



Glyndon Trace Times

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Emergency Instructions for New Gate

The front entrance gate of Glyndon Trace is closed between 9:00 p.m. and 6:00 a.m. daily.

Your Boards of Directors have prepared some tips in case the gate fails to operate properly due to a power outage or other reason. While this is unlikely, your Boards urge you to be prepared if this does happen.

Tips and Instructions for Non-Operational Gate:

1. Carry a fully charged cell phone in your vehicle.
2. Call Tidewater Property Management at 443-548-0191; Tidewater staff is on duty to assist you 24 hours a day, 7 days a week.
3. If, for any reason, assistance is not available to open the entrance, park in the lot behind Harryman House (340 Main Street), lock your vehicle, and walk home. If the exit gate doesn't open, drive home and make alternate arrangements for transportation.
4. Copy or cut out this article and store it in your vehicle.

More Important Information:

- In the event that you have a personal emergency and require 911 when the gates are closed, please inform the 911 operator that this is a gated community and give them the code.
- To illuminate the keypad, press # and then enter the code.
- Entry through the exit gate is strictly prohibited.
- For your safety, the gate will not close as long as there is a vehicle inside the ground loop.

Remote transmitters to open the gate are available from Tidewater at \$26.00 per device. To purchase, call the management office at 443-548-0191 or e-mail mweimer@tidewaterproperty.com.

Electricity Co-Op for Condos To Negotiate 3-Year Rate

The GTII Condo Board and the Master Board have joined a commercial electricity co-op sponsored by the Pikesville Chamber of Commerce. Electricity rates will be bid in April and May and will be locked in for a three-year term. The three-year rate should provide a savings, as we are seeing rates continue to increase.

Homeowner Repairs Table at the Clubhouse

Many thanks to Andy Robertson for repairing and painting the large, black table in the clubhouse. The table, located in the upstairs common room, is the main table in the room and was chipped on top. Andy repaired the surface and then painted the table.

With Andy's hard work, the table looks like new. Andy, we really appreciate it!

Glyndon Trace Web Site Continues to Add Features

Please check the Web site regularly for minutes of board meetings, flyers on Social Committee events, announcements, and the *Glyndon Trace Times*.

You can save our Web site in the "Favorites" section of your Internet browser as follows:

- Open www.glyndontrace.org.
- At the top of your browser, click on the "Favorites" drop-down menu.
- Click "Add to Favorites."
- Add to the main list or put into a pre-defined folder.

We are considering elimination of paper and e-mail copies of the newsletter, except for postings in the condos and the Clubhouse. Please contact Mordy Weimer, property manager, or the editor if you want to continue receiving hard copy or e-mail version (especially if you have no Internet service).

Welcome, New Residents

Welcome to new residents. We hope your move was successful, and you enjoy your friendly neighbors and the community.

Notice: No Skateboarding or Bike Riding Allowed on Gazebo Ramps

Children living in Glyndon Trace have been observed skateboarding and riding bicycles on the new ramps of both gazebos in the open areas. The children have been performing freestyle skateboard tricks, such as aerials and flips on the ramp. Skateboarding of any type will damage the ramp, which must be kept in good repair to comply with laws pertaining to handicapped persons. Please instruct your children not to skateboard on the ramps of either gazebo. The cost for repair or replacement for *damage to any property or plantings* will be charged to residents.

Trimming of Bushes at the Villas

If you don't want bushes trimmed in your front yard, please contact Tidewater Property. The mulch issue is being addressed.

Deck and Patio Use for GTII Residents

Spring weather is finally here; perfect for enjoying decks and patios. This is a great time to start "spring cleaning" outside to get ready for the season. Here's a reminder from the Declaration for GTII condo owners (excerpt only; please read full description in your copy of the Declaration):

Article X. Use Restrictions

(h) Use of Common Areas. No personal property, other than customary outdoor furniture (excluding umbrellas) and not more than two planters, shall be left overnight on any patio or balcony."



Pool Opens Saturday, May 24th

The Glyndon Trace pool will open May 24th through September 1st. Hours are 12pm to 8pm daily. Entrance is allowed with yellow bracelets provided last year. A guest pass will be mailed to all residents. If you lost your bracelet or need an additional, please contact Tidewater Property Management.

