



# The WREporter

The Voice of West River Estates

Volume 1 Number 2

April 1994

## WRE Spring Clean-Up '94

by Ray Naughton

Homeowners from all parts of West River Estates gathered on Saturday, March 26th to make a difference in their community. The following people lent their time and labor to help clean up 9 truckloads of trash and winter debris from the development's common areas and parkways:

Blankinship	Fullerton	Pratt
Bolander	Furr/Silor	Richardson
Burvis	Johnston	Seen
Carr	Jones	Siess
Corbett	Lindstrom	Stewart
Duffy	Naughton	Warpinski
Fearnow	Osman	

Organized by the newly (re)organized Grounds Committee (Tom Warpinski, chairperson) this event demonstrated that homeowners in our community really do care how their areas look and how safe they are.

Along with "taking out the trash," homeowners got to grow as a community as they worked together and sampled refreshments on the breaks. Thanks to all who participated in the Spring '94 Clean-Up!

## Lovell Regency-Installed Doorlocks

by Gunars Burvis

Through some unfortunate circumstances on my part, I had to remove and bring my front door lock to a locksmith for repair. I observed the locksmith disassemble my lock and take out the tumbler pins for replacement. No big deal until he asked me if I knew that the builder still had a key to my house. I said no, and what did he mean. He showed me the additional small pins that had been added by the builder's locksmith to allow use of a master key. He went on to say that these should have been removed in order for the master key to no longer work after I moved into the house. I had him remove these extra pins and went on my merry way with a lock for which Lovell now did not have a key. What about your locks?

The locksmith around the corner on Muddy Creek, Robert Simmons at 867-4366 said he would give a discounted price to deactivate the master key pins if enough people in our community were interested in having him perform this service.

## New Management Company Selected

by Debbie Fearnow

The Harry Ivrey Management Company has been recommended as our new management company, but Lovell Land has not taken the necessary steps to hire them. Please proceed with payments to D.H. Bader until you receive official notice from Lovell Land.

## Lawn Tip: Fertilize Now

by Tom Warpinski

From the looks of the lawns in our neighborhood, everyone did an excellent job of surviving the "Drought of '93."

If you have not already done so, apply your spring fertilizer application sometime before April 15th. The sooner the better. A sunny lawn should receive 15 lb. of actual nitrogen per thousand square feet. The method to compute the amount of fertilizer for your lawn is as follows: a 50 lb. bag of 20-10-10 fertilizer contains 20% nitrogen, 10% phosphorus, and 10% potassium, or:

50 lbs. x 20% = 10 lbs. of nitrogen  
50 lbs. x 10% = 5 lbs. of phosphorus  
50 lbs. x 10% = 5 lbs. of potassium

At the rate of 1 lb. of nitrogen per thousand square feet this 50 lb. bag of fertilizer will cover 10,000 square feet of lawn.

In shady areas this rate should be cut in half.

## Dine and Fun Coupon Books for Sale

by Kent Jones

Anne Arundel County Dine and Fun Coupon Books are now on sale for \$15.

*The WREporter* is published bi-monthly for the residents of West River Estates. If you have an article you would like included in the next issue of *The WREporter*, please contact:

Kent Jones  
641 Plantation Blvd.  
867-0122

These books contain 140 coupons for free or reduced meals at area restaurants, free or reduced movie tickets or movie rentals, free bowling, and other discounts at 140 establishments within Anne Arundel County. Using just one or two coupons will pay for the book, and all coupons are good through December 31, 1994. Candy bars (chocolate and almond, 2 1/4 oz.) are also available for \$1. Proceeds benefit the Davidsonville Family Recreation Center, home of the South County Pre-Kindergarten Co-Op. For more information, or to purchase a coupon book, please call Kent or Mia Jones (867-0122).

## Reminder to Pet Owners

*by several concerned residents*

The Leash Law in effect for Anne Arundel County includes dogs and cats, as do the covenants for West River Estates (Article VI, Section 6.02d). There are a number of pet owners whose pets are let loose or in a yard either fenced or tied up that are constant barkers. This is a nuisance to the neighborhood. There have been two pets killed by cars in the neighborhood in recent months. Please pay attention to your pet. As a reminder, the covenants read:

“... the maintenance, keeping, boarding or raising of livestock ... shall be prohibited ... except that this shall not prohibit the keeping of dogs, cats, or caged birds as domestic pets provided (i) they are not kept, bred, or maintained for commercial purposes; (ii) such domestic pets are not a source of annoyance to the neighborhood or other members; (iii) no more than three (3) such domestic pets may be maintained upon a Lot or the dwelling erected thereon; and (iv) such pets are maintained in strict conformance to all laws and ordinances...”

## West River Community Garden To Be Started

*by Ray Naughton*

Several homeowners have expressed interest in starting a community garden in the development. Since the development’s covenants restrict gardening on individual lots to backyards, the community garden is a great idea for those who have an “itchy” green thumb or who just want to be able to have their own fresh lettuce, flowers, tomatoes, etc. All homeowners interested in starting a committee or club to plan and layout a common gardening area should call Ray Naughton (867-3205) or Debbie Fearnow (867-1180).

