



## **TUSCANY-CANTERBURY NEIGHBORHOOD ASSOCIATION WORKS FOR YOU**

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### **September 2018: In this issue**

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### **What's Happening in Tuscany-Canterbury**



If you would like to include anything that's happening in the immediate area for the TCNA calendar or newsletter please send it to us at by the first of each month to "<mailto:presidentTCNA@gmail.com>"

**See TCNA website for complete information of calendar events.**

September 20 6:30-8:00

Calvert School – Middle School Parent Night

September 23 9:00-1:00

**Dumpster Available:** Tuscany and Linkwood Road (see article)

September 27 7:30

**100<sup>th</sup> Year Celebration** TCNA Committee Meeting – (see article)

October 5 5:30-7:00

**Neighborhood Happy Hour**

**First Friday Happy Hour at Alizee Restaurant**

October 5 5:00

Calvert School Movie Night (Middle School Field)

October 5 & 6 9:00-4:00

Hazardous Material Disposal

Sisson Street Landfill, Sisson just south of 29th

October 6 9-12

**Dumpster Available:** Highfield and Canterbury Roads

October 6 3:00

**Neighborhood Picnic** (lots of activities for children)

Stony Run Park on Linkwood between Overhill & Linkwood

October 17 9:00-11:00

Calvert School: Parents Considering Calvert Day

October 18 1:30

Planning Commission Action on Sign Legislation

November 2 5:30-7:00

**Neighborhood Happy Hour**

**First Friday Happy Hour at Alizee Restaurant**

November 7 7:00-8:30

TCNA Board meeting

November 14 7:00

**Semi-Annual Membership Meeting**

Calvert School – Middle School Building (off of Charles Street)

## **Dumpster Available**

**September 23 9:00–12:00  
Linkwood and Tuscany**

**October 6 9:00–12:00  
Highfield and Canterbury**



TCNA coordinates with the City to provide a dumpster for your convenience. This saves you a trip to the landfill.

Do not put hazardous materials in the dumpster. Take them to the Sisson Street landfill on October 5 and 6 between 9:00-4:00. The landfill is on Sisson Street just south of 29th Street.

You can also recycle metal and electronics at the Sisson Street landfill, Monday through Saturday, instead of putting those materials in the dumpster.

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## **The “Woods” – a year later**

It was just about this time last year that several Tuscany Road neighbors heard that 33 Warrenton Road was for sale. The alarming part about this sale was that the property included close to 3 acres of wooded property along Tuscany Road in our neighborhood. Even though the owners of 33 Warrenton Road had been exemplary stewards of the property for years, there was genuine concern about the effects that any development of the wooded property might have on the neighborhood. There were also very real environmental fears about how full or partial removal of trees and bushes might affect the Stony Run stream valley.



We reported through newsletters and at the spring and fall community meetings how the neighborhood mobilized and, working with Calvert School earlier this year, eventually reached a satisfactory decision about the future of the “Woods”.

A tremendous effort was made by neighborhood volunteers who, working closely with Councilwoman Mary Pat Clarke, attended 3 meetings of the Planning Commission and one meeting of the Zoning Board; met at least 20 times; leafleted the neighborhood about upcoming meetings 4 or 5 times; joined the TCNA Calvert Woods and Negotiating Committees; consulted with outside consultants on development and zoning issues; raised money for consultants and attorney’s fees and hung in there until it was all completed. The TCNA Board diligently oversaw the process for 10 months.

This spring representatives of TCNA, the Gardens of Guilford, the Ridgewood & Ridgemedede Apartments, and the Tuscany–Lombardy signed an agreement with Calvert School that gave permission for Calvert to purchase the wooded property along Tuscany Road and to build an educational building on it. The agreement is on the TCNA website as the Second Amendment to the 2001 Covenants with Calvert School.

This summer TCNA registered its consent to the purchase of the property with the City Planning Commission and the Zoning Board. Then with the neighborhood’s approvals in hand Calvert was able to purchase the property. Both the purchase and the 20-year agreement about the use of the land have been recorded.

Done...!

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## **Calvert School**

- The new entrance to the Lower School is completed and expected to speed up the afternoon carpool line. The requirement is the carpool line should not go beyond Ridgemedede Road.
- There are no firm plans to move ahead with construction of the new educational building at this time.



