



**Dulaney
Valley
Improvement
Association, Inc.**

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

DVIA NEWSLETTER

JANUARY 2023

DVIA President

Ellen Birkenthal

Vice President

Patrick Smith

Treasurer

Maxwell Collins, II, Esq.

Recording Secretary

Bebe Ferro

Corresponding

Secretary

Maria Busko

Web Administrator

Jeff Orbin

Database

Coordinator

Tim Ruppalt

Email

Communications

Jeff Orbin

Social Media

Megan Britt &

Melanie Ganter

Newsletter Editor

Megan Britt

Community Meetings:

7-8pm via Zoom

All members welcome!

February 13

March 13

April 10

May 8

June 12

Join our email list:

dvia.org/add-my-email



Dulaney Valley Improvement
Association



Dear Neighbors,

Happy New Year to everyone. At the January Meeting, the DVIA Officers were elected. We are pleased to announce **Patrick Smith** has joined the officers as the Vice President as well as joined the Zoning Committee to assist with the current zoning lawsuit along with future zoning issues since the CZMP 2024 (Comprehensive Zoning Map Process) will be fast approaching. In his role as VP, he will share the meeting responsibilities, assist with the agenda and any follow-up task needed. **Max Collins, II, Esq** has remained as the treasurer, also returning are **Bebe Ferro** as the recording secretary, and **Maria Busko** as corresponding secretary, and I was elected another year as the President. **Mr. Bill Frank** has retired as a Board Member, he has volunteered for over 20 years as a board member bringing great insight, trust, and knowledge. He will be missed, and we thank him and his wife for the many years of service. Thank you, Bill, for all you did for our community!

Now, I ask, have you been attending the monthly community meetings? Have you kept up with the current appeal and special zoning hearing we have filed as a community regarding the Superchargers being requested to be placed on the property at Greenridge and York Road where they intend to build a 24-hour, 7 day a week drive through Royal Farms store?

The appeals process was started because our community, who is next to the property, was not allowed to speak at the Baltimore County meeting. We couldn't ask questions; we could not express concerns for the building site location, its style or height of the building, nor the easements from York Road or Greenridge Road. We are now appealing the verdict given to Two Farms, Inc. granting a limited exemption under the Baltimore County Code allowing them to build on the site *without any community involvement*.

There are some concerns for the site, such as why the building is so close to the property line, what are they doing for a retaining wall, why no green space, and what are their plans for the run-off as the Long Branch Stream is close by which will be affected. We have spent 1,000's of volunteer hours researching even more questions. Since they intend on placing Tesla Superchargers on the site, we asked the local volunteer fire department, who were unaware of the possibility of 12 of these being placed there, how would they put out a fire if a charger or vehicle caught on fire. They stated they did not have the equipment to do so, and the nearest fire department is over in Carney. Research online videos or images of these supercharges catching on fire. Cars need to be submerged in water to extinguish or special fire retardant blankets are used to cover the vehicle or special foam to spray on it. The closest fire department, the Lutherville Volunteer Fire department has none of these.

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You are reading this correctly, the zoning committee has spent much personal time researching, writing, and testifying at court regarding the concerns of zoning for this area. We do this because we live here, and we have a right to be involved and informed, and that was stopped by this planning exemption.

When this began in 2019 with the first meeting regarding a possible apartment complex being built on the large parking space near the Fire Museum, over 75 neighbors met and stated they would financially help. Now is the time, we need you to assist with the court cost, the fees, and attorney fees. For example, to file the circuit court appeal, we needed to include the transcript of the appeal that was over 8 hours during the summer. We pay for this transcription because that's how the law is written, it cost \$1,085.00. We have been very fortunate that our volunteers have been able to spend hours writing and researching keeping the attorney fees low. But there are more court hours ahead. Therefore, we are asking each household to not only pay their dues this year but give an extra donation to assist. We thank those that have already sent \$10, \$25, \$100 or more.

To give you an example of the cost for this process; our previous zoning appeal occurred with the 1209 York Road building (the Katzen Eye & Advanced Radiology), that agreement took many years and cost \$32,000. We have been fortunate as a community to be able to keep up the children's activities, keep the annual dues low, and be present at various neighboring community meetings while these legal costs continue.

