



Campus Hills Community Association
P.O. Box 20155
Towson, Maryland 21284-0155



Annual Street Sweeping

Baltimore County will conduct its annual street sweeping project in Campus Hills on **Tuesday, November 18th and Wednesday, November 19th**. All streets will be cleaned in preparation for the holiday season.

To ensure the process runs smoothly, we request residents' cooperation, as street sweepers will service odd-numbered houses on Tuesday, November 18th and even-numbered houses on Wednesday, November 19th. **Residents are advised to park vehicles in driveways or on the non-sweeping side of the street corresponding to each day.** These dates have been chosen to avoid conflicts with regular waste and recycling collection, which occur on Monday and Thursday.

Please ensure no debris is left in the street during this period. Leaves and grass clippings should not be placed in the roadway for collection by street sweepers.

Violations may result in fines up to \$500, as stipulated by Baltimore County Bill No 20-15; further information is available on our community website.



November

- Annual Street Sweeping
- Gobble Wobble Walk/Run
- Tree Decorating

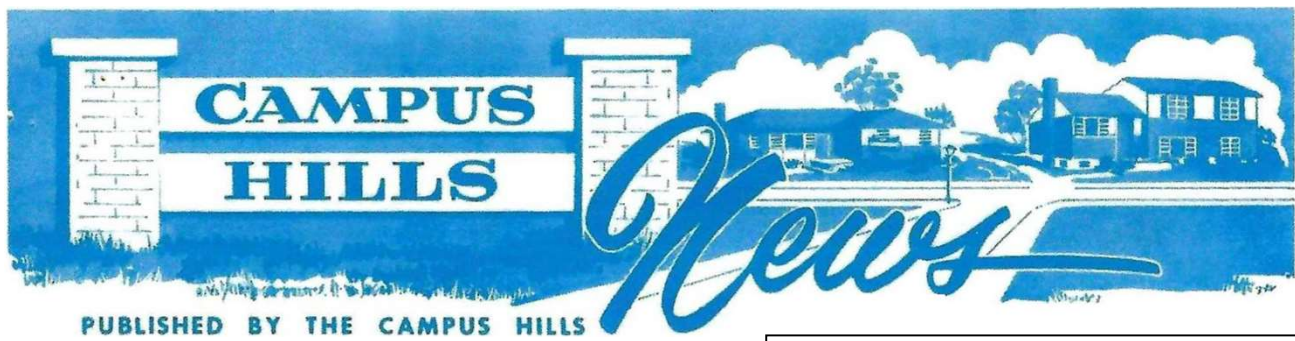
December

- Tree Lighting
- Holiday Decorating Contest
- Luminaries

January

- Scholarship Application Opens
- MLK Day of Service

Next Newsletter Release Date is February 1



As temperatures fall and foliage transitions, Campus Hills prepares for seasonal changes that enhance our community with vibrant colors and the distinct aroma of fires in fireplaces. With the new season upon us, residents are reminded to trim hedges, collect fallen leaves, clear storm drains, and uphold regular maintenance to preserve the neighborhood's appearance and integrity.

We are pleased to announce that our annual street sweeping is scheduled for November; please consult the front page for additional information.

This season is valued for its focus on family and community-oriented events. We extend our gratitude to Kate Holden and Brianna Maddox for organizing the 2nd Annual Campus Hills Gobble Wobble Walk/Run on Thanksgiving morning. This event offers an excellent opportunity to begin the day with appreciation while enjoying a walk or run through our beautiful community. Participation is open to all!

Residents who enjoy decorating their homes for the holidays—whether favoring elaborate displays or traditional styles are encouraged to do so. The CHCA will evaluate holiday decorations and present Amazon Gift Cards to the best decorated homes as recognition for their efforts.

The annual tree lighting ceremony is scheduled for Saturday, December 6th, at 6:00 p.m. at “tree island.” All community members are invited to join as we commence the holiday season with music, camaraderie, and a visit from Old Saint Nick.

Luminaries will be distributed during the week of December 14th. We sincerely thank Kim Culp and Jason DeFontes for their continued contributions each year. Volunteers are needed to assist with luminary distribution.

As the holiday season approaches—a time traditionally associated with generosity, we encourage all residents to participate in volunteer activities, such as preparing sandwiches for individuals in need. Participants may select their own schedule and delivery dates. Please consider inviting friends and neighbors to collaborate and support the Assistance Center of Towson Churches (ACTC).

The Campus Hills Scholarship award has been reinstated and is now available to young adults residing in Campus Hills. Applications will be accessible via the website beginning the first week of January. Ryan Gordon, a previous recipient, has shared insights regarding his academic experience. Those interested in contributing may make donations to Campus Hills to further this initiative.

We invite you to review the newsletter for details about upcoming events intended to foster community engagement and strengthen neighborly connections.