- **To address safety concerns some large trees near the headmaster's house/Castalia have been cut down. As part of routine maintenance branches have had to be removed from several trees near Tuscany Road**



- The Roland Park Public School Bus has added an additional stop at 116 W University Parkway in order to help decrease the congestion at Tuscany and Canterbury Road during dismissal times.
- The Calvert School Liaison Committee meets with Calvert School quarterly. To see the minutes from the August 28 meeting go to the TuscanyCanterbury.com website.
- Any questions or concerns email Brooke Murdock, chair of the Calvert School Liaison Committee. CalvertschoolTCNA@gmail.com

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## **Crime and Safety Committee (new in TCNA)**

Paul and Maria Gallo have just joined the TCNA Board and will Co-Chair the TCNA Crime and Safety Committee. They can be reached via this email address: [crimesafetyTCNA@gmail.com](mailto:crimesafetyTCNA@gmail.com)

Paul and Maria will represent TCNA at the bi-monthly Northern District Police Community Relations meetings and report back to the Board and community. From time to time residents have inquiries about crime and up until now the TCNA President has been consulting with Councilwoman Clarke and handling these queries. We are expanding the scope of the Committee now to include these situations. Major Gibson from Northern District says that although there has been some property crime in the neighborhood, crime has gone down and we are still one of if not the safest neighborhoods in the City. We are trying to get Major Gibson to speak at our November neighborhood meeting.

In the meantime, please continue the defensive measures you have been using to show the bad guys that there are slim pickins in Tuscany-Canterbury.

## Safety Suggestions

Safety suggestions (some of these have been suggested before):

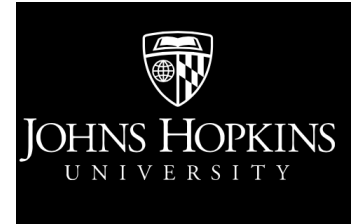
- **Call 911 if you see something suspicious!!!!**
- **Lock your cars** every time you get out
- Keep your front and rear **porch lights** on all night
- Consider installing **motion detector lights**
- If you are walking or running, be **aware of what's going on around you** – put away your cell phone!
- If you suspect that someone is following your car, keep on driving and go to the police station on Cold Spring Lane.



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## Johns Hopkins University Text Message Imminent Threat System

**JHU can send you text message alerts if there is an imminent threat to safety and security in or near the Homewood campus.**



**You can subscribe by texting:** JHUPhomewoodAlerts to 226-787.  
Subscribers will receive a confirmation text message in return

To unsubscribe, text STOP JHUPhomewoodAlerts to 226-787.  
if you have any questions contact Jennifer Mielke, Johns Hopkins  
Community Relations

## 39<sup>th</sup> Street Calming Plan

Phase 2 of the 39<sup>th</sup> Street Plan was approved by the TCNA membership in June. The Calming Plan is a joint plan between TCNA and the Broadview Apartments.

- Phase 2 includes **adding pavers and furniture** to the median strip between the Hopkins Deli and the Broadview. (Paid for by the Broadview – thank you!)
- 100 W 39<sup>th</sup> Street was **repaved** this summer and all the potholes are gone. The painting of a parking lane still needs to be completed this fall and should help slow down traffic.
- Three additional crosswalks are planned and will be painted in the near future. The crosswalks will be between the (1) Broadview and Hopkins Deli, (2) the Broadview and its parking lot across the street, and (3) a crossing in front of Cypriana Restaurant.
- The Broadview, Councilwoman Mary Pat Clarke, and TCNA are working to convince the City to add a speed table in this area to slow down traffic. The City has changed its position -- from never going to happen to let's talk about it.



## Ambassador Apartments Construction Update

This week Councilwoman Mary Pat Clarke and Linda Eberhart (co-president TCNA) met with the manager of the Ambassador, the president of the construction company doing the work, and the foremen working on site.

Outside work will be done by Thanksgiving (weather permitting). This means that the dumpsters and fencing will be gone and the sidewalks and parking will return. This is a picture that shows part of the renovated area. See our website for more pictures and the final plan.



The construction on the terrace area (shown above) is 95% complete. The landscaping portion with irrigation will begin as soon as the rains stop (this week). Thousands of pounds of soil will be placed in the gigantic garden areas and over 1400 small and large plants will be planted this fall. In order for this work to happen, the entrance to the back of the garden needs to remain open for the large equipment to have access to move all the dirt and large plants. Once the landscaping is done, an ADA ramp will be built from 39<sup>th</sup> Street to the gardens. This will complete the final portion of the outside work. When that is completed all the outside materials, dumpsters, and equipment will be removed.

Work will still continue to repair the second underground level of the parking garage. It was requested that the dumpster for that work be placed closer to their parking garage and not disrupt any parking or sidewalks on Canterbury Road.

## TCNA Neighborhood Picnic

**SATURDAY, OCTOBER 6 AT 3 p.m**

Rain Date Sunday October 7 at 3 p.m.

