



Academy Heights NEIGHBORHOOD NEWS

Spring 2024

P.O. Box 3292 * Catonsville, MD 21228 * AcademyHeightsMD.org

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EGGCELLENT TRADITION Academy Heights' Annual Easter Egg Hunt was another success as seen by the smiles and excitement of children finding eggs and discovering what was inside. It was wonderful to see so many families come out to enjoy and support the event. Volunteers coordinated, stuffed and hid several hundred eggs....Thanks and appreciation to Rita Hall, Kim Shinault, Adrienne Vedeloff, Meg Dandy and Jonathan & Toby.

Roofing Covenant Updated

The AHCA Board initiated discussions over a year ago regarding possible updates to the community roofing covenant. The covenant has remained basically unchanged for over 70 years and changes to it have been discussed and voted on many times over the decades. Over the past year, there have been many conversations, presentations, and community input in resolving concerns with roofing costs, materials, availability, and appearance. The board appreciates all the feedback received from residents.

The proposed changes that were communicated to residents in March were approved by the board at the May Community Meeting with slight changes to the defined colors. The updated covenants are included in this newsletter and can be reviewed on our website. The new roofing covenant will require more oversight by the Architecture Committee, and residents participation in following the covenant procedures.



Saturday, June 1
8am - Noon at Northdale & Greenlow
Take advantage of this opportunity to discard bulky items from your home and yard. Acceptable and prohibited items will be listed on the website.



Saturday, June 8
9am - Noon at Northdale & Greenlow
Bring your recyclable paper to have it safely shredded by Eco-Shred. Please remove non-paper items. Event is co-sponsored by Kelli & Mike Kulnich.

2024 Academy Heights CALENDAR

June 1 - Dumpster Day
June 4 - AHCA Community Meeting
June 8 - Shredder Day
May 27 - Memorial Day - Recycle 5/28, Trash Pickup 5/31
June 4 - AHCA Community Meeting
July 4 - Independence Day, Bike Parade, Trash Pickup 7/5
July 18 - Bulk Pick-up
September 2 - Labor Day, Recycle 8/3, Trash Pickup 8/6

September 3 - AHCA Community Meeting
September 21 - BLOCK PARTY ???
October 1 - AHCA Community Meeting
October 31 - Halloween in the Heights
November 5 - AHCA Community Meeting & Nominations
November 28 - Thanksgiving - Trash Pickup 11/29
December 3 - AHCA Community Meeting & Elections
December 18 - Christmas Decoration Contest

Please check the website for the most current details on events, dates and times.
Monthly AHCA meetings are currently held at Mount de Sales Academy at 7:30pm. Agendas on website.
Board officers may be contacted at info@AcademyHeightsMD.org

Academy Heights Covenant of Restrictions

Updated May 8, 2024

The Covenant of Restrictions, a part of your deed, is an official document recorded among land records of Baltimore County. The restrictions state: "No additions or alterations of any exterior part of the property can be made until plans showing the kind, nature, shape, height, colors, materials and location of such additions or alterations be submitted and approved by the Academy Heights Civic Association Board of Governors." Homeowners are expected to maintain the exterior of their homes in good condition and make necessary repairs as needed. The Board of Governors has the right to ensure that these repairs and maintenance are performed so as to preserve good property values and the integrity of the community. The AHCA Board have adopted the following guidelines to assist homeowners with frequently requested alterations:

