

# Fellowship Forest



## Neighbor Handbook 2020 - 2022



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# FELLOWSHIP FOREST COMMUNITY ASSOCIATION

## Neighbor Handbook 2020-2022

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The Handbook is provided for members of the Fellowship Forest Neighborhood. Information is believed to be accurate at the time of publication, but cannot be guaranteed. Please do not reproduce this Handbook or distribute it beyond the neighborhood.

### Want to know more about what's going on?

- **EMAIL BLASTS:** Get up-to-the-minute info about issues and events that affect our community. Contact Stewart Lucas, ([tstewartlucas@gmail.com](mailto:tstewartlucas@gmail.com)) to get on the distribution list.
- **FELLOWSHIP FOREST NEWSLETTER:** The newsletter is published 4-5 times a year (check your mailbox and inbox). To contribute ideas or content, contact our editor, Mary McGowan ([mary21286@gmail.com](mailto:mary21286@gmail.com)) or the current President.
- **COMMUNITY MEETINGS:** Neighbors discuss common issues and concerns at our spring and fall meetings. Announced by email blast, mailbox flyers, and newsletter.
- **SOCIAL GATHERINGS:** Our Association hosts a Spring Membership Meeting, a July 4th BBQ, a fall wine and cheese party, and a winter party. For the children, we also host a visit from Santa at the Lake in early December. Look for flyers in your mailbox and an email blast.
- **FELLOWSHIP FOREST DIRECTORY:** Includes contact information for residents, officers, committee chairs, and block captains. Contact: Meagan Grimm ([meaghangrimm@yahoo.com](mailto:meaghangrimm@yahoo.com)) or the current President if you need to update your information.
- **FELLOWSHIP FOREST FACEBOOK PAGE:** Like us at Fellowship Forest Community Association (<http://www.facebook.com/fellowshipforest/>) The Facebook page is currently managed by Nancy Reigle ([nnreigle@gmail.com](mailto:nnreigle@gmail.com)). The site includes posts from community association members regarding area issues and events.
- **WEBSITE:** <http://www.fellowshipforest.org/> for history, downloads, resources, and news.

### Become A Member!

The majority of Fellowship Forest residents are community association members. Just \$35 a year per household helps support a wide variety of community initiatives, including membership in the Towson Community Alliance (TCA), Towson's 4th of July Parade, the Herring Run Watershed, social events, newsletter, directory, and handbook publication! The FFCA treasurer sends out dues notices at the beginning of the year.

### Neighbor Handbook Committee

The original Neighbor Handbook was created in 2010 by Elsie Dare, Cathy Armstrong, Linda Galati, Rick Gilmour, Eric Hiemstra, David Kosak and George Friedman. Revisions were made in 2016 by Kevin Koepenick and Mary McGowan and in 2020 by Kevin Koepenick and Nancy Reigle.



## **WELCOME TO THE FOREST!**

Fellowship Forest offers many attractive characteristics -- the abundance of trees, the charm and amenities of Towson, and the friendliness of its people. In the last decade, Fellowship Forest has faced many changes, such as increased traffic, the redevelopment and expansion of many properties throughout Towson, and the growth of Towson University.

That is why now more than ever, it is important to maintain the quality of life that everyone in Fellowship Forest has come to expect. This can only be done if residents realize their impact on the evolving landscape of our neighborhood. Whether you are an established resident, a new homeowner, or just plan to spend a brief time with us as a renter, each of us must respect our neighbors and maintain the properties where we live. By our collective actions, we can sustain the charm, beauty, and value of Fellowship Forest.

This handbook provides useful information to help foster the spirit of “good-neighborliness” in our community. If each of us follows these guidelines, we are confident that the Forest will be able to sustain its quality of life for many years to come.

To our new neighbors, welcome to the Forest! To all our other neighbors, we hope this handbook will be a helpful resource. We encourage everyone to join the Fellowship Forest Community Association – it’s a great way to learn what’s going on in your neighborhood!

We welcome your thoughts and suggestions.