Stony Run Park at intersection of Tuscany Road and Linkwood Road



Last year our annual fall picnic coordinated with the opening of the bridges along Stony Run. The day was such a success, we are holding it again at the same location. There is parking available all along Linkwood Road adjacent to the area.

TCNA will provide tables and chairs (courtesy of Calvert School), hotdogs and condiments, water, wine and beer.

Please bring a dish to share.

Steve Summers, resident of Ridgemedede Road and owner of Alonsos' Restaurant, has generously offered to supply the hotdogs and condiments. We'll miss his chef skills, because he's hiking in Maine that weekend.

We also supplied a portable potty for the comfort of our attendees last year, which was also a success.

We can always use help with set up and clean up. If you'd like to volunteer, please contact Ann Christopher at [annchristopher10@msn.com](mailto:annchristopher10@msn.com), or call 410 889 2247.

Our most important request is to pray to the weather gods for a nice day.

## **SPEED CAMERA: NEW in Tuscany-Canterbury**



The city's speed camera monitoring system consists of portable and fixed speed cameras that detect vehicles exceeding the posted speed limit by at least 12 miles per hour. The speed cameras **operate in city school zones Monday through Friday, from 6:00 AM to 8:00 PM all year** long and the violation is \$40.00.

Just a heads-up to all TCNA residents: we received a notice from Baltimore City -- this information was also in the newspaper -- that a NEW speed camera has been installed between **001 to the 200 block of West University Parkway**. Speed limit is 30MPH.



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## **Zoning Issues: Illegal Signs in the Neighborhood**

### **UPDATE: Now there are NO Advertising Flags in front of The Social Apartments**



The Tuscany-Canterbury Board voted on June 6, 2018 to oppose any permits that would allow advertising flags. With the help of Councilwoman Clarke, the twelve feather flags were finally removed this summer. The additional signs on the building are not allowed and TCNA is working to have those signs also removed.

TCNA will continue to work with the City and management at the Social Apartments and other buildings in the neighborhood to make sure that any outdoor marketing efforts are consistent with City zoning requirements.

### **ACTION ALERT**

A City Council Bill has been introduced that is a complete rewrite of the sign regulations in Baltimore City. This new legislation will remove from the zoning code "Feather Flags and other Attention Getting Temporary Signs." If this legislation without amendments becomes law, feather flags will be allowed in all areas of Baltimore City.

The TCNA board voted to fight this regulation and attended the Planning Commission Hearing on September 7 with Councilwoman Mary Pat Clarke to oppose these changes and proposed an amendment to prohibit feather flag signs from all residential areas.

The Planning Department realizes that this is an issue that needs to be resolved. An information hearing will be held, tentatively the first week of October, to discuss any amendments that are proposed.