We want to keep communication open to each of you, making the process transparent. Out of 600 homes, we only hear from about 20 residents at the Zoom meetings, we only have a few hundred emails to send updates throughout the month, and we receive annual dues from one quarter of the neighbors.

The goal of 2023 is to communicate with everyone, to hear from you regarding your concerns with the neighborhood. We need your help by responding to our emails and newsletters. Please join us at the monthly meeting, send messages/questions to the board via the [DVIA.org](https://dvia.org) website, or an email to the DVIA President.

The monthly meeting is held on the second Monday of the month from 7-8pm on Zoom. Please sign up for the Zoom link via the [DVIA.org](https://dvia.org) website by giving your email address.

Thank you for your continued support for the community. Be informed, be involved, be in contact.

Ellen Birkenthal
DVIA President dviapresident@gmail.com

2023 DVIA Dues Notice

Attached to this newsletter is the 2023 DVIA Dues Notice. Please complete the form and send in **\$20**. All funds go toward providing community services for residents. Dues are collected on a yearly basis. This year, we have also included a space for you to offer a donation towards our neighborhood's ongoing legal expenses. A donation of \$10, \$25, \$50 or \$100 would be much appreciated! Choose what is right for you.

The deadline for payment is on or before **March 1st**. Visit our website: dvia.org to pay online via PayPal – or – mail a check to: **DVIA P.O. Box 102, Lutherville, MD 21094**.

thank you!

[Donate](#)

2022 Holiday Decorations Contest Winners



Our neighborhood looked festive and wonderful this year! Thank you to those who voted in our contest, and everyone who decorated their homes for the holidays. This year's winners were:

1st Place Daytime: 117 Belmore Rd – The Heacock Family

1st Place Nighttime: 132 Ridgefield Rd – The Harrison Family

2nd Place Daytime: 108 Felton Rd – The Coulter Family

2nd Place Nighttime: 220 Meadowvale Rd – The Maynard Family

3rd Place Daytime: 102 Ridgefield Rd - Susan Gottschalk & Shawn Barnes

3rd Place Nighttime: 108 Tenbury Rd – The Weaver Family

Honorable Mention Daytime: 303 Felton Rd – The Dillard/McCabe Family

Honorable Mention Nighttime: 319 Valley Court Rd - The Levasseur Family

The DVIA Board would also like to express gratitude to the generous and talented neighbors who donated prizes for the contest! Because of them, we were able to award prizes to contest winners without using DVIA funds. Please consider patronizing the neighbors/businesses who support our DVIA. They include:

- Neighborhood eatery, [The Peppermill Restaurant](#)
- Neighbor Robert Wang, owner of [Szechuan House](#) (Newly reopened in Timonium Square shopping center!)
- Neighbor Megan Britt, who donated gift cards to the nearby shop, [Taken](#)
- Neighbor Stephanie Haddock, who donated a massage from [Stephanie Haddock Massage Therapy](#)
- Neighbor Molly Abbott, who donated a custom piece from [Crazy Cap Lady MD](#)
- Neighbor Dani Ariano, of [Monkton Design Build](#), who donated a custom wood piece
- Neighbor Erin Crockett, who donated merchandise from [Erin 'Spirational Crafts](#)
- Neighbor Amy Harrison

Get In Touch

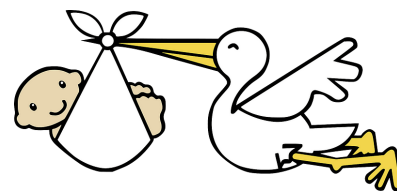


With each season there is much to celebrate and to mourn. We would be honored to send a note to welcome and bid farewell to dear neighbors. Weddings, milestone anniversaries, a new school, or a new job? "Get in touch" at dvia.org/contact-us and let us know about neighborhood news.

Congratulations!

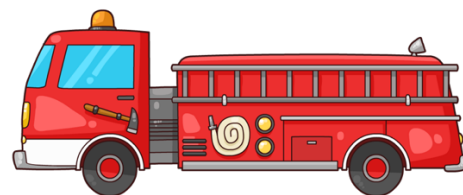
Welcome to our new baby neighbors! Congratulations to the following community members who recently welcomed a new little one to their family.