Sincerely,

Fellowship Forest Community Association Board of Governors



# CODES AND ZONING REGULATIONS

One of the goals of the Fellowship Forest Community Association is to continue to promote and maintain a safe and desirable neighborhood. By collaborating and sharing concerns, resources, and ideas, we can facilitate a supportive network of neighbors. Ultimately, concerned and active neighbors strengthen the larger community.

## Code and Zoning Violations

Summarized below is information from the *Baltimore County Code Inspection and Enforcement Division*. Please visit their website at: <http://www.baltimorecountymd.gov/Agencies/permits/codeenforcement/>. While we believe this reference sheet covers most common neighborhood situations, we expect that it will only need to be used on rare occasions.

### Typical Residential Zoning Violations

- Rooming House (No more than 2 unrelated persons are allowed to live in 1 house)
- Junk yard conditions
- Open dump conditions
- Contractor's equipment storage
- Business from residence
- Site line obstruction street/alley corner
- Tall grass and weeds
- Unlicensed/inoperative motor vehicles
- Service garage
- Recreational vehicle parking
- Non-permitted commercial vehicles
- Illegal accessory structure(s)
- Pods on private property in excess of 30 days

### Typical Residential Code Violations

- Premises unsafe or unsanitary
- Rubbish/garbage not stored in trash receptacles

- Deteriorated exterior of the home
- Broken fence
- Peeling and flaking paint
- High grass and weeds

• NOTE: Rental properties must now be registered, licensed, and inspected prior to occupants moving in. Detailed information may be found at: <http://www.baltimorecountymd.gov/Agencies/permits/rentalregistration/index.html>.

### Pets

In general, dogs must be leashed and under the control of the owner when they are off their own property. Other violations concerning pets include prohibitions on operating a kennel on residential premises and failure to remove dog feces. It is also a violation to let your dog bark excessively.

## Filing a Code Complaint

- There are three ways to file a Code or Zoning Violation complaint: 1) Call 410-887-3351
- 2) Use the phone app



- 3) Use the county website: <http://www.baltimorecountymd.gov/Agencies/permits/codeenforcement/codecomplaint.html>.

If you do file a complaint, we ask that you also notify the Fellowship Forest Board of Governors by calling or emailing the current President or Vice President. This serves to ensure that we don't duplicate efforts with multiple complaints being filed for the same issue, and allows the board to follow-up if necessary to see that the matter is resolved.

## WEBSITES TO BOOKMARK

### **Fellowship Forest Community Association Facebook Page**

Like us at Fellowship Forest Community Association.

<http://www.facebook.com/fellowshipforest/>

Our Facebook page allows community members to have immediate access to notices, important information, and community events. Anyone can post to the page. Please see our Communications Policy for guidelines.

### **Baltimore County Government**

<http://www.baltimorecountymd.gov> Located within the county's website, you can find information ranging from county ordinances and codes to recreational activities sponsored by our local municipality. If you have any questions that encompass our larger community, this is a great place to start your search. Despite being hard to navigate at times, this site is full of information.

- **Baltimore County Public Works/Trash Collection**

[http://www.baltimorecountymd.gov/agencies/publicworks/solid\\_waste/collectionconnection.html](http://www.baltimorecountymd.gov/agencies/publicworks/solid_waste/collectionconnection.html)

We all have garbage. When you need to know what to do with it, this is the site!

- **Water issues**

Baltimore City services our water system.

- 1) Call: 443-263-2220
- 2) Use the app "Baltimore City 311"

### **Towson Communities Alliance (TCA)**

<http://www.towsoncommunities.org>

Fellowship Forest is part of a larger umbrella group encompassing the greater Towson area. Currently, TCA represents 34 communities. The Forest sends a representative to TCA's monthly meetings, as do other community associations. When residents need a louder voice, TCA is there.

### **Towson University – [www.towson.edu](http://www.towson.edu)**

And [www.towsontigers.com](http://www.towsontigers.com) (Athletics)

Only a mile away from Fellowship Forest, Towson University is an important neighbor to our community. Building a strong relationship with the university is paramount. As the university continues to expand, the institution and the communities must work together to provide a harmonious environment that's successful for everyone.