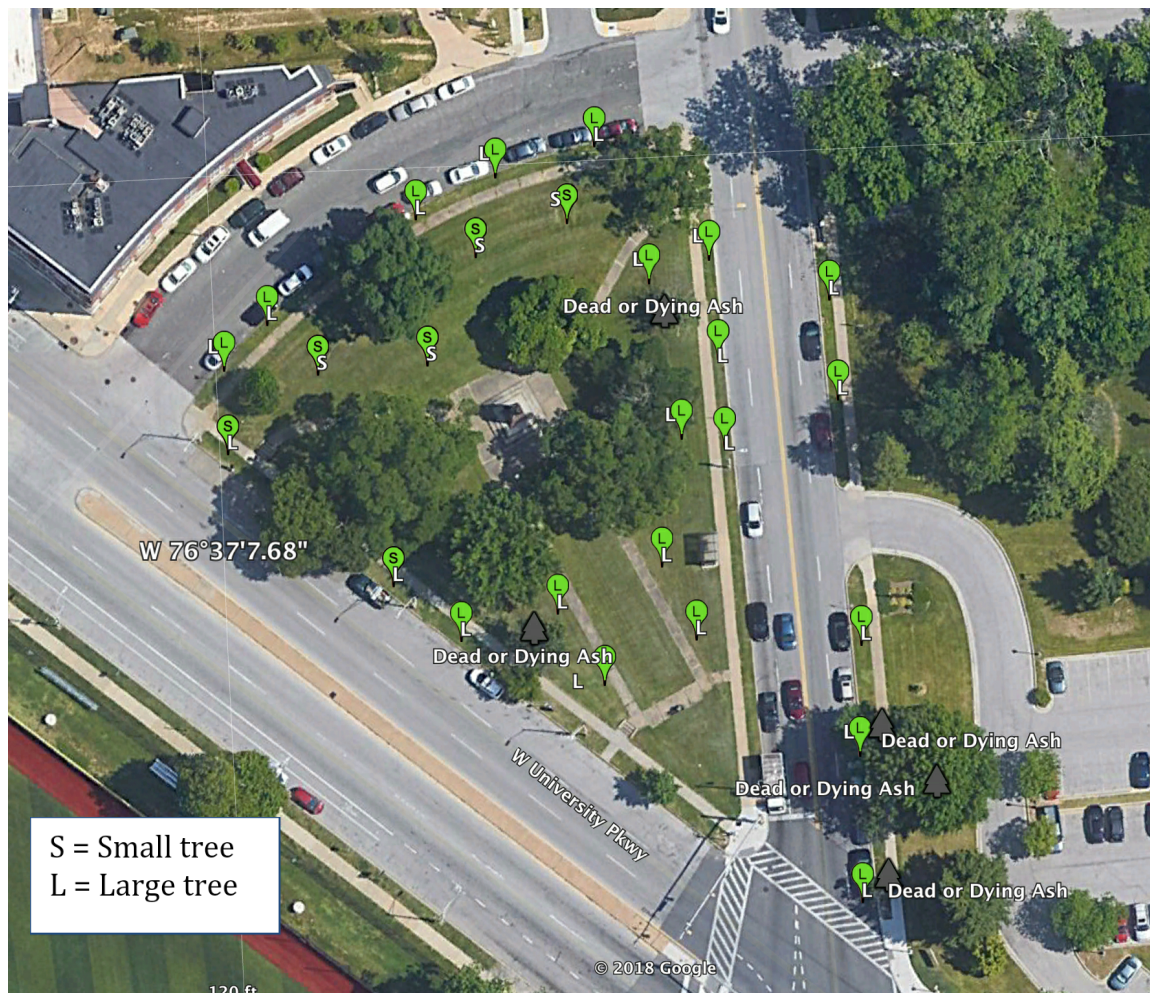
October 18 at 1:30, the Planning Commission will meet and vote on the bill and any proposed amendments. Then the legislation will return to the City Council for final approval.

## PLANS FOR BISHOP'S SQUARE PARK

The Bishop's Square is a small park located at the northwest corner of University Parkway and Charles Street. The Cathedral of the Incarnation and One Water Partnership are paying for 27 new trees to be planted in late October or early November. VOLUNTEERS WILL BE NEEDED to help with the plantings.

The large trees will be typical large canopy street trees such as oaks and elms. The small trees will be hawthorns and serviceberries and will be located behind the monument with a few of small trees along University Parkway.

Thank you to One Water Partnership and the Cathedral of the Incarnation who paid for these improvements. A special thanks goes to Fred Chalfont who lives on Cloverhill Road and is a former president of TCNA for moving this plan forward.



## Tuscany-Canterbury 100<sup>th</sup> Year Celebration

The row houses on Cloverhill and Canterbury Roads were known as University Homes, 1916-1920. This was the beginning of the current Tuscany-Canterbury Neighborhood. A committee has been formed and is chaired by Kenna Forsyth to plan a celebration in the spring.

If you want to learn more about the neighborhood, meet neighbors, and have a good time, join this group. The committee is just getting started. The next meeting is Thursday, September 27 at 7PM. Please email us to find out more information.  
presidentTCNA@gmail.com



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## July & August Sale Prices of Homes & Condos

Members have suggested that sale prices of homes could be included in our E-newsletters. Thanks to our new board member and realtor, Julia Frazier will provide this information each month.

Address	Sale Price	BR
101 39th St #B1	\$190,000	3
220 Stony Run Ln #B1	\$115,000	2
103 W 39th St #B3B	\$104,000	1
310 Ridgemedede Rd #106	\$123,000	2
4100 N Charles St #506	\$235,000	2
310 Ridgemedede Rd #401	\$142,000	2
3704 Charles St #604	\$368,000	3
4000 Charles St #311	\$81,000	1
4100 Charles St #915	\$245,000	2
4000 Charles St N #408	\$113,000	1
3924 Cloverhill Rd	\$363,000	3
221 Ridgemedede Rd #204	\$102,000	1
221 Ridgemedede Rd #205	\$125,000	1
4000 Charles St #708	\$98,000	



## **Tuscany- Canterbury Neighborhood Association**

**PresidentTCNA@gmail.com**  
**www.tuscanycanterbury.com**

TCNA has two membership meetings a year, one in November and the other in June (second Wednesdays at 7:00 with a social following the meeting), at the Calvert School Middle School building. Members and non-members are welcome. Resident Permit Parking Permits are distributed from 6:00-7:00 prior to the June meeting.

