



**Dulaney
Valley
Improvement
Association, Inc.**

P.O. Box 102 · Lutherville, MD · 21094-0102

DVIA NEWSLETTER

OCTOBER 2022

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Jeff Orbin

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Coordinator

Tim Ruppalt

Email

Communications

Jeff Orbin

Social Media

Megan Britt

Newsletter Editor

Megan Britt

Community Meetings:

October 10

November 14

December 12

7-8pm via Zoom

All members welcome!

Join our email list:

dvia.org/add-my-email



Dulaney Valley Improvement
Association



Dear Neighbors,

Welcome to the fall season of pumpkin spice and all things candy corn. Autumn is a lovely change of season from humid days to cool nights. It also means schools are back in session and fall sports have begun which alerts us to notice the students crossing Charmuth Road, and drivers parking around the school. Please remember to be aware of the hustle and bustle of the neighborhood.

Inside this newsletter is a message from the zoning committee, I would like to take this time to thank *Tim Ruppalt, Max Collins, Dr. Bob Cordes, and Susan Shaffer* for their dedication during the appeals process. Tim has written an update of what is occurring now since the appeal hearing, please read that message in this newsletter. At this time, we are preparing for the next step in the legal process. While we await the written verdict the zoning committee, with much research and writing by Tim is reading through the statements and combing through Baltimore County Code.

The cost of the legal process includes filing fees for the appeal(s). It also includes obtaining the transcript. While it might seem strange, it is how the court system in Baltimore County works. The fee is great since there are 8 hours of court testimony to have transcribed. The process is costly but a necessity for appeal. The purpose of appealing is the loss of due process during the DRC meeting. The community has a right to express its concerns to the developer regarding the project.

We are launching a fundraising period for the community; many can recall the first large in-person meeting when back in where we first heard about the new owners and lead astray with the apartment complex plan and saw renderings for the site across the street; at that meeting many neighbors stated they would eagerly assist the community financially to fight the development of the property. Now is the time to assist.

A few years ago, a PayPal link was added to the website enabling an online option for dues and donations. We hope to add a feature where you can opt-in to automatic annual payments for the dues or make a recurring additional donation. We have received contributions from surrounding community associations, and from people who do not live in the community but who understand the cost of this legal process. We need your help as well.

You can click here <https://dvia.org/pay-dues> to start your online payment process. You can receive the email version of the newsletter and other neighborhood updates and reminders by signing up on the website: <https://dvia.org/add-my-email>

Continued next page

Your contribution not only assists with the current zoning concerns but also allows for various community events, the website, and the newsletter.

This October will be the first Halloween in a few years that will allow children to go trick or treating freely to your doors. Each family and homeowner can choose how they wish to manage trick or treaters, you can set out a table or you could hand out at your door. Each trick or treater will discuss with their families how they will choose to manage the tradition. We support your decision.

Look through the newsletter to find out the details for the other seasonal events, such as the Halloween house decorating contest, the Christmas house decorating contest, and the Santa Run.

Hope to see you via Zoom on **October 10th** - sign up with your email to receive the meeting link!

Thank you for your continued support for the community,

Be informed, be involved, be in contact.

Ellen Birkenthal

DVIA President dviapresident@gmail.com

Spookiest House Contest



It's almost time for the annual DVIA Halloween decoration contest! This year, we will again be using a Google Form to collect votes from our residents for Best Decorated House. The link to the Google Form will be shared on email as well as on the [Dulaney Valley Improvement Association Facebook page](#) – so sign up for DVIA emails <https://dvia.org/add-my-email>

Submissions for the best decorated house will be accepted from **Mon 10/24 - Tues 11/1**. Winners will be announced later that week (after Halloween).

New this year: To spread the fun, we will select a household that has not won this contest within the past 3 years. So, take a walk or a drive through the neighborhood and choose some houses to nominate. Happy haunting!



Membership Renewal 2022 DVIA Annual Dues



One last friendly reminder this year to submit your Dulaney Valley Improvement Association dues. It's not too late! Annual membership to the DVIA is \$20.

You may pay online at <https://dvia.org/pay-dues> or mail a check to DVIA, P.O. Box 102, Lutherville, MD 20194-0102. Thank you to everyone who has already provided payment. And welcome to any new neighbors who are joining for the first time!

DVIA Nominations

The upcoming elections will be held in January 2023, as in the past few years. We are looking for interested community members to be a part of the DVIA Board Officers. Specifically, we are looking for a Vice President. This role, would share the meeting responsibilities, assist with the agenda and any follow-up tasks needed. We are looking for neighbors who would like to assist with the various community activities as well; join and learn about the zoning committee. If you are interested in any of these please email Ellen DVIAPresident@gmail.com

A New Towson High School

On September 29th a community forum was held to discuss the renovation/replacement of Towson High School. The school is currently in disrepair and increasingly over capacity. The design team is currently determining the scope of the project.

View the presentation slides here:

<https://tinyurl.com/THSprojectSEPT29> . There are differing opinions about the prioritization of and how to address the historically designated parts of the school. Stakeholders are encouraged to provide input and feedback via the Online Comment Form <http://ow.ly/4Bou50KTr8i> (form closes October 29).

