2002 HOA Budget and the selection of

a new Board of directors requires membership participation. So... please attend. Arriving promptly will allow us to accomplish the business at hand in a time manner.

#### 2001 Officers & Directors

- A/President: Rich Jackson  
(410) 922-7028
- Treasurer: Rodney Butler  
(410) 496-8107
- Secretary: Angela Brunner  
(410) 521-6444
- Director: Sydney White  
(410) 496-6823
- Director: Willis Williams  
(410) 922-9428

#### Quotes for This Quarter

**A chuckle a day may not keep the doctor away, but it sure does make those times in life's waiting room a little more bearable.**

-- Anne Wilson Schaeff

**I heard the bells on Christmas Day  
Their old, familiar carols play,  
And wild and sweet  
The words repeat**

**Of peace on earth, good-will to men!  
-- Henry Wadsworth Longfellow, from  
Christmas Bells**

**Any fool can criticize, condemn, and  
complain, and most fools do.  
-- Benjamin Franklin**

let us all become a closer community and a closer Nation. The HOA has been busy since the last flyer you received. Those activities are covered in the articles that follow.

### School Bus Pickup

The kids are back in school and again we want to caution the parents about parking too close to the intersection of Offutt Rd and Peddicoat CT while waiting for the school bus to drop off your kids. If you must park there, you should be at least 100 feet from the intersection. The further back the better. When you park closer than that, you present a safety hazard to traffic coming into the development.

The parked cars make it impossible to see traffic coming out of the development which causes the potential for a head on collision. This is not an over statement. Please think safety first when you go out to pick up your kids. Your neighbors thank you for doing so.



### Block Party

We had a great time!! If you weren't there, shame on you! The HOA annual block party was held on August 26. Over 60 of your neighbors and friends attended. There was enough fun and food for young an old. The kids had a ball. The menu included smoked turkey, roast beef, ham, hot-dogs, hamburgers, salads, baked beans, chips, pretzels, candy, soft drinks,



and lots of desserts. Thanks to those who took the time to prepare and bring a dish to share. If you have suggestions on improving this event, please let one of the officers or directors know.

For the second year in a row, Mr. White Jr. & Family, 3215 Peddicoat, volunteered their yard for the festivities. We all thank them for being such a gracious host.

If you missed the party, not to worry. Just make yourself a promise that you'll be there next year.

### 2001 Dues Violators

HOA Members, would you believe that here we are with less than three months remaining in 2001 and there are still a few of us that have not

paid their dues. The names can be found on the HOA website in the treasurers report. Several notices have been sent to those who owe. As a last resort, the HOA has begun the action of having a lien placed on the property of those who owe. This means any transaction involving the property can not go forward until the lien is satisfied. It's unfortunate we have to resort to such measures, but the HOA leadership feels it would be unfair to the rest of the membership if dues violations were not dealt with legally. To those that pay their dues on time, we thank you. To those who haven't paid, please do so as soon as possible. Lets start 2002 with a clean slate.



### TOT LOTS

The Tot Lots have been given a face lift. The swings have been refurbished, benches replaced, the wood has been cleaned and sealed, and

new chips have been spread. We still have a few problems. The ground is shifting under the gazebo at the Peddicoat location. Please be careful when near the

gazebo. Caution cones mark the problem area. We hope to have that corrected within weeks. The walkway at the Amanda CT. location is also scheduled to be repaired shortly.

We have a committee looking into improving the Tot Lots. They hope to have a plan in place by next spring. We'll keep you posted.

### Speeding Cars

For some unknown reason, Peddicoat CT. has turned into a speedway. So has Amanda CT. We all need to **OBEY THE LAW** when driving in the community. It doesn't matter if the streets are clear of traffic or crowded with children at play, **DRIVE SLOW** and with **CAUTION** in the community. The speed limit in Offutt Ridge is **25 MPH. Are YOU obeying the law?**



The HOA has notified the Police of this problem. We want our neighbors to obey the law before someone gets hurt. If you are concerned about this problem, report the tag numbers of speeders to the Police. This has got to stop.

### HOA Web Site

[www.offuttridgehoa.org](http://www.offuttridgehoa.org)

The HOA web site has been on-line for a year. During that time it has had less then 500 visitors. Perhaps most of you were not aware it existed. Well, now you know. So get on line and check it. out.

Did you know there's a web page on our site devoted to your comments,

suggestions, or complaints. It's the "Sound Off" page. Take advantage of it and let your neighbors know how you feel about certain topics. All postings are anonymous. No one will know you posted the remark.

We also have a "Classified Ad" page. If

you have a service to offer or want to sell an item, post it on the "Classified"



page. Instructions for doing this can be found on the website.

Find out what your HOA is doing. It's all on the web site. All meeting minutes, treasury reports, points of contact, the HOA Bylaws, community activities and more are there. The web site is a great tool for sharing information. Take advantage of it. Let us know what you think.

