

Mount Hebron / Orchards Community Newsletter

Serving Mount Hebron, Patapsco Park Estates, Orchards Community & Everywhere in between!

September 2019

**** Association Meeting ****

September 25th, 2019 7:00 – 8:30 P.M.

Mt. Hebron Presbyterian Church

2330 Calvin Circle at Mt. Hebron Drive

Invited Guests: Delegate Trent Kittleman and Delegate Warren Miller

Message from the president

We will welcome our Maryland State Legislature delegation of Del. Trent Kittleman and Del. Warren Miller at our September 25th meeting, starting at 7 p.m., at Mount Hebron Presbyterian Church.

The agenda also has updates on student parking in the neighborhood, a new street light, and public school redistricting – issues your board has been working on with other residents and Council Member David Yungmann and his staff over the summer.

As we hope you know, our association is a community association; NOT a homeowner's association which has mandatory fees that are liens on all properties in the neighborhood. Your voluntary dues of \$15 each year pay for our traditions such as the Halloween parade, the Santa ride, the Easter egg roll, the yard sale, signs for events, our website, and some small administrative costs. There are things we'd like to do, such a shredding truck and some social events, but we do need more residents to contribute annually. And as board members, we are volunteers. The association by-laws limit what we do. What does that mean? Here are the types of calls we get and what we can – and can't -- do:

What we can do:

Traffic Issues - help with on-going traffic issues such as needed or missing signs

School Redistricting - monitor and advocate on school redistricting that affects our community

Local Representation - promote representation/action by our elected officials

Development - monitor and advocate on nearby development proposals that will change zoning and impact the area and utility extensions

Road Improvements - advocate for improved roads

What we can't do:

Neighbors' yard maintenance – We've had quite a few complaints that neighbors aren't taking care of their yards and gardens as neighbors think they should. The Howard County Health Department handles complaints about tall grass, but it needs to be about knee high before action is taken. That call should be done by a neighbor. The association can't be the landscaping police. We can ask everyone to take care of their properties, especially in the front and along shared property lines.

Covenant enforcement – As far as we know, EVERY property in the neighborhood is subject to covenants. And there are different covenants for various areas, usually the phases of development as our neighborhood(s) grew. Some common ones don't allow RVs and boats, parking on lawns, fencing in front of a house, certain types of fencing, livestock, visible commercial vehicles (except for those of contractors actively working on a property), and most business signs except for real estate sales and some professional home offices. When a complaint from a resident is received, the association has been willing to contact the neighbor who is in violation (the association does not take action on anonymous complaints) and let them know about the covenants. However, it is up to the complainant to exercise their right to pursue the issue legally.

Zoning enforcement – Howard County Zoning is where a resident should call to lodge a complaint about issues such as a business being run out of a house here. Some businesses such as family day cares and one-chair hair salons are allowed with licenses or special zoning processes, and the county may require the business owner to get written acceptance from nearby neighbors. Others such as law practices, consulting businesses, manufacturer's reps, and sales offices that don't have customers coming to the house are allowed with restrictions of number of employees and parked vehicles. Own a business? Please check BEFORE you set up shop! Other zoning issues can include swimming pools, commercial trucks, dog kennels, unlicensed vehicles, schools, and more. The association generally gets involved

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in these only when there is a major request for a special zoning change, such as the expansion of a family day care into a 30-student pre-school, or a commercial use.

Howard County Zoning website site has a wealth of information available. If you have questions, concerns or want to open an issue, the county website has what you need. Visit Mount Hebron Orchards Community website at www.mthoca.org to find a few quick links.

We hope to see you on the 25th so you can meet our delegation members, and find out more about what your association board has been working on!

Nellie Arrington
President

GREAT SUGGESTIONS:

- Please place your trash and recycling containers away from your mailbox so our mail carriers can deliver without having to get out of their vans!
- There's interest in starting a social group that gets together for the occasional Happy Hour, brunch, movie, concert, and day trips. Sound like fun? We thought so, too! We're drafting a couple of people to join the neighbor who suggested this so she doesn't have to do everything. Quite a few residents are retired, or working part-time these days. If interested, please email mthoca@comcast.net and we will forward your information along.
- We also have someone who's willing to get some community-wide social events going. Interested in helping? E-mail Nellie Arrington at nelliearrington44@gmail.com and she'll put you in touch!

Fun Fact about the town of Daniel's:

Beauty, history, tragedy, tranquility and a ghost town border our neighborhood.

The Mount Hebron and Orchard community is surrounded by the Patapsco State Park, most people know this. Did you know if you follow the river to the east you will find a town that is rich in history, abandoned - yet still alive? The town is Daniel's.

Daniels was an industrial village that included stores, a railroad station, a school and several mill workers' houses.

Today there is a dam, a church, a business and many stone ruins. Daniels was added to the National Register of Historic Places in 1979. For more on the history, photograph past and present and what is in the town now visit our community website <https://www.mthoca.org>.

Our current officers and board members are:

President, Nellie Arrington, nelliearrington44@gmail.com
Vice President, Roger Knight, rogerknight@verizon.net
Treasurer, Tom Holly, ponddweller@comcast.net
Corr. Secretary, Ken Mertz, kenm126@comcast.net
Recording Secretary, Carl Utt, carlutt@gmail.com
Safety Committee, Mike McGinty, magint@comcast.net
Board Member, Charles Reed, creed121016@gmail.com
Board Member, Shelly Mauck, shellyhmauck@gmail.com
Board Member, Paul Anderson, kathpaul51@gmail.com
Board Member, Jim Matsakis, djmatsa@verizon.net

All community events as well as news relative to our community are listed on the following sites:

Facebook - <https://www.facebook.com/mount.hebron.33>
Web site - www.mthoca.org
Nextdoor Mt. Hebron - www.nextdoor.com

Please submit your 2019 annual dues of \$15 using this form. It helps support your Community. (201909)

Name: _____

Address: _____

Phone: _____ E-mail address: (Print clearly) _____

I can help with: Newsletter Easter Egg Hunt Halloween Parade Association Board
 Yard Sale Other

Dues enclosed: _____

Mail this form and check (Payable to Mt. Hebron/Orchards Association) to:

Mount Hebron-Orchards Community Association, P.O. Box 6810, Ellicott City, MD 21042