

**OFFUTT RIDGE HOMEOWNER'S ASSOCIATION**

*Woodstock, Maryland*

*Fall 2005*

# Offutt Ridge Newsletter

## HOA General Meeting November 17, 2005

### The President's Corner Sheila Abrams-Jones

As this year draws rapidly to a close, please mark your calendars for the Offutt Ridge HOA General Meeting on Thursday, November 17. The meeting will be held at the Granite Presbyterian Church, 10637 Old Court Road. I can not stress enough the importance of your presence at this meeting. The Board will report on the state of our community, present recommendations for our 2006 budget and you will elect the men and women who will make up the HOA leadership for the coming year.

Included in this newsletter is a form you can use (page 7) to submit your **nominations** for the three Board of Director positions and/or to volunteer to serve as an officer or on an HOA committee. Also, since our Bylaws allow for proxy votes, if you can not attend the meeting, a **proxy** form (page 8) is provided in this newsletter. Please submit your nominations to any member of the Nomination Committee, Rosanne Connelly, Chair (3324 Peddicoat Court); Pat Traylor ( 3218 Peddicoat); or Joe Jefferson ( 3 Lemuels Court ) by Wednesday, October 19 . We will present the slate of candidates to you by November 1<sup>st</sup>. The information will be posted on our website at [www.offuttridgehoa.org](http://www.offuttridgehoa.org) or you can contact any Board member. We are also inviting our County Councilman, Kenneth Oliver, to make a presentation at the General Meeting. If you remember he was not



Kenneth Oliver

able to attend our Mid-Year Meeting. However, Kevin Koepenick from the Baltimore County Department of Environmental Protection and

Resource Management did attend. Mr. Koepenick, a geohydrologist and the supervisor for the Ground Water Management for the county, made a terrific informative presentation on testing our well water. If there is someone else that you would like to have make an informational presentation that would benefit our community, just let me know and we will try to make it happen.

Again, we will provide a

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delicious meal starting at 6:30 p.m and the business meeting will start promptly at 7:00 p.m.

**Please contact Pat Traylor at (410) 521-6522 by November 1**, if you intend to come for the meal so that we can plan to have sufficient food. We are also looking for volunteers to assist with the meal. I look forward to seeing all of you.

**A Welcome To Our New Neighbors**



John, Michelle and 15-month old, Julianne Fewer  
6 Zadoc Court



Saman Bhatti and Rashid Afzal  
3326 Peddiccoat Court

**We all look forward to meeting each of you!**

**Community Block Party**

The Offutt Ridge Annual Block Party was held on Sunday, August 29. The format, a Tailgating Party, presented something new and it seems to have been a huge success. Approximately 50 residents, young and not so young, came out to share in some good food, games and community fellowship.

Thanks to a terrific planning committee chaired by Joan Heit. Joan was ably assisted by Winnie Piper, Christy

Dupree and of course, Bill Heit. And a special thanks to Beth Westmoreland for the use of her property.

*Distressed*  
**Neighbor to Neighbor**

Please put your trash in cans with lids. This is especially important for those homeowners who share trash pads. It may be inconvenient to put your trash into a can with a lid and drive it to the trash pad and then pick it up in the evening, but it is also very unfair to your neighbors whose lots are adjacent to those trash pads to pick up trash after the birds and wind have moved the trash around. If you must put something out in a bag, make sure it is sturdy and tightly secured. Also, remove all empty trash cans promptly following the weekly trash pick-up.

Thank You!

**Recycling In Baltimore County Just Got Easier!**

Since the start of Baltimore County's curbside recycling program, residents have been asked to use blue plastic bags when placing bottles and cans out for recycling collection. Under a new policy, residents will now have more options.

Effective immediately, recyclable bottles and cans may be placed out for collection in open-top bins (such as laundry baskets and plastic storage bins) or in see-through plastic bags (blue, clear, tans, etc.) However, items will still not be accepted if they are in trash containers (to avoid confusion and contamination) or in red /pink or yellow bags (to avoid confusion with medical and hazardous

waste).

