

**WPICA BOARD MEETING
APRIL 18, 2006**

The meeting was called to order at 7:35 p.m. by President Whisler.

The Treasurer's Report was accepted. (Copy attached)

The Secretary's Minutes for the September Board Meeting, the October General Meeting, the November Board Meeting and the January 2006 Board Meeting were accepted with the following correction: The request for \$100.00 for the Easter Egg Hunt was for signs, not supplies.

Club Tabu – This is an issue that has become a problem for our family-oriented community. This adult social club is located on North Rolling Road behind some stores in a strip mall. Our problem is with the recent addition of 12 bedrooms downstairs for their clients' use. President Whisler contacted the property owner, Mr. Duke, regarding this recent addition and Mr. Duke advised that he was unaware of this situation as he had been out of the country for an extended period of time. He advised that he will not renew their lease. We are trying to get these downstairs activities stopped now. The Baltimore County Police Department is investigating and will work with us. We feel that Article 4B of the Baltimore County Zoning Regulations should be updated and amended to include this type of activity in the same category as other adult sex clubs and made subject to the same rules and regulations as these other venues. They should not be allowed this close to family-oriented residential communities but should be placed in manufacturing areas where other adult venues are placed, i.e. strip clubs and adult book/video stores. It had been rumored via E-Mail that our Association was going to hold a protest there on Friday and Saturday nights. The owner was advised that there were no such protests planned and no such protests occurred. Mr. Gonzales, the owner of the club, advised in a letter that their establishment had been broken into several times and they felt this was done by gang members in our Community. We have no knowledge of gang activity in our Community. We will keep our residents updated as to this situation.

OLD BUSINESS

MTA Redline expansion Update – There will be future workshops regarding this issue. There will be an advisory committee comprised of concerned constituents and politicians to work with MTA. President

Whisler has advised Senator Kelley that he would like to be a part of this committee.

Baltimore County Zoning Community Sweep – We have again requested a Zoning Sweep of our Community to be done as soon as possible.

West Nile Virus – We would again like to have our Community sprayed for this condition. It will be voted on at the May 2006 General Meeting.

Flooding along Community Streams. We are a part of the Gwynn's Falls Watershed project which is not scheduled to be acted on until 2008. This situation needs to be addressed now. We will continue to follow-up on this situation.

Traffic Calming Measures on Adamsview and Crosby Roads. Traffic calming measures will be instituted, probably speed bumps, to slow down traffic and discourage non-community cut-throughs. Councilman Moxley got a letter signed by residents of Adamsview Road to enable us to be eligible for traffic calming measures. We talked to Traffic Engineering regarding slowing down traffic on Crosby and Craigmont Roads also. It will be a long drawn-out process to confront this situation.

Department of Parks and Recreation proposals for Western Hills Park- Councilman Moxley assured us that this situation would not change. The Community requested that no changes to this park be made.

Road resurfacing schedule for Westview Park – There is none. We have spoken with Steve Weber of Traffic Engineering regarding the deplorable condition of our roads. This situation is assessed yearly by the County.

Community rejection of North Rolling Road planned unit development – Our Community decided to reject this development and Councilman Moxley will not OK this plan.

Update- Quershi and Rolling Stone developments on North Rolling Road - This development has been approved and is going ahead. We are negotiating with the developer instead of going to court.

Windsor Mill Middle School boundaries; impact on Southwest Academy – We are unhappy with the boundary lines as drawn. The impact on Southwest Academy is that they will have 200 fewer pupils next year than this year. We will be working on this situation with the Baltimore County School Board.

\$5,000.00 donation to WPICA from the Baltimore Islamic Society – At our last General Meeting in October the Islamic Society donated \$500.00 toward a copier for our Association. They discussed it and decided to give us \$5,000.00, instead of \$500.00 due to the fact that heavy duty copiers to fill our needs are so expensive. We very much appreciate this donation. It will help us greatly with Newsletter printing costs. This is particularly helpful as our postage costs will be going up due to postal rate increases. We are currently looking for a place to house this copier. President Whisler is looking into where we can get the best price deal on a copier. Anyone who can help with researching this matter please call President Whisler at (401-788-3232).

Report Card on 2006 Legislative Agenda – Eminent Domain allows the government to seize private property for the public good. A 2005 Supreme Court ruling allows any local government to seize private property in favor of private development even for the sole purpose of generating tax revenue. Now local governments can hand over private property to a private developer in order to build a public use facility, i.e., a golf course, strip mall, mass transit rail line, street or highway, etc. that would increase the government's tax revenues or to provide public services. Instead of placing this extreme power in the hands of a few council members, WPICA suggests that all Eminent Domain issues should be referred to the state legislature and require a super-majority vote by two-thirds of all state representatives. Public hearings should be required for any business venture, license, permit, in a residential home. Public hearings will increase awareness of the number of group homes and assisted living facilities in our area. Communities should be made aware of their presence and should have a voice in limiting these home-based enterprises. They can drastically affect property values, increase parking and traffic issues, and strain existing public emergency services.