Join us for a Poolside BBQ on Monday, May 26 from 4pm to 8pm.

GTI Architectural Review Committee

The GTI Architectural Review Committee is seeking members. Meetings are held monthly. Please contact: Vic Carlson at 410-833-0013.

Join the GTII Beautification Committee

The GTII Beautification Committee is seeking new members. If you are interested in projects to enhance the GTII condo entrances and lobbies, please contact: Barbara Yablon, Committee Chair, at 410-517-1516.

GTI, GTII, and Master Board Minutes

Minutes of the meetings of the Boards of Directors of Glyndon Trace I and II are available to residents upon request. GTII Minutes also are posted in condo lobbies. Master Board Minutes are posted on our Web site, www.glyndontrace.org and on the bulletin board in the Clubhouse.

Home Issues?

For problems with your home, please call:

Ryan Homes Service Dept. — 410-654-0501

Heating and air conditioning issues, please call:

ARS (villas) — 888-242-4277

Klein Plumbing (villas/condos) — 410-549-6960

Clogged gutters, please notify:

Tidewater Properties — 443-548-0191, Ext. 112

Clubhouse front door and handicapped access keys, call:

Tidewater Properties — 443-548-0191, Ext. 112

Ryan Home Contractors and Recommendations by Homeowners

A-1 Crack Repair	410-977-7656
George Arconti (attic fans)	410-960-9335; C: 410-308-9935
Hilltop Electric	410-876-2604
Klein Plumbing	410-549-6960
Andrea Kable-Plumber	410-374-8187
J.R. Painting	443-375-0807
Cruzer Co. Painting	818-458-3622
Myles Applegate (Tile & Carpet Installation)	410-404-9064
L&L Carpet	410-902-4653
Reico Cabinets	800-336-4526
Marble Source	410-880-3006
Universal Insulation	410-795-1414

To add a contractor to the list, please contact the editor.

Spring Chores Mean Use of Hazardous Material — Proper Disposal is Key

State regulations prohibit the disposal of hazardous liquids at landfills and incinerators. Baltimore County trash collectors will not pick up trash containing hazardous liquids, such as gasoline, motor oil, lighter fluid, paints, varnishes, stains, pesticides, swimming pool chemicals, and acids.

To dispose of household hazardous waste materials, use the drop-off center operated by the Department of Environmental Protection and Resource Management and the Department of Public Works.

HazMat Drop-Off Center is located at:

Eastern Sanitary Landfill

6257 Days Cove Road

White Marsh, MD 21162

Open from April through November on Monday through Saturday, 7:30 a.m. to 3:30 p.m.

For questions about waste disposal, contact Baltimore County Waste Management Monday through Friday from 8:00 a.m. to 4:00 p.m. at: 410-887-3745.

Trash and Recycling Schedule

Trash and recycling is handled by the Baltimore County Department of Public Works for GTI villa residents.

- Trash is picked up on Tuesdays at approximately 6:30 a.m.
- Paper is picked up every other Friday.
- Plastic, glass bottles, cans, and yard materials are picked up on alternate Fridays.
- Recycled may be picked up as early as 6:30 a.m.

Trash and recycling may be placed at the curb after 6:00 p.m. on the evening before pick-up.

For further information, contact Baltimore County at:

410-887-2000

www.baltimorecountyonline.info/recycling

Touch-Up Paint for Villas

Villa owners: need touch-up paint for your red doors or the cream door trim? Contact Debbie Caplan: 410-517-1192.

New BARC Park for Dogs

The new BARC Park (Baltimore Animal Recreation Center) at Hannah More now is open. The first dog park in Baltimore County, this fenced area allows dogs to run off-leash for exercise and socialize in a safe and secure area. Owners must adhere to the Dog Park Etiquette Guide, ensure that vaccinations and county license are current, and register with the Dog Park Committee.

For more information and registration, go to:

www.reisterstownrec.com.