- ✦ Kelley and Rick Berg of Longford Road welcomed a daughter, Haven Claire, on 9/9/22.
- ✦ Nicole and Brian Schaaf of Charmuth Road welcomed a son, Matthew Robert, on 10/16/22.
- ✦ Beth and Kevin Parks of Conamara Court welcomed a son, Luke Francis, on 11/11/22.
- ✦ Kristin and Andrew Seipp of Greenridge Road welcomed a son, Culver Stephen, on 12/5/22.



Thank you!

The DVIA community is grateful to Santa and [The Fire Museum of Maryland](#) for another successful Santa Run on Saturday, December 17, 2022. A very special thank you goes to the Howard family of Ridgefield Road! ❤️



Thank You Bill Frank



Bill Frank has retired as a DVIA Board Member. He has volunteered with the DVIA for over 20 years. A former member of the Maryland House of Delegates, Bill helped to create and later serve as the deputy secretary of the Maryland Department of Disabilities.

We thank him and his wife for the many years of service. Bill, we are grateful for all your contributions to our neighborhood and community!

Volunteer Needed: Yard Sale Coordinator

The DVIA holds an annual neighborhood yard sale. It is typically held the last Saturday in April. We are in need of a volunteer to help coordinate the event. You would help with event advertisement and registration of participating neighbors. Get in touch with Ellen at dviapresident@gmail.com if you are interested.

**Dulaney Village
Real Estate Market Statistics**

Submitted by our neighbor: Tom Oliver of Northrop Realty
Direct: 240-381-9805 tomoliver@northroprealty.com

	3 rd Quarter 2022	4 th Quarter 2022	Change from Previous Quarter
Average List Price	\$393,700	\$455,000	16%
Homes Sold	4	2	-50%
Low Sales Price	\$330,000	\$385,000	17%
High Sales Price	\$485,000	\$499,900	3%
Average Sales Price	\$395,000	\$442,450	12%
Average Subsidy	-	\$8,000	-
Average Days on Market	9	7	-22%

Purple Streetlights & Streetlight Outages

Baltimore Gas & Electric maintains most of Baltimore County’s streetlights. If you see a streetlight that is purple, it is not in support of the Ravens, it is a defect in the LED lightbulb. Please contact [BGE](#) so that they can repair it. Neighbors - if you notice a streetlight outage, downed streetlight pole, exposed electrical wires, or any other hazardous situation in our community, please call BGE at 1-800-685-0123 with the closest address, intersection, or landmark.

Local Food Pantry Needs

HES (Hampton Elementary School) Food Pantry
HES (1115 Charmuth Rd.) is now accepting donations of individually packaged snacks and shelf-stable pantry goods. These will be shared with Hampton students to minimize times of food scarcity. Feel free to send in non-perishable goods throughout the school year. You can drop them off in the front office of the school Attn: Kim Panday or Allison Dyer.



ACTC (Assistance Center of Towson Churches)

Donate nonperishable food, toiletries, and household items. There is a drop off location in our neighborhood: Thursdays, 5-6pm at Valley Baptist Church (1401 York Rd.) They are currently in need of these items -

- 16 oz jars of peanut butter
- boxed Macaroni and cheese
- peanut butter crackers
- size 2 & 5 diapers
- baby wipes
- deodorant
- full size toothpaste
- full size lotion
- small Vaseline jars
- small packs of tissues
- XL depends
- mylar blankets
- Paper Towels

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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WWW.DVIA.ORG

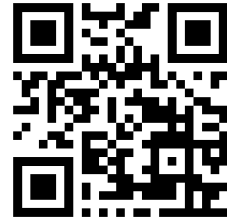
Join our email list:

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DULANEY VALLEY IMPROVEMENT ASSOCIATION NEWSLETTER



JANUARY 2023

DVIA OFFICERS

President - Ellen Birkenthal
Vice President – Patrick Smith
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
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 Administrator: Jeff Orbin
Database Coordinator: Tim Ruppalt
Email Communications: Jeff Orbin
Facebook Administrator: Megan Britt,
Melanie Ganter
Yard Sale Coordinator: *vacant*
Zoning Committee: Ellen Birkenthal, Max
Collins, Robert Cordes, Tim Ruppalt,
Susan Shaffer, Patrick Smith

EVENTS

- DVIA Officer Elections – January
- Children’s Egg Hunt – March/April
- Neighborhood Yard Sale – April
- Block Party (privately sponsored) – August
- Halloween Decorating Contest – October
- Holiday Decorating Contest – December