Campus Hills Community Association 2025-2026 Board Members

President	Karen Heil
Vice-President	Annette Heimlich
Treasurer	Jennifer Gordon
Secretary	Elise Bruner
Hospitality	Bart Cook
Membership	Benny Louie
Covenants Director	OPEN
C.O.P. Director	Wesley Wood
Communications	Karen Heil

Our mission for over 65 years has been to promote the health, safety and welfare of the Campus Hills community and to foster opportunities for neighbors to build relationships with one another.

CHCA is an all-volunteer community association; we are NOT an HOA! The officers and board members are neighborhood residents just like you who are striving to keep Campus Hills a great place to live.



Address:

P.O. Box 20155
Towson, MD 21284-0155

CHCA Board Email:

information@campushills.org

Newsletter Email:

chillsnewsletter@gmail.com

Website:

www.campushills.org

Facebook:

www.facebook.com/campushills

Nextdoor:

www.nextdoor.com

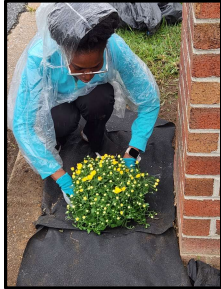


COMMUNITY NEWS

Towson University Connect Program

Campus Hills was honored to be selected as a partner with Towson University Connect Program! Our Campus Hills Community members **Karen Heil, President**, and **Annette Heimlich, Vice President** enthusiastically collaborated with freshman and transfer students, engaging in meaningful conversations about our cherished history and the significance of community.

Mulch was added to the garden, and mums were planted to update the garden for the fall season. There are plans to replace the seasonal flowers located at the ends of the sign's pillars.



LOOKING FOR A
REAL ESTATE AGENT?



Let me help you buy
or sell your home.
Schedule your
appointment to get
a complimentary
market evaluation.

YOUR NEIGHBORHOOD REALTOR JEN GORDON
410-456-0497
jengordonrealtor@gmail.com



Welcome New Neighbors!

517 Goucher Blvd
908 Southwick Drive
716 Providence Road

From the Recipe Box Cream Cheese Cookies

Ingredients

- ¼ cup butter
- 8 oz cream cheese
- 1 egg yolk
- ¼ tsp vanilla
- 1 pkg yellow cake mix

Cream butter and cream cheese together. Blend in egg yolk and vanilla. Add cake mix (1/3 at a time). Chill dough for 30 minutes.

Using a cookie scoop, scoop the dough onto the prepared baking sheets, spacing the scoops about 1 inch apart.

Bake at 375 degrees for 8-10 minutes or until lightly browned.

Got a delicious recipe up your sleeve? Send it over to information@campushills.org and you could see it featured in our next newsletter—let's spread the tasty joy together!

COMMUNITY NEWS



National Night Out was an enjoyable and successful event, featuring excellent food provided by **Mission BBQ** and **Kona Ice**. The evening offered valuable opportunities for our community to engage with representatives from the **Baltimore County Police Department, Sheriff's Office, and Towson Fire Department**. National Night Out serves as an important occasion for connecting with first responders and discussing collaborative efforts to enhance community safety.



The event was funded through volunteers, donations, and Community Crime Prevention Grant Program sponsored by Baltimore County Police Department.



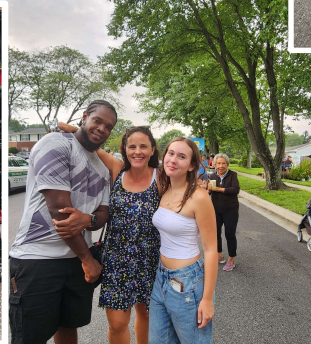
Although the 2025 block party has concluded, planning for 2026 is already underway. If you are a vendor interested in participating, please contact information@campushills.org. We welcome your involvement and look forward to hearing from you.



We extend our sincere gratitude to the following vendors for generously donating their time to meet and interact with our community.

AVON







UPCOMING EVENTS



Subject: Upcoming Online Town Hall – Proposed Wireless Telecommunications Facility

In an ongoing effort to provide quality wireless service, Milestone Towers plan to construct a 150-foot-tall wireless telecommunications facility (Monopole) at Notre Dame Preparatory School, addressed 815 Hampton Lane, Towson, MD 21286. The monopole will have both Verizon and T-Mobile service and built with capacity for additional carriers to join the tower.

We have set up a project specific website at www.NDPwireless.com with further details including the proposed location, why it's needed, and what it will look like.

Town Hall meeting: Tuesday, November 4th at 6:00 PM. The meeting will be held as a Zoom Webinar and will consist of a short informational presentation on the proposed development, followed by public question and comment. Please register in advance for this webinar at the following link: www.NDPwireless.com/town-hall/ or by scanning the QR code below. After registering, you will receive a confirmation email containing all the necessary information about joining the webinar.



