



Glyndon Trace Times

Volume 3, Issue 3 ▪ July 2008

Published Quarterly

2nd Annual Glyndon Trace Music Fest Featuring Greta and Joe

Save the date! The 2nd Annual Glyndon Trace Music Festival is scheduled for Saturday, August 16th at 6:00 p.m. The event will be held at the gazebo on the quad. Acoustic duo Greta and Joe once again will treat homeowners to a sparkling evening of jazz, country, classical, and soulful originals.

Residents are encouraged to bring a picnic supper and set up lawn chairs around the gazebo for an evening under the stars. A 50/50 raffle will be held. Tickets are \$1.00 each or \$5.00 for six. Sponsored by the Social Committee.

Memorial Day BBQ Is a Huge Success

The Glyndon Trace Barbeque held this past Memorial Day at the pool drew more than 50 neighbors. The weather was perfect, and the chefs served up tons of delicious hamburgers and hot dogs were delicious. Omega Entertainment DJ'ed the event and did a great job. A limbo contest was a real hit. Don't miss the next event. Many thanks to our Social Committee for another terrific event.

Periodic Review of the By-Laws and Declaration

The boards of directors would like to remind all residents to periodically review the community By-Laws and the Declaration of Covenants, Conditions, and Restrictions (CC&R). These documents comprise a wide range of information, including common area usage, animals, articles hung from the property, antennas, assessments, and the role of the Master Association. Please note that rules differ for condos and villas. The CC&Rs and By-Laws help maintain our community and property values. If you have general questions, please contact Mordy Weimer at Tidewater Property Management.

Impact of New Condo Insurance Law

Residents may have read that the Maryland Court of Appeals recently held that the Maryland Condominium Act does not require the Condominium Association to repair or replace property of an owner in an individual condominium unit after a casualty loss.

There will be no change to State Farm's insurance coverage for Glyndon Trace and all policies will continue to provide Coverage A for casualty losses. Important: please make sure that you as an owner or renter carry enough insurance to cover casualty losses within your unit; please review with your personal insurance agent.

Welcome, New Residents

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

Notice: Use of Condo Dumpsters and Parking

Dumpsters

Please be a good neighbor and refrain from using the dumpsters located at the condos. The dumpsters are for the use of condo residents only. Villa residents should place their trash at the curb in front of their residences on Monday nights or Tuesday mornings for Tuesday morning pick-up. We are considering ordering a dumpster from the county for the villa residents twice each year. Mordy Weimer, our property manager, will look into ordering a dumpster for October.

Parking

Parking at the condos is restricted to condo residents and their guests. Driveways and guest parking areas are provided for villa residents within the villa sections. Your cooperation is appreciated.

Wait at the Gate

Recently, a vehicle leaving our community was struck by the exit gate because the vehicle had crossed the white line in front of the gate. When exiting the community, please come to a full stop before the white line and wait for the gate to open fully. Please remind your guests to do the same.

Get your Newsletter and Much More on GlyndonTrace.org

Read the latest copy of the *Glyndon Trace Times* on our community Web site at www.glyndontrace.org. Back issues also are available, along with minutes of board meetings, flyers on Social Committee events, and announcements. Many thanks to Ted Chaskelson for creating and maintaining the site. 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.

Exterior Changes to Condos and Villas

Planning to add a screen or storm door to your condo or villa? Thinking about making other changes to the exterior of your residence? Please remember that you must fill out an Application for Exterior Alteration to make any exterior changes. Applications should be sent to:

The Architectural Review Committee — Glyndon Trace
c/o Tidewater Property Management
3706 Crondall Lane, Suite 105, Owings Mills, MD 21117



GTI Gutter Cleaning

The property management office has completed the second round of gutter cleaning for the villas. Please contact Mordy Weimer if you discover any issues.

Watering of Common Areas

We are seeking volunteers to water the common area grounds near their residences. We appreciate it!

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. Please contact: Barbara Yablon 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
David Ritter Paint Co.	410-876-2681
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.

Proper Disposal of Hazardous Material

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.

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).

Need to Contact Your Board or Property Manager?

Please 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

Payment of 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.

Important Pet Rules from GTI, GTII, and Master Boards

The boards of directors of Glyndon Trace I and II and the Master Board want to remind owners about community and Baltimore County pet rules. To view the Baltimore County laws, visit www.glyndontrace.org and click on "Rules" in the top nav.

Please remember:

- Pet ownership brings responsibility.
- Please pick up pet waste immediately. Failure to clean up after your pet will result in County fines. ***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.
- Please keep dogs and cats leashed while outside.

Two stations will be created with disposable bags and signage to remind residents about pet waste pick-up. One will be located in the quad on Teapot Court and another will be located on Glyndon Trace Drive.

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.



July 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	4 Independence Day Walkers 9am	5
6	7 Walkers 9am	T 8 Walkers 9am	9 Bridge 7pm Walkers 9am	10 Knitting 6:30pm Walkers 9am	P 11 Walkers 9am	12
13	14 GT-II Board Mtg. Walkers 9am	T 15 Walkers 9am	16 Bridge 7pm Walkers 9am	17 Knitting 6:30pm Walkers 9am	B,Y 18 Walkers 9am	19
20	21 GT-I Board Mtg. Social Cmte. 7pm	T 22 Walkers 9am	23 Bridge 7pm Walkers 9am	24 Knitting 6:30pm Walkers 9am	P 25 Walkers 9am	26
27	28 Master Board Mtg. Walkers 9am	T 29 Walkers 9am	30 Bridge 7pm Walkers 9am	31 Knitting 6:30pm Walkers 9am	Trash Pick-Up = T	Mixed Paper = P Glass/Cans = B Yard = Y

August 2008

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					B,Y 1 Homeowner Dues Walkers 9am	2
3	4 Walkers 9am	T 5 Walkers 9am	6 Bridge 7pm Walkers 9am	7 Knitting 6:30pm Walkers 9am	P 8 Walkers 9am	9
10	11 GT-II Board Mtg. Walkers 9am	T 12 Walkers 9am	13 Bridge 7pm Walkers 9am	14 Knitting 6:30pm Walkers 9am	B,Y 15 Walkers 9am	16 Annual Music Fest Greta & Joe, 6pm
17	18 GT-I Board Mtg. Walkers 9am	T 19 Walkers 9am	20 Bridge 7pm Walkers 9am	21 Knitting 6:30pm Walkers 9am	P 22 Walkers 9am	23
24	25 Master Board Mtg. Walkers 9am	T 26 Walkers 9am	27 Bridge 7pm Walkers 9am	28 Knitting 6:30pm Walkers 9am	B,Y 29 Walkers 9am	30

September 2008

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	Labor Day 1 Homeowner Dues Walkers 9am	T 2 Ramadan Begins Walkers 9am	3 Bridge 7pm Walkers 9am	4 Knitting 6:30pm Walkers 9am	P 5 Walkers 9am	6
7	8 GT-II Board Mtg. Walkers 9am	T 9 Walkers 9am	10 Bridge 7pm Walkers 9am	Patriot Day 11 Knitting 6:30pm Walkers 9am	B,Y 12 Walkers 9am	13
14	15 GT-I Board Mtg. Walkers 9am	T 16 Walkers 9am	17 Bridge 7pm Walkers 9am	18 Knitting 6:30pm Walkers 9am	P 19 Walkers 9am	20
21	Fall Equinox 22 Master Brd. Mtg.	T 23 Walkers 9am	24 Bridge/Walkers	25 Knitting/Walkers	B,Y 26 Walkers 9am	27
28	29 Walkers 9am	Rosh Hashana 30 Walkers 9am				