Blue plastic bags, like those provided by supermarkets, remain a perfectly acceptable option for placing out bottles and cans for collection. By accepting bottles and cans loose in open-top bins and in a broader range of plastic bags, the Bureau of Recycling and Waste Prevention hopes that even more citizens will participate in the recycling program.

If you have questions about this, you can send an email at [recycle@co.ba.md.us](mailto:recycle@co.ba.md.us) or call their customer service line at 410-887-2000.

**IMPORTANT NOTICE!!!**

**HOA  
General Meeting**

***November 17, 2005  
At the Granite  
Presbyterian Church  
10637 Old Court Rd.***

***Food Served at  
6:30pm***

***Meeting Starts at  
7:00pm***

***A New HOA Board  
will be Selected***

***Councilman Oliver  
Invited to Speak***

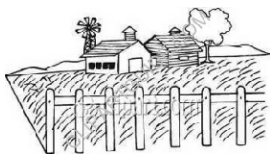
***Please!  
be in Attendance***

## Down on the Farm

Brenda Creighton

### "Riding into Fall"

We have had a busy and productive summer down here on the farm. You may have



noticed all those dump trucks in and out of our driveway

early in June. We now have a stone dust riding ring. That level and gleaming white rectangle takes just about all of the challenge out of riding a horse. It looks like a beach behind the barn, surely you've noticed. But apparently our neighbors didn't notice the other thing that we had done. We also had the back sides of the barns painted. It reminds me of seeing a friend who traded glasses for contactors or got their braces off and I didn't notice, what to them, was an important change.

John had those two north walls resided as one of the first redeeming projects he undertook for this farm. For us, getting them painted was a big deal. However, it has been a bit of a let down when visiting neighbors all say variations of, "uh, no, I don't see any difference, what'd ya do?" after I cart them out the lane to look back on the freshly painted barns. So I am bringing it to your attention. If all you notice as you come down Peddiccoat is whether the 'drive by' is mowed or the number of broken boards in the fenceline, take a glance at the back of the barn. Say to yourself, "oh, yeah, it is red now." And wonder when that happened. If you have lived in this

neighborhood since 2000, you might remember the falling off boards and gaping holes in the back of the barns.

The two final improvements are kind of a 'tipping point' for us. In carving a horse facility out of an abandoned dairy farm burdened with empty and falling down barns, we have come to a plateau.

Getting to this point has meant fencing off pastures and paddocks. Seeding fields for better hay and better grazing. Building bridges so the horses can 'save the bay' and cross the streams. John has planted 3000 trees over the past five years. And mowing, mowing, mowing. And down here, mowing can mean hacking out some pretty vicious multiflora roses.

Then there were the interior improvements to the barns to make them useable. John has built or contracted the building of stalls in three of the barns. We have fenced around the loafing shed and barnyard. John and Katherine dug a water line a couple of years ago to get water to the farthest barn. We added electricity so we can heat the horses' water tank in the winter and have light in the barns after dark. Dark will be coming sooner and sooner.

This year, I have been able to pursue a new interest in flower gardening. In the process of finding spots to add color, I have dug up some small Lilac starts. If you'd like one, let me know. Last year we started with adding a flower bed along the pump house wall (refer to your calendar, July). This year, I have worked small spot by small spot, experimenting with what works and what doesn't. Maybe you've noticed, (maybe not if you didn't see red on the

barn). With this brutally hot and dry summer, the winners will definitely be used again next year. Simultaneously, John expanded his vegetable garden, but I call it the tomato ranch. We have been overwhelmed. I have made spaghetti sauce, frozen tomatoes, I even canned some. I thought he was just experimenting with varieties, but I think he is trying to make me hate tomatoes. Hopefully he will grow something besides tomatoes, tomatoes, tomatoes, and cucumbers and zucchini next. If you have a request, let us know. ( I asked for beans and peas and didn't get either...maybe you could encourage that direction?)