Spotted Lanternfly

SEE IT? SQUISH IT!



The invasive Spotted Lanternflies are now in our neighborhood. If you see them, squish them! While that may sound harsh, Spotted

Lanternflies can be devastating to local agriculture and trees. The Maryland Department of Agriculture has more information online:

<https://mda.maryland.gov/plants-pests/pages/spotted-lantern-fly.aspx>

Dulaney Village Real Estate Market Statistics

*Submitted by our neighbors: Tom & Ashley Oliver
The Oliver Group of Northrop Realty*

Direct: 240-381-9805 tomoliver@northroprealty.com

	1 st Quarter 2022	2 nd Quarter 2022	Change from Previous Quarter
Average List Price	\$412,475	\$424,043	3%
Homes Sold	4	7	75%
Low Sales Price	\$301,500	\$350,000	16%
High Sales Price	\$560,000	\$535,000	-4%
Average Sales Price	\$418,954	\$450,786	-8%
Average Subsidy	\$243	-	-100%
Average Days on Market	26	9	-65%

Zoning Committee Update

Update on the proposed development of a Royal Farms Store at York Road and Greenridge Road.

On August 24th the Board of Appeal (BOA) panelists met for public deliberation of our appeal. The panelists took 10 minutes to publicly discuss 10 hours of testimony. The BOA decided to only use a very narrow section of the Baltimore County Code. They ruled in favor of granting the developer the “Limited Exemption from Community Input and arbitration with an administrative law judge. We are awaiting the official written opinion.

We were not disappointed. Our lawyer told us this was the likely outcome in Baltimore County. The BOA suggested we pursue “other” jurisdictional remedies. This was already part of our long-term strategy. After reviewing the written opinion, we are prepared to challenge the zoning process. We believe Two Farms, the developer, has used the “Limited Exemption” process to circumvent an appropriate and necessary zoning review of twelve (12) Level 3 Tesla superchargers.

There is some good news. Bill 51-22 was passed in early July by the County Council. It was sponsored by Councilman Kach and two others. It passed unanimously. This Bill establishes that the Development Review Committee will meet the “Maryland State Open Meeting” requirements and provide proper notice to the community of a “Limited Exemption” request. Our hopes are this new law shakes up the Department of Permits, Applications and Zoning.

As we move forward, we will continue to need donations to pay our legal costs. We are requesting donations from inside and outside our own community association. If you would like more detail, please email any member of the Zoning Team.

-Tim Ruppalt

Donations can be made on PayPal or by check. Visit the DVIA website <https://dvia.org/pay-dues> and click the yellow “donate” button. **Use the pull-down menu and select “Misc.”**



Upcoming Local Events



- ◆ **Spirit Night at Chick-Fil-A** **October 12 & 13, 4-9pm** *Towson Town Mall Chick-Fil-A*
Help support the children and teachers at Hampton Elementary while you pick up dinner! Proceeds go toward the HES PTA. Make sure to mention HES with your purchase.

- ◆ **St. Paul's Fall Craft Fair** **October 22, 9am-2pm** *St. Paul's Lutheran Church, Historic Lutherville*
Craft fair inside Spangler Hall and outdoors on the lawn. There will be a variety of items available for purchase that make lovely holiday gifts. Beverages, breakfast, and lunch foods will be for sale.

- ◆ **Lantern Night** **October 28, 6pm-8pm** *The Fire Museum of Maryland*
A family-friendly Halloween. See fire apparatus in a new light; etched glass signal lamps and kerosene lanterns; also visit with re-enactors in period attire. New this year, craft beer and food will be for sale from Brew House No.16 Gastropub, Fox Trot Chocolates, and GT Pizza. For more details visit:
<https://www.firemuseummd.org>

- ◆ **Hampton Elementary Fall Festival** **October 28, 5:30-7:30pm** *Hampton Elementary School*
Join the Hampton Elementary School community for their annual Fall Festival.

- ◆ **Ridgely Middle School Annual Craft Fair** **November 13, 10am-2pm** *Ridgely Middle School*
41st Annual Craft Fair and Silent Auction: homemade crafts, art, jewelry, home décor, gifts, and food trucks! The event will be held inside, admission is \$2. Accepting donations and vendors, email
RidgelyMiddlePTA@gmail.com

- ◆ **Holiday Train Garden** **November – December** *The Fire Museum of Maryland*
A cherished local tradition! Watch as O-scale trains wind through a 20th-century town. The Train Garden opens each year on the Saturday following Thanksgiving and runs each Saturday thereafter until New Year's Eve. Find schedule details online: <https://www.firemuseummd.org/train-garden>



- ◆ **DVIA Santa Run** **December 17, 2pm** *DVIA Neighborhood*



Santa will be riding on his fire truck through our neighborhood making stops to greet children. Check our Facebook page and website to see where he will stop. Join us for this beloved annual neighborhood event!

