2025 Year-End Association Report

Ruxton-Riderwood-Lake Roland Area Improvement Association

To protect, preserve, and enhance our communities through stewardship, education, and advocacy.

The Ruxton-Riderwood-Lake Roland Area Improvement Association is governed by a volunteer Board of Governors who live within our communities and is managed by an Executive Administrator. The Association's Year-End Report outlines actions taken by the Board, committees, and volunteers on behalf of our communities.

Inside the Report

- President's Letter – pp. 1-2
- Who We Are and Area Map – p. 3
- Board of Governors – p. 4
- Zoning & Code Enforcement – pp. 5-6
- Public Facilities, Enhancements, and Historic Preservation – pp. 6-7
- Events – pp. 7
- Community Plan – pp. 7-8
- Falls Road-Bare Hills-Lake Roland – p. 8
- Flooding – p. 8
- Sewer – pp. 8-9
- Communications – p. 9
- Membership – p. 9
- Nominating & Governance – p. 10
- Finance – p. 10
- Thank You - Business Patrons – p. 10
- A Year in Review - E-News – p. 10

President’s Letter

To our Members,

As President of the Board of Governors of our Association, I would like to reflect on the hard work and many successes that your Association has accomplished over the past year, to recognize the departing board members, and to welcome the new volunteers to our Board.

I also want to thank our many members for your support of our Association, and I would encourage any new residents to our community, and those residents who haven’t yet joined, to read this Annual Report, see what your community volunteers and Executive Administrator are accomplishing, and to please join us!

I would like to thank the two valuable members of our team who completed their terms this fall and are stepping down from the Board: Catherine Dreese and Patty Mochel. Catherine served as chair of the Public Services, Enhancements, and Historic Preservation committee, and Patty served as chair of the Sewer committee and as the Secretary of the Board of Governors. Both have dedicated many hours of service to our community, and we are very grateful to have had them on the Board for the past several years. Thankfully, both will continue to serve our community as they continue as members of various committees.

I want to welcome two new members to our Board: Matt Paladino and Gary Olschansky. Both are longtime residents and have been regular volunteers on our Second Saturday Clean Ups and other community events. We are very lucky to have them join the Board.

I would now like to touch on a few highlights of the many things that your Association has accomplished this past year:

The Events Committee, led by Kathleen Lane, put on a wonderful Speaker Series on such diverse subjects from the Irish immigrants who started the community of Texas, MD to work at the nearby quarry, to how to rid your property of invasive plants and which native plants you may want to use. The committee also organized interesting tours, such as to the Cylburn House & Arboretum, the limestone quarry in Cockeysville, and to the Eccelston habitat restoration site on the Upper Jones Falls in Green Spring Valley. This wonderful speaker program and area tours will continue in 2026. Watch our E-News for details.

Our Public Facilities, Enhancements, and Historic Preservation committee, formerly chaired by Catherine Dreese and now by Sue Nestler and Matt Paladino, spearheaded a broad array of initiatives, including regular stream and roadside cleanups; public safety initiatives, such as speed monitoring on our community roads; and improved signage and traffic studies. The keystone event of this committee this year was coordinating with the Maryland Department of Transportation/SHA and the Lake Roland Nature Council for the removal of a major tire dump near the JFX along Ruxton Road, which cleared ten dump trucks of old tires from the wooded site near the Jones Falls.

Our Zoning and Code Enforcement Committee led by Jamie Cahn has engaged on many zoning and code issues this past year, including multiple Design Review Panel hearings on houses or major additions to be built in our community, and was successful in negotiating restricted covenants with several commercial developers to ensure that their projects will better fit in our unique community.

I especially want to recognize Maureen Tesoro, our Executive Administrator for the Association. Maureen joined us last year with a wealth of experience from working in community and non-profit organizations and has become a vital resource for the community. She has worked tirelessly to support our members and our Board on many, many fronts. Thank you, Maureen!

These are just a few of the many things your volunteer Board of Governors has been involved in over the past year on your behalf. Please read the brief reports from each committee here in our 2025 Annual Report for more details. I can promise that there will be even more happening in 2026, and I ask that you continue to support your community Association and that you please encourage your neighbors to do the same.