### Fields of Harvest

The construction going on at the new phase of the Fields of Harvest Development (located at the end of Noah Court) is bringing increased traffic into the neighborhood - construction equipment, trucks, etc. This construction traffic has caused some damage to our curbs, some of which has been fixed already. If you notice damage to the streets or curbs, please inform the HOA or you can contact the Bureau of Highways directly at (410) 887-3560 or (410) 887-2232.



The address is 111 W. Chesapeake Avenue, Towson, MD, 21204.

### Entry Monument

The HOA is planning to upgrade the entry monument and landscaping in Spring 2002. Our goal was to have the work done in Fall 2001, but a reorganization at the company with which we had been working occurred unexpectedly in August. This resulted in our need to find a new contractor. We have found a new contractor and are working to finalize the plans this year for a Spring 2002 installation. Plans for the new entrance monument will be discussed at the January General meeting.

### New Street Light

If you live near 3312 Peddiccoat, you may have noticed that a new street light has been installed. The HOA entered into an agreement with BG&E to have the light installed. Our concern was safety. There seemed to be a need for more light in that area. It took awhile and a lot of effort from former members of the maintenance committee and the HOA staff to get this done. Enjoy!



### The Role of the Architectural Committee

The members of the Architectural Committee are:

**Andy Grosko (410) 521-8665**

**Charles Thomas (410) 655-8348**

**Bill Weinstein**

**Willis Williams (410) 922-9428**

You must notify the architectural committee before making a change or

addition to the exterior of your home.

The Declaration of Covenants, Conditions and Restrictions that each of you should have received when you settled on your house has the purpose of protecting the value and desirability, and enhancing the attractiveness of our community. In trying to fulfill its role, the architectural committee over the years had generated guidelines for certain types of common projects that are not well defined in the Declaration. An additional role that the committee could play is in leveraging the experiences of Offutt Ridge Homeowners to help other residents. For example, if you've used a builder for your deck who did an outstanding job -- or a terrible job -- other people in the community may benefit from that information, please inform the architectural committee. We will provide that input to other people planning on similar projects.



### Guidelines for Storm Doors

Officially, architectural committee approval should be obtained before any modification is made that will affect the exterior of your house. This includes installing storm doors. Our major concern with these doors is to ensure that homeowners buy a good quality door that will not rust or otherwise become an eyesore in a few years. We have done a little bit of research into storm doors and have developed a few suggested guidelines. The following characteristics seem to be a good indication of a high quality door that should hold up well:

- at least 1 1/2 inch thick
- vinyl clad aluminum or polypropylene

frame  
 - a 15 year warranty  
 - dual closures

We request that if you're planning on installing a storm or screen door, that you please inform the architectural committee for approval. Also, if you have any additional input regarding storm door quality and selection, please contact one of the committee members.

**Documentation Requirements for Decks**

The following is a list of general guidelines and documentation requirements to be used by the architectural committee in evaluating proposed decks:

1. Drawings - The homeowner should submit drawings which shall include a top and side view of the project as well as any other angle which may be appropriate under the circumstances. Drawings should include a description of the railings and any overhead structure such as a gazebo, location of steps and any enclosure to be used on the underside (i.e., lattice work).
2. Location Survey - A drawing of the deck s situated on the location survey should also be provided showing the location of the deck relative to the house and the property boundaries.
3. Dimensions - The homeowner shall provide accurate dimensions of the project including width, depth and height for each level.
4. Materials Listing - The homeowner shall provide a complete listing of building materials to be used (i.e., pressure treated lumbar, composite decking) which shall include any finish to be used. Deck should be natural

wood (i.e., pressure treated with a water sealant), a natural wood stain or color which matches the existing color scheme of the home.

5. Start and Complete Date - The homeowner shall provide estimated starting and completion dates for the project. Duration of the project shall not exceed six months.
6. Building Permit -- Although not needed prior to submission to the committee, the homeowner shall forward a copy of the building permit to the committee for its files prior to the start of the project.

**Shed Guidelines**

1. Sheds may be no larger than 12' x 12' in floor area.
2. Sheds may be located only within the building restriction lines and must be to the rear of the house. Every effort should be made to "hide" the shed from view of neighbors and from the road as much as possible.
3. Landscaping in the form of trees, shrubs, flowers or a combination thereof is required, The more the shed is in public view, the more landscaping you must have.
4. No items may be stored outside of or attached to the shed; they must all be inside, out of view.
5. Exterior lighting on the shed may not exceed one 75 Watt bulb. No interior plumbing or heating systems that would render the shed habitable are allowed.
6. No one may have more than one freestanding shed, playhouse, gazebo, or other such structure in their yard.
7. Sheds must have asphalt shingle roofs and be mounted on poured concrete pads. Walls should be of wood, vinyl or aluminum siding over wood frame. No

all-metal sheds are permitted. Siding, trim, and shingles must match the same colors of the homeowners house. Architectural style elements, such as trim, doors, and windows are desirable.