- **Towson University's Community Page – <http://www.towson.edu/campus/relations/index.html>** Towson University created this page to help improve communication between the university and its neighbors.

### **Maryland Elected Officials –**

<http://www.mdelect.net/>

Learn about the 42nd District, our state legislative district. This website also provides demographics for our state and federal election districts, links to contact information for any state or federal representative, and other important websites for our state government. For county council districts: <https://www.baltimorecountymd.gov/countycouncil/>

## TRASH AND RECYCLING

Fellowship Forest Trash Collection Days are *Mondays* (recyclables) and *Wednesdays* (garbage and trash). Put items out the previous evening, since the collectors start early. Use trash containers smaller than 34 gallons and weighing less than 40 pounds apiece when filled. For recycling, use a blue recycling bin or a trash container marked with a large “X.”

To contact Department of Public Works, Bureau of Solid Waste: call 410-887-2000 or visit [http://www.baltimorecountymd.gov/agencies/publicworks/solid\\_waste/collectionconnection.html](http://www.baltimorecountymd.gov/agencies/publicworks/solid_waste/collectionconnection.html)

### Single-Stream Recycling

Baltimore County uses *single-stream recycling*. The recycling program has its own web page: <http://www.baltimorecountymd.gov/Agencies/publicworks/recycling/index.html>.

Baltimore County publishes a printed calendar of trash days, recycle days, and trash holidays. It also has information on what to do with odd items you want to discard. If you don't have such a calendar, call or go online, as referenced above.

### Regular Pickups

**Garbage and Trash:** picked up street side on Wednesday mornings.

**Recyclables:** picked up street side on Monday mornings. Please do not recycle plastic bags as they clog the machinery. Paper, cans, plastic, and glass can be placed together in a container. Newspapers and cardboard can be set out in paper grocery bags or in small bundles tied with non-plastic twine.

**Yard Waste** is collected street side every other Wednesday. Put it out Tuesday evening in black plastic bags weighing no more than 30 pounds or tied in bundles 3 feet long or less. Special rules apply from December through April and in January for discarded Christmas trees.

### Bulk Items and Special Wastes

Baltimore County does not provide bulk item pick-up but does allow residents to bring these items to any of the 3 drop-off centers at no charge. Drop-

off locations can be found here:

[http://www.baltimorecountymd.gov/Agencies/publicworks/solid\\_waste/trashandrecyclingfacilities.html](http://www.baltimorecountymd.gov/Agencies/publicworks/solid_waste/trashandrecyclingfacilities.html)

Alternately, you may hire a contractor to transport and properly dispose of your unwanted items.

Specific instructions for handling bulk items and special wastes can be found here:

[http://resources.baltimorecountymd.gov/Documents/Public\\_Works/solidwastemanagement/dropofffacilitiesmateriallist.pdf](http://resources.baltimorecountymd.gov/Documents/Public_Works/solidwastemanagement/dropofffacilitiesmateriallist.pdf)

**Scrap metal, appliances, electronics, rechargeable batteries, and fluorescent light bulbs** are accepted at each of the 3 drop-off centers.

**Hazardous Wastes** such as pesticides, poisons, cleaners, flammables or explosives should not be disposed of with the regular trash or recycling—The County holds two **Household Hazardous Waste Collection** events each year. For more info about these events, go to:

<http://www.baltimorecountymd.gov/Agencies/environment/groundwatermgt/hazwaste.html>

**Paints** — Liquid paints are considered hazardous wastes. *Fully* dried solid paints can be put out in lidless cans for regular collection.

**Plastic Bags** — Recycle them at your local grocery store or discard them with your regular trash.

## CRIME AND SAFETY

Living just outside Towson, and only minutes from Baltimore City, residents of Fellowship Forest must consider crime and safety priorities in their daily routines. Although our community is fairly safe, we should not take our low crime rate and safety for granted. Living in such a community does not mean we are isolated or immune from potential problems. Fortunately, we as individuals and as community members can proactively deter crime in the neighborhood and in greater Towson.