Thank you,

Matt McGlone

President of the Board of Governors

Ruxton-Riderwood-Lake Roland Area Improvement Association

January 2026

Who We Are

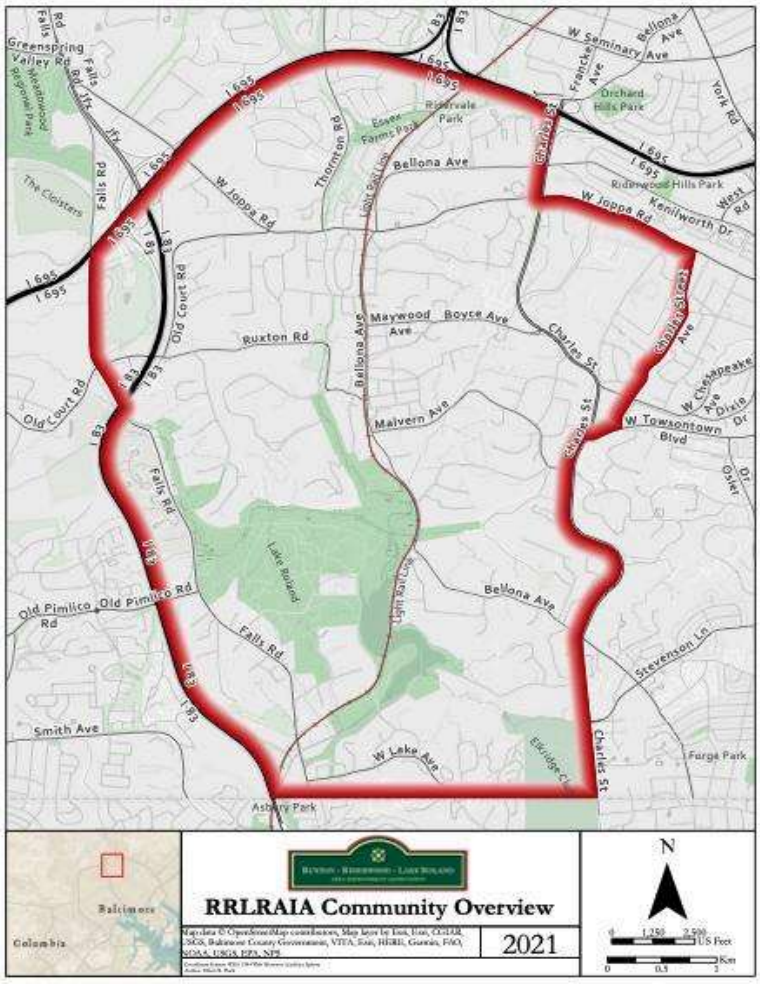
The Ruxton-Riderwood-Lake Roland Area Improvement Association's mission is to protect, preserve, and enhance our communities through stewardship, education, and advocacy. The Association works closely with elected officials, environmental planners, law enforcement officials, and neighborhood associations to address local issues and advocate for favorable resolutions for our community. The Association has nearly 1,000 household members. The Association is managed by an elected board of governors from the community that directs the activities of several active committees. Our Executive Administrator coordinates member requests and maintains close contact with local government and law enforcement officials. The office is located in the historic Rider House at 8013 Bellona Avenue.

What We Do and Membership Benefits

A summary of actions performed by the Association, its board, members, and volunteers is outlined in the Committee Reports section and showcases the benefits of membership.

Where are the Boundaries?

The Association covers over 4,200 acres or 6.6 square miles and is bounded on the north by the Baltimore Beltway; on the west by the Jones Falls Expressway (I-83) north to the overpass at Falls Road, then north on Falls Road to the Baltimore Beltway; on the south by the Baltimore City line; and on the east by N. Charles Street, plus the area between N. Charles Street and Charles Street Avenue extended to its terminus at W. Joppa Road.



Why We Started

The Association was formed in 1953 when a neighborhood organization meeting drew more than 200 residents to adopt a constitution and bylaws. Its first project was to prevent the new I-83 link from being routed through Ruxton, past the L'Hirondelle Club, and over Lake Roland. The Association also vigorously promoted the interceptor sewer line to help stop pollution in Lake Roland and was active in numerous zoning issues.