Officers and Board Meeting Schedules

Officers of Glyndon Trace I (Villas)

Vic Carlson—President (410-833-0013)
Debbie Caplan—Vice President (410-517-1192)
Robert Berzanski—Treasurer (410-833-5119)
Mimi Kraus—Secretary (410-833-0071)
Stephen Cook—Member-at-Large (410-833-1568)

GTI Meetings: 3rd Monday of the month, 6:30p.m., Clubhouse.

Officers of Glyndon Trace II (Condos)

Lisa Smith—President (410-526-3881; lsmith1961@hotmail.com)
Marvin Yablon—Vice President (barmar2@comcast.net)
Jack Ritter—Treasurer (410-833-1380)
Georgia Peay—Secretary (410-526-5127)
Tom Hudgins—Member-at-Large (410-371-7375)

GTII Meetings: 2nd Monday of the month, 6:30p.m., Clubhouse.

Officers of Glyndon Trace Master Board

Pete Donald—President (410-517-1632)
Larry Caplan—Vice President (410-517-1192)
Jack Ritter—Treasurer (410-833-1380)
Ted Chaskelson—Secretary (410-833-7202)
Barbara Reynolds—Member-at-Large (410-833-2379)

Master Board Meets: 4th Monday of the month, 6:30p.m., Clubhouse.

Regular meetings for GTI, GTII, and Master Boards are open to residents; discussion is limited to officers. To bring a matter before the GTI and Master Boards, please send a letter outlining the issue seven calendar days prior to the board meeting to Mordy Weimer of Tidewater Property Management (see contact below).

Send Board and Property Management Correspondence to:

Mordy Weimer, Property Manager
Tidewater Property Management
3706 Crondall Lane, Suite 105
Owings Mills, MD 21117
Tel.: 443-548-0191, Ext. 112
E-Mail: mweimer@tidewaterproperty.com

Homeowners Dues

The monthly homeowner fee is due by the first of the month in which it is due. Non-payment will result in interest and late fees added on top of the fee and can include imposition of property liens, similar to non-payment of taxes. Full payment of dues received by the 15th of the month will not be charged late fees or interest.

Rules for Pets from GTI, GTII, Master Boards

All boards remind owners about pet rules (for County laws, visit the Glyndon Trace Web site and click on "Rules" in the top nav):

- Pet ownership brings responsibility.
- Please pick up pet waste immediately. Failure to clean up after your pet will result in fines according to County Law. **In addition, residents who do not clean up waste from their yards will receive a notice from the board and will be charged for clean-up costs.**
- Homeowners asked to repair damage to a lawn caused by their dog who have not made repairs after a reasonable amount of time **will be fined at the rate of \$50 per week until the repair is made.**
- Please keep pets off villa lawns and condo front lawns and landscaped areas.

Excerpt from the Declaration for GTII (Condos)

Article IV — Common Elements and Common Expenses

Section B. Right of Entry. The Condominium Association and its agent, servants, employees, and contractors shall have the irrevocable right and a perpetual easement to enter any Unit, or upon any Limited Common Element appurtenant to any Unit, for the purpose of performing any cleaning, maintenance, repair or replacement which the Condominium Association is obligated or entitled to perform, and any inspection related thereto, whether said cleaning, maintenance, repair, replacement or inspection pertains to said Unit or Common Element, or to any other Unit or Common Element accessible from the Unit or Limited Common Element so entered, whether or not the Unit or Common Element that is the subject of such cleaning, maintenance, repair, replacement or inspection is also accessible from any other Unit or Common Element.

Except in cases involving manifest danger to public safety or to property, the Condominium Association shall make a reasonable effort to give written notice of at least ten (10) days to the Unit Owner who owns the Unit, or has the right to use the Limited Common Element, that is to be entered for the purpose of such cleaning, maintenance, repair, replacement, or inspection. In cases involving manifest danger to public safety or to property resulting from conditions which are the fault of said Unit Owner, said Unit Owner shall be responsible for the prompt repair of any damage inflicted upon said Unit or Limited Common Element, or other portion of the Condominium, as a result of such entry; in all other cases, the Condominium Association shall be responsible for the prompt repair of such damage.

Glyndon Trace Times

Editor: Cynthia Ciangio

Contact: 410-517-1260

Delivery Team: Dotty Carpenter and Peggy Eline.

Story Ideas

Do you have an idea for a story? Please contact the editor.