Board meetings are held 6 times a year in July, September, November, January, March, and May (first Wednesday of the month at 7:00). Meetings are held at the Broadview Apartments (105 W 39<sup>th</sup> Street at the lower level Game Room). All are welcome. A comment time is provided at the end of the meeting for comments and thoughts.

### **Officers: 2018-2019**

- Co-Presidents: **Linda Eberhart** (Tuscany Rd)
- Co-Presidents: **Anne Perkins** (Tuscany Rd)
- Vice President: **Garth Thompson** (Ridgemedede Rd)
- Secretary: **Ron Shultz** (Linkwood Rd)
- Treasurer: **Bill Bass** (Cloverhill Rd)
- Past President: **Sue Talbott** (Charles St)

### **Board Members**

- **Gretchen Anderson** (Cloverhill Rd), Vice-Chair Streets & Greens
- **Dave Baker** (Stony Run Lane), Co-chair Communications
- **Ann Christopher** (Tuscany Ct), Co-chair Events and Membership
- **Julia Frazier (Canterbury Rd)**, 100<sup>th</sup> Anniversary & Calvert School Liaison Committee
- **Maria & Paul Gallo** (Tuscany Court), Crime & Safety Committee & Representatives to Northern District Police Community Council
- **Hannah Mazo** (Ridgemedede Rd), Co-Chair Events and Membership
- **Rosalyn Mansouri** (Charles St), Coordinator of First Friday
- **Mona Mohamed** (Charles St), Website Manager
- **Brooke Murdock** (Stony Run Lane), Chair, Calvert School Liaison Committee
- **Jo-Ann Orlinsky** (Charles St), Coordinator with Condo Associations
- **Steve Summers** (Ridgemedede Rd), Co-chair Communications
- **Chris Whitaker** (Tuscany Rd), Co-chair Streets and Greens

## **Neighborhood Committees 2018-2019**

Please contact any of the committees via our new emails to volunteer or with ideas and thoughts.

### **Calvert School Liaison Committee, [CalvertTCNA@gmail.com](mailto:CalvertTCNA@gmail.com)**

This committee meets with the Calvert School Headmaster four times yearly to discuss neighborhood issues. This committee has representatives from areas surrounding Calvert School.

### **Communications, [CommunicationsTCNA@gmail.com](mailto:CommunicationsTCNA@gmail.com)**

Website management, E-newsletters, and email communications are their major responsibilities.

### **Crime and Safety Committee, [CrimeSafetyTCNA@gmail.com](mailto:CrimeSafetyTCNA@gmail.com)**

This is a new committee that has just created. The goal is to alert neighbors to ways of continuing to maintain a safe neighborhood.

### **Events & Membership,**

[EventsTCNA@gmail.com](mailto:EventsTCNA@gmail.com) & [MembershipTCNA@gmail.com](mailto:MembershipTCNA@gmail.com)

TCNA sponsors an annual picnic for all neighbors, organizes the First Friday Happy Hours, hosts socials after the membership meetings, and new for this year will plan 100<sup>th</sup> Year Celebration of our neighborhood, and develop ways to welcome new residents in the area. This committee also encourages residents to join TCNA

100<sup>th</sup> Anniversary Celebration: Kenna Forsyth, chair

They are planning activities to learn more about the history of the neighborhood and activities to meet neighbors and have fun!

### **Streets and Greens**

[StreetsTCNA@gmail.com](mailto:StreetsTCNA@gmail.com) [GreensTCNA@gmail.com](mailto:GreensTCNA@gmail.com)

This active committee maintains our 3 neighborhood gardens, is developing a comprehensive plan for improvements for Stony Run Park, works with the City on snow renewal on streets (not alleys or sidewalks), and will be developing a plan to maintain our street trees. The committee also works jointly with the Broadview Apartments on the 39<sup>th</sup> Street traffic-calming plan.

### **Woods Committee**

is no longer active because it accomplished the goal of monitoring the sale of the Tuscany Woods. Our neighborhood reached an agreement with Calvert School in April 2018. (See website for complete agreement).

## Why we love Tuscany-Canterbury!



Thank you Deborah Callard for sharing this photo of an egret in the Stony Run Stream this summer. (FYI... it is an egret because they have black legs and herons have yellow legs)

How amazing!

If you have a picture of Tuscany-Canterbury that you love and would like to share, please send it to Steve Summers at [CommunicationTCNA@gmail.com](mailto:CommunicationTCNA@gmail.com) to include in our E-newsletter.