Board of Governors

The Board of Governors are volunteers representing all corners of our community. Board members hold offices for a term of three years and serve up to two consecutive terms. Each board member sits on Association committees where their personal interest and talents will benefit the community. New board members are nominated and elected by the Association members at the Annual Meeting in the Fall. Board members must be Association members. The Board meets at least five times per year in addition to the Annual Meeting, and committees meet as needed.

Officers

President – Matt McGlone | 1st Vice President – Dod Poe | 2nd Vice President – David Owens

Treasurer – Kathleen Lane | Secretary – Renée Hamidi

Board of Governors & Committee Involvement

Bill Baker	Events, Public Facilities, Zoning-Code Enforcement
Jeffrey Budnitz	Falls Road-Bare Hills-Lake Roland (Chair), Flooding (Chair), Sewer, Zoning-Code Enforcement
Jamie Cahn	Zoning-Code Enforcement (Chair), Community Plan, Falls Road-Bare Hills-Lake Roland
Renée Hamidi	Community Plan, Sewer, Zoning-Code Enforcement
Kathleen Lane	Events (Chair), Finance (Chair), Public Facilities, Zoning-Code Enforcement
Matt McGlone	Communications (Chair), Finance, Nominating-Governance, Public Facilities, Zoning-Code Enforcement
Mike Muldowney	Membership (Chair), Falls Road-Bare Hills-Lake Roland, Flooding, Zoning-Code Enforcement
Susan Nestler	Public Facilities (Co-Chair), Events, Sewer
Gary Olschansky	Events, Flooding, Zoning-Code Enforcement
David Owen	Sewer (Chair), Finance, Public Facilities, Zoning-Code Enforcement
Matthew Paladino	Public Facilities (Co-Chair), Communications, Membership
Elliott Plack	Flooding, Public Facilities, Sewer, Zoning-Code Enforcement
Dod Poe	Membership, Public Facilities, Zoning-Code Enforcement
Tate Redding	Flooding, Membership, Public Facilities

2025 Committee Reports

Zoning and Code Enforcement

First, I would like to thank all members of the Zoning and Code Enforcement Committee; Bill Baker, Jeffrey Budnitz, Renée Hamidi, Kathleen Lane, Matt McGlone, Mike Muldowney, Gary Olschansky, David Owens, Dod Poe, as well as our Administrator Maureen Tesoro for her work with Baltimore County assisting in identifying all such issues within our boundaries, and reaching out to the impacted neighbors. Our goal in receiving input from the neighbors determines whether we support projects and/or request modifications. The community input is invaluable. – Jamie Cahn, Chair

Below is a list of activities undertaken by this committee in the interests of the community:

This year, there were 11 Design Review proposals to review. Volunteers testified during the Hearings.

Design Review Panel (DRP), residential projects proposed in 2025:

- 8210 Bellona Ave - DRP plans withdrawn; owner to plan a smaller remodel project.
- 8214 Bellona Ave - DRP Review - Existing structure to be torn down, to build new home.
- 1738 Circle Rd (former 1919 Ruxton Rd) - DRP Review - New home to be built.
- 1800 Circle Rd - DRP Review - Remodel of existing home.
- 3 Hollins Ave - DRP Review - Existing structure to be torn down, to build new home.
- 1007 Rolandvue Rd - DRP Review - Remodel/add a third story on to an existing home.
- 1309 Ruxton Rd - DRP Review - Existing structure to be torn down, to build new home.
- 7801 Ruxwood Rd - DRP Review, plans withdrawn.
- 1300 Walnut Hill Lane - DRP Review - New home to be built on existing lot.
- 1310 Walnut Hill Lane - DRP Review - New home to be built on existing lot.
- 1312 Walnut Hill Lane - DRP Review - New home to be built on existing lot.

In addition, the committee was involved in these Zoning Issues/Development Projects:

- 7624 L'Hirondelle Club Rd - Historic Landmark Designation review - The historic 1005 designation petition was withdrawn by the applicant in 2024, then was resubmitted while the property was under contract in November 2025. County Councilman Patoka will make final recommendation on designating the property as a landmark.
- 6314 Falls Road - There was a Baltimore County Zoning Hearing for a project to build a public storage facility on the site of the former Falls Road Animal Hospital, at 6314 Falls Road. A storage business is a permitted use, but the developer requested variances to setback requirements on the sides, back, and front of the business. The variance request was denied.
- 8400 Bellona Lane: potential medical/dental building development.
- 6401 N. Charles Street/Villa Assumpta: monitoring potential development.
- 6100 block of Falls Road: monitoring potential development.
- Monitored numerous code enforcement complaints, vacant/neglected homes, and variance hearings.