Flowers have this wonderful ability to keep my mind off the horses, another obsession. Yes, we have some new ones down here. We still have five lesson horses, quiet, gentle pleasure horses that are beginner friendly. Our lesson schedule is pretty much the same: Wednesday and Friday after school, all day Saturday. I do have a couple of adults who come out in the morning to ride. All lessons are scheduled individually, based on my availability or Lydia's. You are welcome to give riding a try. I do have a quiet older horse for sale and boarding is available for him. By Thanksgiving weekend, regular lessons will end. Only those who lease or sign up for Offutt Ridge Riders will continue riding through the winter.

As for Langley, he seems all better now. I have put him back into work, which for us horse people means regular grooming, tacking, lungeing, and riding. Oddly enough, I am the only one riding him at

this point. Which says good and bad things. Yea, after all I've been through I am riding the pony I've raised. He and I have both been through illness and lay ups. Yet, I'm not ready to turn him loose with the kids. Am I too possessive? I really think he wants a little friend who will put up with his juvenile delinquency, and at the same time not let him pull tricks.

For those of you who helped with his medical bills, Thank you. I apologize for not getting notes out in a timely fashion.

We are usually out and about on the weekends, doing our farm thing. If you'd like to stop in for a visit, to walk around and see all these improvements first hand, you'd be welcome. I just ask that you call first, so one of us would be available. 410 922 1302

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### Changes to the Covenants Approved

John Mackey

On March 4, 2005 proposed changes to the Offutt Ridge Declaration of Covenants were sent out to be voted on by the community. I am happy to report through a majority vote all 4 proposed changes were approved and we are in the process of having the changes recorded in Towson at the land records office where the original covenants and By-Laws are recorded. Just to refresh your memory the new covenant changes are as follows:

**CHANGE #1 - Article VII, Section 6(f)**

**Currently Reads**

- No burning of any trash and no accumulation or storage of litter, lumber, scrap metal, refuse, bulk materials, waste, new or used building materials, or trash of any other kind shall be permitted on any Lot.

**Adopted Revision**

- No burning of any trash **without a County permit** and no accumulation or storage of litter, lumber, scrap metal, refuse, bulk materials, waste, new or used building materials, or trash of any other kind shall be permitted on any Lot. **If a permit is obtained from local authorities for the burning of trash, advanced notification to the Board shall be made by the member before such activity occurs along with a copy of any permits.**

**CHANGE #2 - Article VII, Section 6(m)**

**Currently Reads**

- No outside television aerial or radio antenna, satellite dish, or other aerial or antenna for receipt or transmission, shall be maintained upon the Property; provided, however, that roof-mounted antenna extending less than five (5) feet in any one dimension shall be permitted.

**Adopted Revision**

Outside television aerial or radio antenna, satellite dish, or other aerial or antenna for receipt or transmission, **may** be maintained upon the Property **upon approval of the Architectural Review Committee.**

**CHANGE #3 - Article VII, Section 6(n)**

**Currently Reads**

- No Member shall make any

private or exclusive or proprietary use of any of the Recreational Areas except with the specific approval of the Architectural Review Committee and the Association, and then only on a temporary basis, and no Member shall engage or direct any employee of the Association on any private business of the Member during the hours such employee is employed by the Association, nor shall any Member direct, supervise, or in any manner attempt to assert control over any employee of the Association.

**Adopted Revision**

No Member shall make any private or exclusive or proprietary use of any of the Recreational Areas except with the specific approval of the **Board of Directors** and the Association, and then only on a temporary basis, and no Member shall engage or direct any employee of the Association on any private business of the Member during the hours such employee is employed by the Association, nor shall any Member direct, supervise, or in any manner attempt to assert control over any employee of the Association.