- ◆ **DVIA Holiday House Decorating Contest** **December TBA**
Get out all that twinkles to make your home look festive! There will be prizes for best daytime and nighttime displays. More information to come in December.



Marketplace Ads

Flute & Piano Lessons



Want to become better at flute or piano? I offer one-on-one flute and piano lessons that will suit the student's learning style. I cover the following lessons: reading music, tone, pitch, breath control, rhythms, and music styles. Located in the DVIA neighborhood. To know more about my coaching services, please visit

www.klodinakabashimorina.com

Contact me, Klodina Kabashi Morina, at 443-717-3905 to inquire or to book an appointment.



Perissos Therapy, LLC

Perissos Therapy is a psychotherapy practice specializing in supporting moms in ALL the stressors, specifically how mom-ing impacts identity, body-image, and relationships. We also specialize in supporting moms from pre-conception through fertility struggles and perinatal and infant loss. We see clients via telehealth and in-person (2 minutes from the neighborhood)! For more info:

<https://www.perissostherapy.com>
info@perissostherapy.com

Babysitting

Looking for a babysitter? Contact Claire J. at clairejchildcare@gmail.com. Hello! I am a local high school student from Lutherville. I am happy to help you and your family with babysitting needs. I have lots of experience, am CPR certified, and have completed the Red Cross Babysitting course. I look forward to working with you! Please contact me for scheduling and rates.

Realtor

Tom Oliver, Realtor®
The Oliver Group of Northrop Realty
240-381-9805 (Direct)
tomoliver@northroprealty.com

Heritage Handyman Company

Now's the time to get those things fixed & checked off your list! We can help you with all the small tasks on your honey-do lists and also bigger jobs that never seem to get done. <https://heritagehandymancompany.com>
Email us at info@heritagehandymancompany.com or give us a call at 410-668-9417

GarageMahaltv, LLC

The endless pile-up ... the clutter ... the lack of organization. IT HAS TO END! Start taking back your garage, shed, or basement NOW! Need it gone? We'll get it gone! Contact Jaime Alvarez:
jjalvarez@garagemahal.tv or 410-343-9305.

Pyle Fence

If you're looking for fast, affordable service to install fencing around your house or yard, look no further than our trusted team at Pyle Fence. Whether you're building a fence for decorative or privacy purposes, we offer a variety of quality fencing options to suit your project. Call us at (410) 864-7860 for a free estimate!

Realtor

Buying or selling a home in the area? Call me today. I have been in the real estate business for over 20 years. I am a local realtor and Lutherville DVIA resident dedicated to serving my community.

DEBBIE BULLINGER, REALTOR, CRS, ABR
Cummings & Co. Realtors
Member of the Real Estate Million Dollar Association
debbiebullinger@icloud.com
410-916-6170

Buying Comic Books! 1940s to 1990s

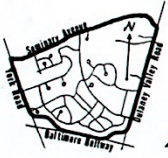
I am comic book collector and am interested in buying Marvel, DC, and other comics from the 1940s to the 1990s. So, check your attics and closets and let me know if you have any you would like to sell! Contact Joe Wantz Email: wantzj@comcast.net or phone: 443-562-8082

DISCLAIMER: DVIA never knowingly publishes advertising that is untruthful, fraudulent, or misleading. We strive to promote ethical business practices and serve the best interest of the community. If you have questions as to the legitimacy of an advertisement, DVIA recommends that you contact the Better Business Bureau to check on the reliability of the individual of company placing the ad. DVIA suggests you check the license status or complaint history of any home improvement contractor by visiting www.dllr.state.md.us or call the Maryland Home Improvement Commission at 410-230-6309.



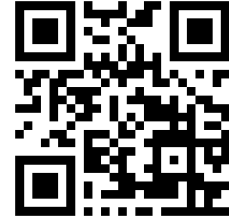
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DVIA OFFICERS

President - Ellen Birkenthal
Vice President - vacant
Treasurer - Maxwell R. Collins, II, Esquire
Recording Secretary – Bebe Ferro
Corresponding Secretary – Maria Busko

BOARD MEMBERS

Lizzy Baird
Ellen Birkenthal
Megan Britt
Maxwell R. Collins, II, Esquire
Robert Cordes
Bebe Ferro
Bill Frank
Melanie Ganter
Jessie Jaeger
Jeff Orbin
Tim Ruppalt
Kate Schruffer
Susan Shaffer
Patrick Smith

COMMITTEES & POSITIONS

Children's Activities: Melanie Ganter
GTCC Representative: Cheri Hilgartner
HES Liaison: Jessie Jaeger
Mail: Laura Houliaras
Newsletter Editor: Megan Britt
Web Master: Jeff Orbin
Database Coordinator: Tim Ruppalt
Email Communications: Jeff Orbin
Facebook Administrator: Megan Britt
Yard Sale Coordinator: Beth Adams

Neighborhood Events

Annual Meeting & Party – January
Children's Valentines – February
Easter Egg Hunt – March/April
Yard Sale – April
Neighborhood Block Party (privately sponsored) – August
Halloween Decorating Contest – October
Holiday Decorating Contest – December
Santa Fire Truck Visit - December