- Greenspring Manor on Joppa Road and Lutherville Transit Oriented Development (TOD): While these two properties are not within the area boundaries of the Association, the projects have the potential to impact shared infrastructure; the Committee continues to monitor potential development.

Community Plan - Supported with the completion and submission of our Community Plan with the Planning Board and County Council and adoption into the County 10 year plan.

NCR / Jones Falls Trail - During several Budget Hearings, the Association asked that there be no further funding to survey or plan for the proposed alignment along Roland Run.

Crosswalks - Supported crosswalks/sidewalks at Charles Street and Stevenson Lane as part of the community plan & Budget Town Halls.

If you are aware of any projects we should be monitoring, please contact our office at office@rrlraia.org.

Public Facilities, Enhancements, and Historic Preservation

The Public Facilities, Enhancements, and Historic Preservation Committee identifies and pursues community beautification and revitalization projects and funding, monitors the community for opportunities for improvement, sponsors Second Saturday Street & Stream Cleanups, invasive vine removal workdays, and develops preservation and education projects. The committee advocates for action to address traffic-related concerns, sidewalks, road, bridge improvements, trail and light rail issues.

2025 Milestones

Picking Up Trash

- **Clean Ups:** Overall, we collected 151 bags of trash across the year through 141 volunteer hours.
- **Second Saturday Clean-Ups:** 107 bags of trash were removed from our neighborhoods, across 112 volunteer hours on 10 Saturday mornings picking up trash in 2025. Additionally, 11 volunteers to assisted on Dumpster Day.
- **Ad hoc Clean-Ups:** We collected another 44 bags of trash from other volunteer clean-up efforts.
- **Illegal Dumping Reported and Cleaned up:** In partnership with the Association, the State Highway Administration removed hundreds of tires that had been dumped near the Ruxton Road Farm Stand.
- **Graffiti Removed** from the overpass of Falls Road near Old Falls Road

Cleaning Streams

- **Stream Stewards:** 6 stream clean-ups, including efforts along Roland Run, Essex Farm Trail and Rider's Run. One of the clean-ups was in partnership with members of the Kol Halev Synagogue.

Planting Trees and Invasive Vine Removal

- **61 Native Trees Planted:** In partnership with Blue Water Baltimore, 11 more trees were sold than in 2024.
- **Vine Removal:** Educated members about invasive vines and cleared vines on Essex Farm Trail, at Riderwood Elementary, and at the intersection of N. Wind Road and Charles St.

Keeping our Roads Safe

- **Speeding:** Speed reduction efforts were put in place throughout our community on various occasions
- **Street Signs:** replaced or put back up.
- **Sightline issues remedied:** Shrubs and vines were cut back at several intersections to improve driver safety (including Roland Ave/Bellona Ave and Joppa Rd/Thornton Rd).
- **Potholes** were filled, and some smaller sections of road were repaved.

Community Involvement

- **Partnerships with local organizations:** Kol Halev Synagogue: stream cleanup; and Blue Water Baltimore: 61 native trees planted in our community
- **Attended Police and Community Relations Council Meetings** for BCPD
- **65+ Requests from Members:** Over 65 requests completed (BaltCoGo/SHA/MDOT)

Events

The Events Committee was busy in 2025 planning social and educational events:

Speaker Series: The program features presentations by members of our communities sharing their expertise and passion. We are grateful to Hunts Memorial Church for hosting us at their parish hall for these events:

- March 16: *Native Plants in Your Landscape* with Patty Mochel and Balt. County Master Gardeners
- May 4: *Irish Immigrant Quarry Workers of Texas, MD (Cockeysville)* with Cassie Kilroy Thompson

Member Tours:

- June 19: Cylburn Arboretum Tour
- October 3: Martin Marietta “Texas” Quarry Tour
- November 15: Tour of Eccleston Wetlands Mitigation Site

Sponsored by Scherr Companies, **Dumpster Day** was on October 11 at Riderwood Elementary School.