1. All gutters and down spouts must be of copper construction or aluminum painted white or brown.
2. All windows, except basement windows, must have a grille pattern matching the original windows, dividing the window into 12 equal sections; smaller windows in side bays divided into 4 equal sections. Glass block may be used for basement windows.
3. All exterior trim and doors MUST be white and of original design. Any glass in exterior entry doors must be clear glass. Rear-facing basement entry doors may be of original design or may be replaced with a solid, six (6) panel door for increased security, if desired. Trim and doors must be free from peeling paint and no bare wood may be visible. If trim is to be covered with either aluminum or vinyl, it must conform to the original design.
4. All front entranceways must have a storm door. All storm doors must be either aluminum or wood, painted white, and at least half of the construction open for glass or screen.
5. Decks & Porches: A drawing of the deck/porch, showing dimensions, position and materials should be submitted with the application. Applicants must confirm with Baltimore County if a building or related permit is required, and if so required, secure the appropriate permit. Permits are generally required for deck construction. Committee will verify construction onsite upon completion.
Front Porches and steps must be of original design and constructed of concrete. Front porch railings must be forest green or black. (wrought iron only). Rear porches/decks are allowed only in the rear area of the house and may be constructed of steel, concrete, wood, or composite wood materials. Wood or composite decking material must be natural wood color (or stained a natural wood color). Composite railings may be white or black; wood railings may be stained a natural wood color. Steel decks and steel railings must be painted forest green or black. Alternate building materials are subject to approval by the Architectural Committee on a case-by-case basis. Structures may not be wider than the width of the home, less 6" from the side property lines (when adjoining an inside-of-group home). Structures may extend up to 12 feet from the home's rear wall. An additional parallel stair landing cannot extend either side of the structure beyond 16' from the rear wall.
6. Mailboxes must be black, green or brass. If black or brass, they attach to the brick in front of the home just below the house numbers or if green to the side of the porch railing if it is green.
7. House numbers must be black or brass, placed on a solid white base and attached to the brick in front of the home just below the porch light.
8. Front porch lights must be black or brass.
9. Awnings on front and side of the property, must be seasonal of canvas or cloth only. Forest green color only with edge trimmed in white or green. The awnings must be removed for the winter season. The supports and poles may remain standing through the year. Awnings on rear of property, may be of any variety or type desired by the homeowner, but they must not be visible from the front of the home or extend beyond the house line. If canvas, green or brick in color; if metal, green or white.
10. Approved roofing materials for houses, bay windows & garages are: Natural Slate 12" (Black or Gray only), EcoStar Majestic Synthetic Slate 12" (Federal Gray only), or CertainTeed Grand Manor Shingle (Colonial Slate only)
Flashing, divider and rim of roofing must be Natural Copper that will patina, or Black Aluminum. Synthetic copper-look material is not permitted. A Change Application is required prior to any roofing replacement and shall include materials' manufacturer, style and color.
11. Fences may be constructed only in the rear of property or side yard of end unit properties and must not extend beyond the chimney at the end of group homes. The fence must be chain link or picket style. Fences may not exceed a height of 48". Chain link fence color must be forest green, silver, or galvanized steel. Picket fences may be painted or treated with a protective stain with the color subject to Board approval. Picket fences must have 1/2" min. spacing.
A privacy fence may be installed from the rear wall of the house along the property line up to ½ length of the yard, but no more than 16 feet long. The fence may be not more than 6 feet tall and cannot be solid panels; there may be pickets (1/2" min. spacing) or shadowbox construction. Privacy fences must be built as self-supporting structures, with posts anchored into the ground. All materials and design must receive Board approval.
12. Storage sheds and any exterior structure must be in the rear of the property only. Structures must not exceed 9'5" in peak height AND must not exceed 80 square feet AND 8'x10' dimension. All materials and design must receive Board approval.
13. Swimming pools must be temporary in the rear of the property and removed in the fall and winter seasons.
14. All masonry foundations must be painted white, gray or sandstone.
15. Attic vents must be in the rear of the house, not visible from the front of the home and painted brown or black.
16. The use of DBS, MMDS and TVBS satellite dishes is acceptable. Dishes may not exceed 30 inches in diameter. Approval for installation, including location, must be received from the Architectural Committee 30 days prior to installation. Refer to satellite dish installation guidelines.

When planning an improvement or change to your property, you MUST SUBMIT a plan of your project to the ARCHITECTURAL COMMITTEE 30 DAYS BEFORE you begin work. The burden is on the homeowner, not the Board of Governors. The Architectural Committee will review the application and issue a letter of approval or denial as the application may warrant. Restriction violations may be reported by any resident to the Board of Governors or any member of the Architectural Committee. Report violations promptly. The neighborhood will benefit from the elimination of an unsightly or dangerous condition and the homeowner may be spared a costly removal if warned in time. Enforcement is handled by the AHCA, who will investigate the complaint and, if necessary, send a violation notice. The homeowner is given 60 days to correct the violation. If not corrected in this time frame, the Association's attorney will begin legal action. The violating homeowner will be responsible for any and all legal fees incurred by the Association to correct the violation.

This list is NOT exhaustive.

Approved by Academy Heights Board of Governor's vote; May 7, 2024; Retyped May 8, 2024
Architectural Committee Chair: Rita Hall - Contact – info@academyheightsmd.org