A kickoff meeting for all potential gardeners is scheduled for Tuesday, April 5 at 7:00 p.m. at Ray and Rose Naughton’s home at 617 Plantation Blvd. Please let Ray or Debbie know if you will attend.

## Attention Teens

*by Vicky Lohman*

There are many families in WRE who would like to have a list of reliable, responsible babysitters. If you would like to be included on this list (which will be published in the newsletter) please call Mrs. Lohman at 867-3384.

We also would be happy to print the names and phone numbers of teens who wish to perform services such as grass cutting, dog walking, etc. Submit your info in writing to 641 Plantation Blvd. prior to May 18. Are there any honor roll students in WRE? How about upcoming graduations, promotions, or new babies? We would love to publish your family’s proud moments. Please submit in writing to Kent Jones, 641 Plantation Blvd.

## Announcement

*by Debbie Fearnow*

According to the Postmaster General, no flyers should be put in, on, or around the mailboxes.

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## Classified

<u>Name</u>	<u>Service</u>	<u>Age</u>	<u>Phone</u>
Tony Reynolds-Seen	Odd jobs, Yardwork		867-4224
John Silor	Odd jobs	13	867-1592
Lisa Silor	Babysitting	15	867-1592
Jessica Stewart	Animal care		867-0869
Jimmy Stewart	Odd jobs, Babysitting		867-0869

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# West River Estates Residents' Association News

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## Committee Reports

The following are reports from the committees organized by the residents. Residents meetings are bi-monthly, on the second Monday of every other month. The next meeting will be Monday, May 9th. Anyone who would like to volunteer their home for the meeting should contact Debbie Fearnow.

### **Recreation Committee Report**

*by Gunars Burvis, Co-Chairperson*

Since the last newsletter a combined meeting of the Recreation Committee and the Open Spaces Committee was held. The members of both committees discussed that some of the current functions of each committee were the same. Therefore it was decided to combine those functions strictly dealing with the use of the recreation area into the Recreation Committee, and to place functions dealing with the common area grounds maintenance and appearance into a new committee called the Grounds Committee. This new alignment was voted upon and agreed to and presented in the general March residents' meeting. Ray Naughton and I will co-chair the Recreation Committee and Tom Warpinski was nominated to chair the new Grounds Committee. Tom was confirmed to this new post at the March residents' meeting. If anyone is interested in joining either committee please contact one of the chair persons.

A copy of the new easement from Lovell to the Maryland Historic Trust (MHT) for the two common areas behind the homes along Sweetwater Drive was made available during the March residents' meeting. I discussed the current status of this easement and the results of the Recreation Committee's meeting with MHT in February, and Ray went over the results of the committee meeting with Anne Arundel County. In a nutshell, the MHT is not opposed to us building things but they want to preserve historic artifacts. Because the bulk of the artifacts appear to be on the recreation area, the MHT would prefer that we do any building in the open spaces. The MHT said they are willing to look over our intended building plans and to provide comments as to the feasibility of the proposed sites.

The committee said we would get our intended plans to them for review. However, the county is interested in preserving critical areas and therefore would prefer that we do any building in the recreation area. We are somewhat at a roadblock. In order to try to resolve the roadblock and obtain feedback concerning our building intentions, Paul Seen, Ray and I walked down the recreation area and adjoining open space one rainy, cold Wednesday afternoon. We roughed out locations for buildings and other amenities such as tennis

courts and playground based on the residents' survey results of the items desired for the community. A rough sketched layout of these amenities was shown during the March residents' meeting. The Recreation Committee is in the process of having these plans drawn up for presentation to the MHT for review and comment.

The next Recreation Committee meeting is currently planned for Wednesday, April 13th. Please contact me for details if you plan to attend.

### **Safety Committee Report**

*by Brian Blankinship and Vicky Lohman*

#### Speeding problems

- The new traffic survey was delayed due to the weather. It is currently underway.
- The Anne Arundel Police Department (AAPD) and the safety committee agreed to have an unmarked car run radar from someone's driveway, with the resident invited to sit in the car and watch. Both sides hope this will clean up the perception problem.
- In order to discuss lowering the tolerance level for tickets in our neighborhood we will write a letter requesting a meeting with the judge, traffic engineering, and AAPD (tolerance currently at 40 mph).
- Vandalized speed limit signs have been replaced.

Speed Humps -- The new type speed hump are 14-28 feet wide. You should not really realize it is there under 35 mph, but over that speed it is unpleasant. We will send a letter requesting our neighborhood be considered for these humps. We should be prime candidates since we have not received the final road surface.

Construction Traffic -- We are writing a letter requesting Lovell Regency have all construction traffic routed down Chalk Point Rd. We will also remind them of the letter warning subcontractors of punishments for speeding complaints.

Crime Statistics -- The statistics obtained from AAPD are all service calls to our neighborhood. Some editing occurred to ensure privacy. We will receive these bi-monthly.