The Association's **Annual Membership Meeting** was held on September 16 at the Church of the Good Shepherd, bringing together members for a yearly overview of the current and ongoing work of the Association on behalf of our communities, and the election of Association Board Members. The speakers were Izzy Patoka, Balt. County Councilman – District 2, and Lt. Romanoff, Balt. County Police - Towson Precinct.

Thank You to members of the 2025 Events Committee: Bill Baker, Patty Mochel, Susan Nestler, Gary Olshansky, Tate Redding, Maureen Tesoro, and Kathleen Lane, Chair.

We welcome new members! Contact office@rrlraia.org if you are interested.

Community Plan

Every ten years, the Association develops a community plan that identifies the priorities within the community for the next ten years and steps to either achieve or act on those priorities. The primary goal of the 2020 Ruxton Riderwood Lake Roland Community Plan is to help preserve and enhance the quality of life in our area

communities. The plan has been developed to be an integral part of Baltimore County's 2030 Master Plan and will serve as an implementation guide for the Association's Board, the Board's sub-committee members, and a myriad of Baltimore County and the State of Maryland agencies and their staff. The plan was adopted on April 3rd, 2023, by the Baltimore County Council for incorporation into the Baltimore County 2030 Master Plan. Visit the last three decades of community plans.

Falls Road - Bare Hills - Lake Roland

The committee represents one of the five key focus areas of the past three *Association Community Plans* and promotes the goals and objectives outlined in the Plans. Activity this past year includes:

- Monitoring the completion of the Falls Road water main replacement project and communicating concerns to Baltimore County DPW or the prime contractor.
- Addressing numerous Code Enforcement issues in the area.

Activity at Lake Roland has included additional trail stabilization, the continued expansion of an education nature trail, implementation of several capital improvement projects including one addressing Red Trail maintenance access issues and parking concerns, additional memorial benches, outreach to other nature sites to aid with expertise or equipment, planting of native trees and plants, implementation of the serpentine barrens management plan, fallen tree removal on trails and roadways, invasive plant management and weed warrior outings.

Flooding

The Flooding committee, working collaboratively with the Baltimore County and State Government, advocates for actions to prevent flooding and the devastating impact of flooding on the community and the environment. Advocated for the increase from 100-year storm events to 200-year storm events for the minimum design standard for new ESD storm water management systems regarding new construction. Their focus is on the goals and action items in the 2020 Community Plan. These goals and actions were shared with the community and were developed with significant input from the community.

Sewer

On March 20, 2025, the Sewer Committee met with David Bayer, the Project Engineer for Baltimore County's Department of Public Works (DPWT) Sewer Design Department to get an update for our neighborhood. He reported the following information:

- Final design of the re-lining of the Roland Run sewer is progressing. RKK Engineers is preparing a final contract for the design and construction. A lot of coordination with homeowners adjacent to the stream will need to be completed before construction can begin. Several methods for the appropriate re-lining of the 42" pipe under Lake Roland are still being investigated due to temperature gradient problems caused by the depth of the pipe.
- Repair of the 8" sewer line behind the former State Highway complex along Joppa Road is still under negotiation with Johns Hopkins Medicine, who promised to replace the line upon completion of Pavillion III at Greenspring Station. No significant progress has been made on this issue.
- Phase 3 of the Towson Run Relief Sewer line, that runs from Charles St. down to Bellona Ave. and then into the Lake Roland interceptor, has been designed, but no funding has been requested. The plan calls for an additional sewer line to run alongside the existing line to increase capacity.

A Sewer Committee Meeting was held on September 9 to review the Sanitary Sewer Overflow (SSO) incident in the lower part of Lake Roland by Falls Road on July 31 after a very heavy rainstorm. The incident was initially reported by Green Towson Alliance (GTA) and then investigated by both DPWT and MD Dept. of the Environment (MDE). There was no substantial conclusion reached about what actually happened, since it could not be determined if the manhole cover was blown off due to a sanitary sewer overflow or just dislocated by the extreme flood waters in the Jones Falls during the rainstorm.