To achieve this goal, we must continue promoting an involved community. It takes everyone in the neighborhood to make the community safer. We must work to ensure we keep a watchful eye.

To contribute, consider following these simple suggestions from Towson Police Precinct.

- remember to lock your house, garage or shed

- secure your belongings by properly putting them away
- keep valuables out of sight; lock your car
- work together to watch out for yourself and your neighbors
- watch for anything unusual, suspicious, or out-of-the-ordinary

Perhaps the most important component to promoting safety is personal action and involvement in the community. Meet your neighbors and know who lives around you. We can all agree that it is much easier to spot something out of place if we are familiar with our surroundings. Our unity will help deter crime and promote safety. We can always strive for a safer place to live, work and enjoy.

Don't Hesitate, Please Call 911

## **Fellowship Forest Community Association Communications Policy**

The following policy was adopted by the Board of Governors on January 11, 2016 and amended on April 16, 2016. Communication to neighborhood residents is handled in several ways. Residents are currently contacted using our newsletter, the Email Blast, and our association Facebook page (Fellowship Forest Community Association). The Board has agreed on the following uses of our methods of communication.

### Newsletter

- Event Notices
- Community News
- Announcements from Board of Governors
- NO ADVERTISEMENTS/WANT ADS

Newsletter will be reviewed by at least two officers prior to publication.

### Email Blast

- Event Notices
- Urgent Matters
  - Zoning
  - Safety/Crime
  - Legal Issues
  - Announcements from Board of Governors
  - Newsletters (see note below)
  - NO ADVERTISEMENTS/WANT ADS

Email announcements should be approved or written by President or Vice-President prior to publication. The newsletter will also be sent out electronically to anyone on the Email Blast and be available on our web site. All email communication is done in blind copy format; others will not be able to see your email address.

### Facebook Page

- Advertisements/Want Ads
- Event Reminders
- Personal Announcements
- Lost Pets
- Neighborhood photos