Eliminate developer loopholes; require strict observance of zoning and density classifications - Developers routinely co-mingle unsuitable land with suitable acreage to calculate the number of homes they can build

in a new development. County laws encourage developers to engage in this practice. As an example, developers can build up to 44 homes in an 8-acre parcel that limits 5.5 residential homes per square acre. Even if 4 of the 8 acres are unsuitable for development due to environmental restrictions, developers can still cluster 44 homes on the 4 suitable acres. They create tiny lots that are not amenable to the normal neighborhood pattern. This would increase the county's tax base but also decrease property values, especially if your home is next to this development.

Increase new development set-back distances from waterways to prevent catastrophic flooding – Hurricanes Isabel, Katrina and Rita are examples why set-backs from rivers and streams should be increased.

Develop strong anti-corruption laws for land development – Renaissance Redevelopment – WPICA is very concerned that developers use corporate and personal political campaign contributions to influence officials and political appointees at all levels of County and State government. Applications for land development should disclose a 5-year history of corporate and personal campaign contributions made to any current or former elected official, political appointee and declared candidate for public office. Political appointees of the Planning Board, Zoning Commission and other senior levels of County government are not held accountable to the voters. These officials wield a great deal of power and establish policies that drastically affect the value of our property.

Adopt standards that accurately grade and assess the safety and use of Maryland streets – County standards for grading roads only consider the percentage of a traffic queue that flows through a light cycle. The methodology does not consider fatalities, speed and on-going development. Current County solutions for high traffic areas merely consist of lengthening light cycles – they do not address the root causes of excessive speed and traffic and greater risk to our safety. Developers rely on current euphemistic grading policies to draw permits in crowded areas.

Enable community associations like WPICA to represent citizens by proxy in formal proceedings – WPICA is unable to represent you legally at public hearings, judicial appeals or charettes. You have no flexibility to designate us in writing to represent your property value interests. In Renaissance Redevelopment charettes you must attend three evening meetings to ensure your voice and preferences are considered. If you attend

only 2 of the 3 meetings your votes do not count. We feel that this tactic helps deter your involvement and helps developers. Many of you have busy schedules (child sporting events, scouting, etc.) or simply setting the evening dinner table each night so that the entire family can have dinner together.

NEW BUSINESS

Spring Community Yard Sale – This sale will be held on Saturday, May 13th. From 8 AM until 1 PM. The rain date will be Saturday, May 20th. Ads will be placed in the Examiner and the Pennysaver and the Catonsville Times. Money to pay for these ads was approved by the Board.

Bulk Trash Collection Project – We hope to hold this event in July. Mary Breland will again handle this project for us. Upon receiving County approval we will notify you of the date.

Meet the Candidates Forum – July/August 2006 – The Islamic Society of Baltimore has asked area community associations and religious institutions to co-sponsor a series of Meet the Candidates events so that area residents can interact with politicians, better understand the issues, and let candidates know that we want to be part of the political process. These events will occur at the Islamic Society, located just outside the Baltimore Beltway on Johnnycake Road just east of North Rolling Road. All area residents, regardless of faith, are encouraged to attend. Please check our Community website and future Newsletters as the schedule given us is tentative.

WPICA elections – Louise Scott and Ganiyu Raji and Carol Ehlers form our nominating committee.

Easter Egg Hunt – This year was our most successful Hunt yet. It was attended by 75 children.

Treasurer Poplawski will renew our State Farm Insurance policy covering liability at our events. Mr. Raji will see if he can get us a better rate for this coverage. Treasurer Poplawski also advised that she will shop for the best interest rate when our CD comes up for renewal in July.

It was also motioned, seconded and approved that we make a \$200.00 donation to the Edreco Concerts in the Park and a \$100.00 donation to the Luhrman Woodland Theater.

The Meeting was adjourned by President Whisler at 9:10 p.m.

Those in attendance were: Steve Whisler, Janet and Roy Fredrick, Genie Poplawski, Carol Ehlers, Don Blackman, Mary Breland, Rosa Crowell, Jackie Lynam, Ganiyu Raji., Mary Jo Valkos, BCPD Lt. Steve Hlavach, Walter Wilder- resident, Kimberly Bookman-ABC2 News, and Katherine Lentsch-resident.

Respectfully submitted,

Janet Fredrick, Secretary