On November 19, 2025, the Association received a report of a "blue sewage plume" in the Towson Run near the culvert that goes under Bellona Avenue. This was reported to DPWT, and David Bayer quickly visited the site and walked all along the stream up to Charles St. and beyond. He determined it was not a sewage leak, but an environmental spill caused by the Towson University maintenance department. A clean up action was initiated by both parties.

A final committee meeting was held on Dec. 3 to review a letter sent by the nonprofit group, Green Towson Alliance, to the Baltimore County Council (BCC) requesting a Public Hearing on the renegotiation and timeline extension of the 2005 Sanitary Sewer Consent Decree. BCC has hired outside legal counsel and begun negotiations with MDE and the EPA to extend the completion date from 2020 to 2030. GTA has called for all affected neighborhood associations and environmental groups to put pressure on BCC to keep the public informed. The Sewer Committee asked the Association Board whether we wanted to endorse the GTA letter or send our own letter supporting holding a public hearing on the County's progress on the Consent Decree. The Board voted to send our own letter to County Council Chairman Mike Ertel, asking for a public hearing where the community could ask questions and gain a better understanding of the County's plans and timelines.

Communications

The Communication Committee serves as a herald within the Ruxton-Riderwood-Lake Roland community by keeping our membership updated on the events occurring in and around our area and on the issues of interest affecting our community. We do this through our weekly E-News, Association website, and social media accounts on Instagram and Facebook.

Over the past year, we publicized Association events, such as our Speaker Series, Second Saturday Clean-Ups, Invasive Vine Removal events, and Stream Clean-Ups efforts, as well as outside events around us, such as farmers markets, local fairs, county meetings, etc. Issues that we brought to the forefront through our various media for member awareness, discussion, and action include local zoning topics, traffic and speeding, flooding and sewer issues, crime, home sales, and more. If members have topics they feel may be relevant to the broader community, please contact a Committee member or the Executive Administrator.

Membership

Membership for 2025 was over 800 residential households, and 35 business patrons. Membership dues fund all Association expenses, including having a dedicated Executive Administrator to address member questions and concerns and to support the initiatives of our organization. While the Association does lose members due to residents relocating out of the area, the Committee reaches out to all new neighbors with Welcome Packets inviting them to join the Association. The committee also asks all members to please spread the word to your neighbors about the good works of the Association, and to encourage them to join.

Nominating and Governance

The committee creates an annual slate of board members and officers, interviews potential candidates, and presents a list of potential candidates to the Board when a vacancy occurs. The committee identifies areas of expertise needed on the board and collects and maintains Conflict of Interest forms from each board member and the Executive Administrator. In October 2025, the Association welcomed two new board members.

Finance

The committee supports and reviews the Association's finances, processes, and procedures and works to ensure that the Association stays on a firm financial footing. The Treasurer serves as the chairperson of the committee.

Thank You to Our 2025 Business Patrons!

Absolute Care Services ♦ Architecture & Environment Design

BKM - Burdette, Koehler, Murphy & Associates ♦ Blakehurst Senior Living

Boys Latin School of Maryland ♦ Carpet Works ♦ Church of the Good Shepherd ♦ Classic Car Shop

Colleen Murk Custom Painting ♦ Continental Realty ♦ Copper Kitchen ♦ Cummings & Co. Realtors

Delbert Adams Construction Group ♦ Falls Road Running Store ♦ Gold Seal Services

Graul's Market and Wine Shop ♦ Greater Baltimore Prosthodontics & Periodontics

Haymaker Promotions ♦ Heirloom by Callahan Gardens ♦ Hunt's Memorial United Methodist Church

Kittredge Properties ♦ Lauren Hurlbrink Interiors ♦ Mind Body Physical Therapy & Wellness Center

Park School ♦ Pro Lawn Plus, Inc. ♦ Ruxton Animal Hospital ♦ Saffer Plumbing, Heating & Electrical

Scherr Contracting ♦ Scittino's Italian Marketplace ♦ Simply Beautiful Flowers ♦ Sunnyfields Cabinetry

The Salon by Kenneth ♦ Tranquili-Chi Center ♦ The Yerman Gaines Team - Berkshire Hathaway Realty

---

E-News Weekly Communications

The Association sends weekly E-News to members containing information on Association News and Events, Community Announcements, Happening in our Area, and Business Patron Highlights. For past news articles, visit **www.rrlraia.org/news**.