#### Neighborhood Watch

- AAPD gave us the name of the county point of contact.
- There is not an officer assigned to our community but we seem to have been "adopted" by officer Gann. Capt. Smith recommended fostering this relationship. We are going to send a letter to AAPD commending him for his efforts towards our community in 1993.

Operation ID -- Operation ID is getting reorganized in the neighborhood. If you have not been contacted, expect to be soon. Please take part in this program to help not only yourself, but the entire community.

Slow Down Saturday -- Slow Down Saturday has been scheduled for April 16th, 10:30-12:00 followed by a community picnic. A safety presentation will be made to community children at 12:30. Slow Down Saturday will be located at Chalk Point Rd. Officer Gann will be present. We will be handing out pencils to motorists encouraging them, in a friendly manner, to drive 25 mph while in our neighborhood. Please feel free to join us anytime between 10:30 and 12:00 on that day. For more info call Vicky Lohman (867-3384).

## **Grounds Committee Report**

*by Ray Naughton*

At the last residents' meeting (March 10) the group decided to change the name and function of the Open Spaces Committee to the Grounds Committee. Tom Warpinski was elected chairperson of the committee.

The Grounds Committee will meet at least bimonthly to decide and act on issues that affect.

1. Installation and maintenance of amenities and improvements to common areas in the development.
2. Oversight and management of contractors and agents specified by the developer and/or the Homeowners' Association when work is done on common areas.
3. Organize and manage the resources of the Homeowners' Association to direct and maintain common areas and amenities where appropriate and economical.
4. Provide information and input to Homeowners' Association executive office and Board of Directors as required.

Current open projects of the Grounds Committee include:

- Organization of West River Estates Spring Clean-Up '94 on March 26th.
- Supervise the street renovation (sidewalks and trees) and hiker/biker trail installation. Estimated completion by 1 June.
- Ongoing review and oversight of landscape contractors and management company hired by developer-controlled association.
- Follow-up on repairs to damaged common areas, i.e. vandalized entrance sign.

The committee will most likely be one of the most active in the association. It will also be one of the committees most associated with the daily enjoyment of common areas and amenities by homeowners within the development.

All homeowners that feel they can spare a little time are encouraged to join the Grounds Committee and contribute their interest and input. New members should contact Tom Warpinski (867-4458) or Ray Naughton (867-3205).

## **Social Committee Report**

*by Mia Jones*

The Easter Egg Hunt was scheduled for April 2. There will be a May basket competition May 1. Participants are to place their May flower arrangements at their front door. There are two categories, adults and children. Please label.

The Bake Sale/Yard Sale and adult party will be held June 11. Flyers will be distributed with details.

Help is needed to establish welcome packets. Please contact Tricia Blankinship (867-1051) if you are interested in helping.

## **New Committee: Architectural Review Committee**

*by Debbie Fearnow*

Upon request from Gary Colton of Lovell Land, members for the architectural review committee are being sought. Duties will include reviewing submitted plans for architectural changes (for example decks, additions, fences, colors, etc.) and reporting covenant breaches. Enforcement will not be the responsibility of the committee. They will be making recommendations, but enforcement will be handled by the new management company. Interested parties should contact Debbie Fearnow (867-1180) or Mia Jones (867-0122).

## **Future Residents Meetings**

Dates for upcoming meetings are May 9, July 11, September 12. Any volunteers to host future meetings of residents should contact Debbie Fearnow (867-1180) or Mia Jones (867-0122).

## **What You Can Do To Help**

The residents' association can use your help. We need paper and copying services. But most of all we need every resident to participate in a committee. Please get involved.

## ***New members invited***

New residents of West River Estates (as well as current residents who have not participated in the residents' association) are invited to attend any committee meeting or the general association meetings. Throughout the year and a half since the association was organized it has amassed a

great deal of information that would be of interest to any resident of West River Estates. Please contact Debbie Fearnow (867-1180) or Mia Jones (867-0122) for more information.

## ***Upcoming Events***

<b><i>Event</i></b>	<b><i>Date</i></b>	<b><i>Time</i></b>	<b><i>Location</i></b>
Easter Egg Hunt	April 2	10:00	620 Plantation Blvd. (model)
Gardening Meeting	April 5	7:00	617 Plantation Blvd. (Naughton)
Recreation Committee Mtg.	April 13	TBD	TBD
Slow Down Saturday	April 16	10:30	Plantation Blvd. at Chalk Point Rd.
Police Safety Class for children	April 16	12:30	Plantation Blvd. at Chalk Point Rd.
Community Picnic	April 16	12:30	TBD
May Basket Contest	May 1	all day	everywhere
Association Meeting	May 9	7:30	TBD
Yard/Bake Sale/Party	June 11	TBD	TBD
Deadline for June News	May 18	----	641 Plantation Blvd. (Jones)
Association Meeting	July 11	7:30	TBD

Are you looking for a quality newspaper that covers national and international news as well as local topics that affect you, and also has the superior service that you would expect from such a paper? Well, look no further than ***The Capital***. To subscribe, call Tim Hassett at 867-0163. Thank you.