8. All sheds must be properly maintained.
9. In addition to Architectural Committee approval, homeowner may need to secure building permits.

To apply for permission to erect a shed, a homeowner should submit a picture of the shed, a listing of the materials and colors, a plot plan showing the location of the shed relative to the property lines and the house, and a landscaping plan for the shed.

**Lyme Disease**

There has been at least one case of Lyme disease in Offutt Ridge. Because of our large deer population - **(deer ticks are carriers)** - the HOA considers the following article important health information. It should also serve as a reminder that feeding the deer is discouraged.



**This article was written by Barton D. Schmitt, MD, pediatrician and author of "Your Child's Health".**

**DEFINITION**

Lyme disease is the most common disease spread by a tick bite. About 7000 cases are reported each year in the United States. Complications, however, are rare. Giving up picnics, hikes, and camping because of this pest is an overreaction to the small risk. Lyme disease has been divided into three stages. If treated with antibiotics, it does not progress from one stage to the next.

Stage 1 occurs 3 to 30 days after the tick bite. A unique rash develops in 70%

to 80% of people. The rash (called erythema migrans) consists of a red ring or bull's-eye that starts where the person was bitten and expands in size. The rash at the bite becomes larger than 2 inches across. A rash the size of a dime or quarter is not Lyme disease. The rash is neither painful nor itchy. It lasts 2 weeks to 2 months.

About 50% of children also develop smaller spots at several locations. Some also develop a flu like illness, including fever, chills, sore throat, and headache, for several days.

Stage 2 occurs 2 to 12 weeks after the tick bite. It only affects 15% of untreated patients. The main symptoms are neurologic ones such as stiff neck (aseptic meningitis), weak facial muscles (seventh nerve paralysis), and weakness or numbness of the extremities (polyneuritis). A few children develop some abnormalities of heart rhythm (myocarditis). Stage 3 occurs 6 weeks to 2 years after the tick bite. It affects about 50% of untreated patients, often without any stage 2 symptoms. The main symptom is recurrent attacks of painful, swollen joints (arthritis), usually of the knees. The arthritis becomes chronic in 10% of children.

**CAUSE**

Lyme disease is caused by a corkscrew shaped bacterium called a spirochete. It is transmitted by little deer ticks that are the size of a pinhead, dark brown, and hard to see. Lyme disease is not carried by the more common wood tick, which is ¼ to ½ inch in size. In most states only 2% of deer ticks carry Lyme disease. In Wisconsin, Minnesota, and the New England

states, however, up to 50% of ticks are infected. If left undisturbed, a tick will remain attached and feed for 3 to 6 days. How long a tick is attached determines the likelihood of passing on the infection. For Lyme disease to be transmitted, the tick needs to be attached for 18 to 24 hours.

**PREVENTION OF TICK BITES**

Ticks like to hide in underbrush and shrubbery. Children and adults who are hiking in tick-infested areas should wear long clothing and tuck the ends of the pants into the socks. Apply an insect repellent to shoes and socks. During the hike perform tick checks using a buddy system every 2 to 3 hours to remove ticks on the clothing or exposed skin. Immediately after the hike or at least once each day, do a bare skin check. A brisk shower at the end of a hike will also remove any tick that isn't firmly attached. Because the bite is painless and doesn't itch, the child will usually be unaware of its presence. Favorite hiding places for ticks are in the hair, so carefully check the scalp, neck, armpit, and groin. Removing ticks promptly may prevent infection because transmission of Lyme disease requires 18 to 24 hours of feeding. Also, the tick is easier to remove before it becomes firmly attached. Perform tick checks on the dog if he accompanies you on a hike. Pull off any that are found.

**TICK REMOVAL**

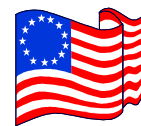
The simplest and quickest way to remove a tick is to pull it off. Use a tweezers to grasp the tick as close to the skin as possible. (Try to get a grip on its head.) Apply a steady upward traction

until it releases its grip. Do not twist the tick or jerk it suddenly, thus breaking off its head or mouth parts. Do not squeeze the tweezers to the point of crushing the tick, because the secretions released may spread disease. If you don't have a tweezers, pull the tick off in the same way using your fingers, a loop of thread around the tick's jaws, or a needle between the tick's jaws for traction. Some tiny ticks need to be scraped off with a knife blade or the edge of a credit card.

If the body is removed but the head is left in the skin, it should be removed. Use a sterile needle (as you would to remove a sliver). Wash the wound and your hands with soap and water after removal. A recent study showed that embedded ticks do not back out when covered with petroleum jelly, fingernail polish, or rubbing alcohol. We used to think that this would block the tick's breathing pores and take its mind off eating. Unfortunately, ticks breathe only a few times per hour. The study also found that the application of a hot match to the tick failed to cause it to detach and also carried the risk of inducing the tick to vomit infected secretions into the wound.

**Comments**

Your this would be appreciated can be Officer or Director.



feedback on publication greatly ed. Comments given to any