**CHANGE #4 - Article VII, Section 10**

**Currently Reads**

Lease Agreements. All lease agreements shall be in writing and submitted to the Board of Directors for approval. The minimum term of all lease agreements shall be one (1) year, and shall state that the lease agreement shall be subject to this Declaration.

**Adopted Revision**

Lease Agreements. All lease agreements shall be in writing and submitted to the Board of Directors for **documentation**. The minimum term of all lease agreements shall be one (1) year, and shall state that the lease agreement shall be subject to this Declaration.

**Electronics Recycling**

Baltimore County will conduct another electronics recycling drop-off event on **Saturday, October 22, 2005 from 10 a.m. until 2 p.m. at the Carver Center for Arts & Technology in Towson**. Just drive up and drop off your unwanted electronics for recycling.

**Giving That Counts**

Rich Jackson  
Source: AARP

As the Gulf Coast recovers from the devastation of Hurricane Katrina, Americans are being very generous in donating money. But unbelievably, scam artists are using this disaster to try to take advantage of our generosity. Reports are already coming in about calls and email solicitations that ask people to send money for recovery efforts. Instead these are scams designed to steal your money or credit card numbers. Before you make a donation, be certain that your money is going where you want it to go. Just because someone claims the money will be used on behalf of a charity does not mean your money will really go

to that cause or charity.

**If you don't know who is asking, don't give.** When a stranger asks for a donation, do not assume that the person is honestly raising money for victims. Con artists say they are raising money on behalf of a legitimate organization, but actually they have no connection with true organizations. Web-based scams may say they are raising money for the Red Cross but then direct people to send their money to a fraudulent account.

**Take the time to get more information.** Solicitors may be coming door-to-door, standing on street corners or in shopping malls, advertising in newspapers or on the radio, sending letters or emails, or calling on the phone. You may be pressured to give money on the spot, before you have a chance to think. You'll want to know how much of your donation will actually get to the victims, so ask for written financial information before you give.

**Avoid "Instant" Charity Web Sites.** New web sites are springing up that look on the surface like they are seeking donations. Checking the URL registration might give you a clue as to who is behind the site, but even then there is no guarantee that one cent of your donation would go anywhere other than the pocket of the creator. Watch out for phishing emails pretending to be from a legitimate organization. Inevitably they will direct you to spurious web sites. They only want your bank or credit card numbers to invade your accounts; not to get your money to hurricane victims. Do not click on any link to any site from an email even if the email or the

site look legitimate. If you want to give online, type in the charity's web address yourself.

**Warning Signs of a Scam**

- Appealing to your emotions without saying how the money will help
- Offering to send someone to pick up your contribution
- Requesting your credit card number or bank account
- Failing to explain the operation's administrative costs and programs
- Using a similar sounding name that suggests a well known charity
- Expecting payments for gifts, such as greeting cards, address labels, or religious tokens

**Protect your charitable dollars.** It is good to be generous, but take precautions to make sure that your donations will get where you want them to go.

- Ask for and review written financial information before making a donation.
- Call your state Attorney General or Secretary of State to see if the charity is registered. In some states, charities must file financial disclosures.
- Pay with a check-not cash-made out to the charity, not the fundraiser.
- Contribute directly to the charity, not the fundraiser.
- Keep written records of your donations and pledges. Check your records if someone says you made a pledge you don't recall.
- Know the difference between "tax deductible" and "tax exempt." Donations to tax-exempt organizations are not necessarily tax deductible for you. If your donation is tax deductible, get a receipt.

• Don't give your credit card number or any personal information over the phone or in response to an email.

### Architectural Review Guideline

Board of Directors

The Declaration of Covenants, Conditions and Restrictions that each of you should have received when you settled on your house have the purpose of protecting the value and desirability, and enhancing the attractiveness of our community.