Electronic Mailing List

Receive the *Glyndon Trace Times* newsletter, important and urgent community notices and updates, and special events information by e-mail. **Residents who do not provide e-mail addresses will not receive some important notices.** To receive the newsletter and other community information electronically, please send your name, address, phone, and e-mail to the editor.

The e-mail list also is provided to the board and the property manager to contact residents for emergencies.

Newsletter Policies

The Boards of Directors of Glyndon Trace I and II have ruled that *Glyndon Trace Times* will not publish any articles promoting any businesses or charities, whether or not they are associated with residents. Furthermore, the newsletter does not accept advertising at this time. Unsolicited material of this nature will not be accepted and will not be returned. Letters to the editor will be published if contact name and phone or e-mail address are provided. This information is necessary for the editor to contact the writer for necessary clarification.



April 2008						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		T 1 Homeowners Dues Walkers 9am	2 Bridge 7pm Walkers 9am	3 Knitting 6:30pm Walkers 9am	P 4 U.N. Mine Awareness	5
6	7 Walkers 9am	T 8 Ladies' Spa Night Walkers 9am	9 UN World Health Bridge 7pm	10 Knitting 6:30pm Walkers 9am	B,Y 11 Walkers 9am	12
13 Poker Club Begins	14 GT-II Board Mtg. Walkers 9am	T 15 Income Tax Day Walkers 9am	16 Bridge 7pm Walkers 9am	17 Knitting 6:30pm Walkers 9am	P 18 Walkers 9am	19
20 Passover Begins	21 GT-I Board Mtg. Social Cmte. 7pm	T 22 Walkers 9am	23 Bridge 7pm Walkers 9am	24 Knitting 6:30pm Walkers 9am	B,Y 25 Walkers 9am	26
27 Orthodox Easter Passover Ends	28 Master Board Mtg. Walkers 9am	T 29 Walkers 9am	30 Bridge 7pm Walkers 9am		Trash Pick-Up = T	Mixed Paper = P Glass/Cans = B Yard = Y

May 2008						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				Ascension Day 1 Homeowner Dues Walkers 9am	P 2 Yom HaShoah Walkers 9am	3
4	Cinco de Mayo 5 Walkers 9am	T 6 Walkers 9am	7 Bridge 7pm Walkers 9am	8 Knitting 6:30pm Walkers 9am	B,Y 9 Walkers 9am	10
11 Mother's Day	12 GT-II Board Mtg. Walkers 9am	T 13 Walkers 9am	14 Bridge 7pm Walkers 9am	15 Knitting 6:30pm Walkers 9am	P 16 Walkers 9am	17
18 Trinity Sunday	19 GT-I Board Mtg. Walkers 9am	T 20 Walkers 9am	21 Bridge 7pm Walkers 9am	22 Knitting 6:30pm Walkers 9am	B,Y 23 Lag B'Omer Walkers 9am	24 Pool Opens 12pm-8pm
25	Memorial Day 26 Pool BBQ 4-8pm Master Board Mtg.	T 27 Walkers 9am	28 Bridge 7pm Walkers 9am	29 Knitting 6:30pm Walkers 9am	P 30 Walkers 9am	31 Pool BBQ 4-8pm Rain Date

June 2008						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Homeowner Dues	2 Walkers 9am	T 3 Walkers 9am	4 Bridge 7pm Walkers 9am	5 Knitting 6:30pm Walkers 9am	B,Y 6 Walkers 9am	7
8 Father's Day	9 Shavuot GT-II Board Mtg. Walkers 9am	Shavuot T 10 Walkers 9am	11 Bridge 7pm Walkers 9am	12 Knitting 6:30pm Walkers 9am	P 13 Walkers 9am	14
15	16 GT-I Board Mtg. Walkers 9am	T 17 Walkers 9am	18 Bridge 7pm Walkers 9am	19 Knitting 6:30pm Walkers 9am	B,Y 20 June Solstice Walkers 9am	21
22/29	23/30 Master Brd. Mtg.	T 24 Walkers 9am	25 Bridge/Walkers	26 Knitting/Walkers	P 27 Walkers 9am	28
29	30 Walkers 9am					