## Brief History

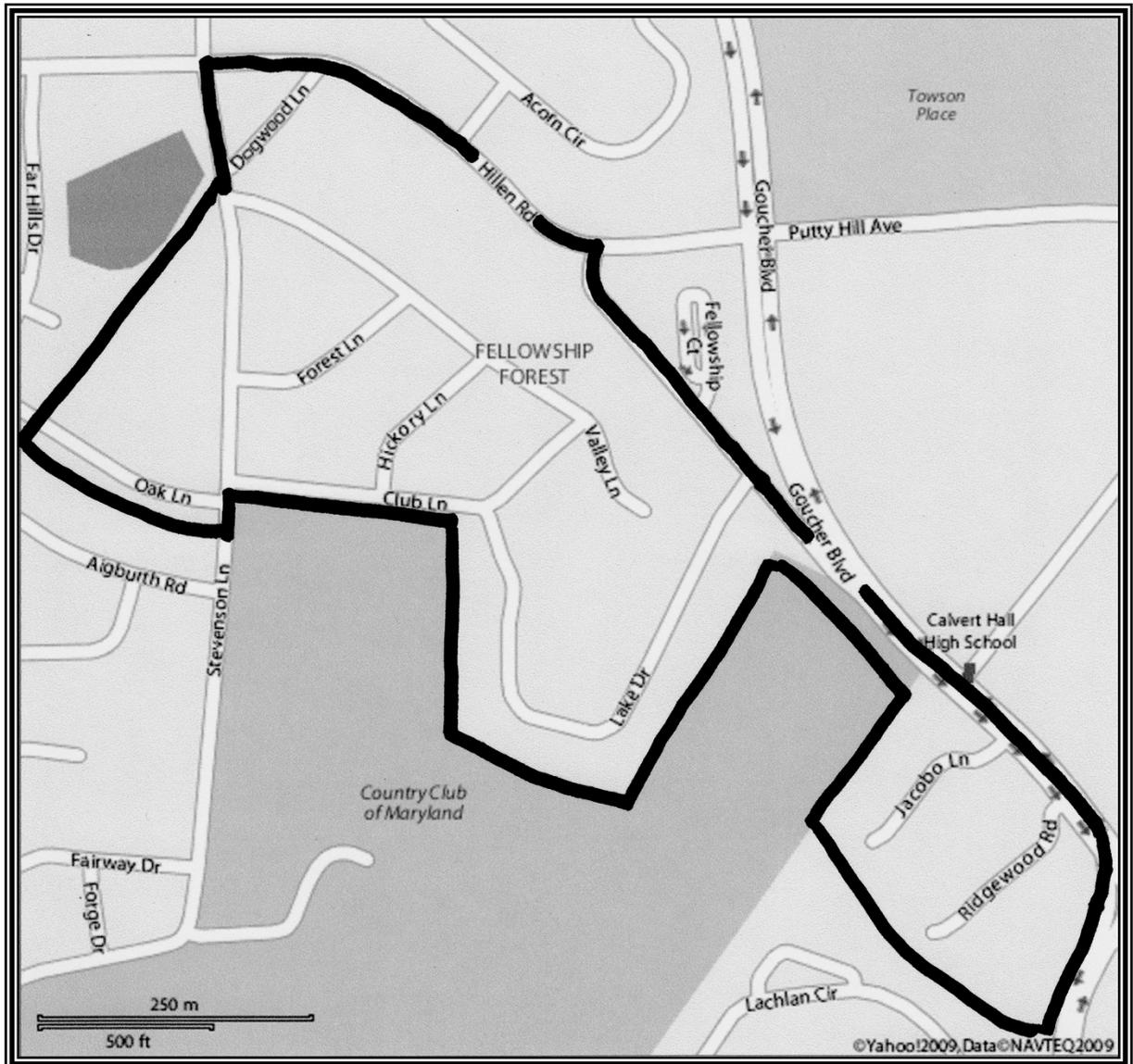
Our neighborhood is bordered by Hillen Road on the north and east; the Country Club of Maryland on the south; and Stevenson Lane on the west. In addition, the neighborhood encompasses part of the 400 block of Oak Lane, Ridgewood Road, and Jacobo Lane. The Jacobo family developed Jacobo Lane in 1986. The neighborhood's newest home was built in 1995 at 1200A Stevenson Lane. There are a total of 138 homes in the neighborhood. The Fellowship Community Association was incorporated in March of 1946.

The core of Fellowship Forest is the result of the joining of two estates. In 1924, S. Duncan Black, founder of Black and Decker Inc., moved with his wife and three daughters (Betty, Charlotte and Alice) to "Fellowship", an estate purchased from Mrs. Snyder which included the entire Stevenson Lane area of present day Fellowship Forest from Oak Lane to Dogwood Lane. Then, in 1938, Black purchased the property at 513 Club Lane, known as Faraway. Together these two properties make up the original core community of Fellowship Forest.

For a more detailed history visit our website:

<http://www.fellowshipforest.org/>





### **“Fellowship — Since 1696”**

In 1696, John Oulton, an Indian fighter, was granted 145 acres straddling what is now York Road. In the custom of the time, he gave the tract a name: “Fellowship.” Soon afterwards, Edward Stevenson acquired Oulton’s tract plus more land to the east, creating “Fellowship Farm,” parts of which the Stevenson heirs farmed well into the 20th century.

In 1892, a country estate called “Faraway” was built by Benjamin H. Read, a Coal Merchant in Baltimore City. Read’s estate house is now 513 Club Lane. In 1939, S. Duncan Black (of Black & Decker) bought Faraway and another tract — 24 acres altogether.

Black began building houses almost immediately, and even World War II didn’t stop development. By V-J day in 1945, there was a Fellowship community organization dealing with such concerns as zoning, better traffic control, and getting sanitary sewers. Most Fellowship Forest development was complete by the 1960s, although the Jacobo Lane properties were built later.