Per the Covenants, the Architectural Review Committee's approval must be obtained before any modification is made that will affect the exterior of your house. Whether you are thinking about **changing exterior colors** or **installing a mailbox, pool, deck, fence or shed, etc.** on your property, these projects are all subject to Architectural Review. In trying to fulfill its role, the Architectural Review Committee over the years has generated guidelines for certain types of common projects that are not well defined in the Declaration. You can find these guidelines on the HOA website or by contacting any member of the Review Committee.

You may not always agree with the Covenants or By-Laws, but remember that the purpose is to maintain the overall value of the properties in our community. In the long run, adherence to and enforcement of the Architectural Review Guidelines results in a bigger pay off for all of us, especially

when it is time to sell your home. If you have any questions regarding the Architectural guidelines or the review process, you can present them to the Committee or to the Board.

### Computer Bytes

Rich Jackson

#### Sending a Page by Email

In the computer world, there are often several different ways to perform the same task. Sometimes, the way you choose to perform a task is simply a matter of preference, but other times you will find there is a better, shorter way to perform a task at hand.

For example, if you would like to share a Web page with someone, there are several ways to approach this task. You could highlight and copy the URL of that page, then open your e-mail program, and type a note letting that person know you want to share this Web page with them. Then paste the URL in the e-mail. That is the long way.

You have another shorter, easier choice using the browser's **Mail Button** on the Menu Bar. Let's check it out.

When sending a page by e-mail, did you notice on the dropdown box that you had two choices, one that said "Page by e-mail" and another that said "Link by e-mail"? Did you wonder which was the best choice? Sending the page itself could take longer for it is a larger document to travel over the Internet. Sometimes the link to that particular Web page will do just fine. You decide; both ways take only a click of your mouse.

### Quote of the Day

Never, never, never believe any war will be smooth and easy, or that anyone who embarks on the strange voyage can measure the tides and hurricanes he will encounter. The statesman who yields to war fever must realize that once the signal is given, he is no longer the master of policy but the slave of unforeseeable and uncontrollable events.

Sir Winston Churchill  
*British politician (1874 - 1965)*

### Word of the Day

#### harangue

*\huh-RANG\ • noun*

- 1 : a speech addressed to a public assembly
- 2 : a ranting speech or writing
- 3 : lecture

#### Example sentence:

The comedian's stand-up act consisted mostly of sharp harangues against celebrities and the media.

Enjoy  
Fall



*Desktop Publishing By  
Rich Jackson*

## Nomination Form

*Use this form to nominate someone to serve on the HOA Board of Directors. You can nominate yourself! Use this form also to volunteer to serve as an HOA Officer or a member of an HOA committee.*

### Nominations

Homeowner's Name \_\_\_\_\_ Address \_\_\_\_\_  
(print)

Lot # \_\_\_\_\_

Homeowner's signature \_\_\_\_\_

nominate the following persons to fill one of the 3 positions on the Board of Directors:  
(Submit up to 3 names)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I volunteer to serve as:  
(you may check more than one)

- President
- Vice President
- Secretary
- Treasurer

am interested in serving on the following committee(s):  
(you may check more than one)

- Architectural Review
- Hospitality
- Maintenance
- Newsletter
- Web Site
- Community Liaison

**Submit to:**  
**Rosanne Connelly at 3324 Peddicoat Court**

# Proxy Form

Use this form to submit a proxy vote

## Proxy

I/We

\_\_\_\_\_ (Name in block letters)

of

\_\_\_\_\_ (Address in block letters)

Being a home owner of Offutt Ridge

Hereby appoint \_\_\_\_\_ of \_\_\_\_\_

or, failing him/her, \_\_\_\_\_ of \_\_\_\_\_

or, failing him/her, the chairman of the meeting as my/our proxy to attend, speak and, on a poll vote on my/our behalf at the annual general meeting of the Offutt Ridge Homeowners Association to be held on Thursday, November 17, 2005 at 6:30 p.m.

My Candidates of choice for Board of Directors:

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

Signed \_\_\_\_\_