Campus Hills Community Tree Trimming

All residents are cordially invited to participate in the annual tradition of decorating the Christmas Tree at Tree Island on **Sunday, November 23rd, at 2:00 p.m.** The event will take place at the intersection of Squires and Scarlett.

Whether you enjoy holiday decorating, have expertise with untangling holiday lights, or simply wish to spend a pleasant afternoon engaging with neighbors and listening to seasonal music, your presence will be appreciated.

In addition to adorning the tree with lights, wreaths will also be placed on street corners throughout Campus Hills.

Campus Hills Gobble Wobble Community 5k Walk/Fun Run

Bring the whole family for a fun and healthy start to your Thanksgiving! This is an untimed run/walk event.

The Annual Thanksgiving Fun Run/Walk will take place on **Thursday, November 27th** at AMF Bowling Lanes (700 Southwick Drive). **Line up time is 8:00 a.m.; the race begins at 8:30 a.m.** This is a great opportunity for community members of all ages to stay active.



Whether you are looking for challenging competition, an excuse for an enjoyable family stroll along the beautiful neighborhood of Campus Hills this race is for you!



It's time to let your lights twinkle and your garlands glow – unleash your holiday cheer and turn your home into a winter wonderland!

Whether you go merry and magical or warm whimsical, show off your season style!

All homes in Campus Hills decorated from **December 10th to December 17th** will be judged.

No registration required. Winners' homes be on Campus Hills website and Facebook page. Gift cards will be mailed to the winning homes.

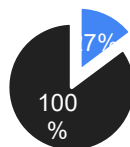
Have You Paid Your 2025 Dues?

Membership runs from April 1, 2025 – March 31, 2026

Help us reach our goal this year of 100% participation of all community members!

Only **27%** of Campus Hills' residences have paid their 2025 dues. If you still need to pay your dues, please do so right away! *Not sure if you have paid your dues* – contact

Chtreasurer@campushills.org



■ Progress ■ Goal



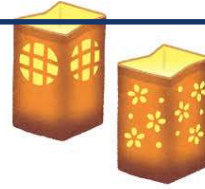
UPCOMING EVENTS

Campus Hills Annual Christmas Tree Lighting

Get ready for a festive night of fun at the Campus Hills Annual Christmas Tree Lighting on **Saturday, December 6th at 6:00 p.m.!** The party kicks off at Christmas Tree Island, right where Squires meets Scarlett.



Grab a cup of steamy hot cocoa, munch on delicious cookies, snap a selfie with Santa, and cheer as we light up our gorgeous tree together. Let's kick off the holiday season in Campus Hills with plenty of sparkles and smiles!



Luminaries

The annual Campus Hills tradition will continue as luminaries illuminate the streets on December 24th. Luminaries will be distributed to residents' homes.

Individuals interested in assisting with distribution are encouraged to visit our Facebook or website page in early December for access to the Sign-Up sheet.

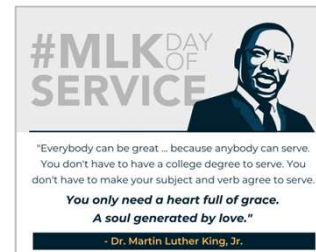
Luminaries will be delivered beginning the week of **December 14th**. Residents are kindly requested to anchor the luminaries with canned goods if preferred and subsequently donate the cans. Designated homes within the community will serve as collection sites for these items. All donated canned goods will benefit the ACTC in Towson.

Santa Comes to Campus Hills



Get ready for some holiday magic—Santa Claus is coming to Campus Hills on **Christmas Eve!**

Keep your eyes peeled as he cruises through the neighborhood atop a festive fire truck, thanks to the awesome **Providence Volunteer Fire Company**. Don't miss out on this jolly community celebration; come join the fun and help make the night sparkle!



MLK Day is observed as a day of community service. Campus Hills invites everyone to participate by sharing their skills and time. One way to volunteer is by preparing sandwiches for individuals experiencing homelessness. Making a meal is an opportunity to support the local community, and this activity can be done in **your own home**. You may involve family, friends, and neighbors to prepare together.

Sign up at [ACTC](https://www.actcserves.org/donate-to-actc/) to make sandwiches.

<https://www.actcserves.org/donate-to-actc/>

Please be sure to send us photos of you and family either making or delivery the sandwiches!



COMMUNITY RESOURCES

Our Protective Covenants

A covenant community plays a vital role in maintaining the aesthetic integrity, safety, and overall value of the neighborhood. By adhering to agreed-upon standards, residents can ensure that the community remains a desirable and harmonious place to live. Protective covenants help prevent disputes among neighbors by setting clear guidelines for property modifications, fostering mutual respect and understanding. Additionally, these standards often contribute to stabilizing or increasing property values, as a well-maintained environment appeals to current and prospective homeowners alike. Living in such a community encourages collaboration and shared responsibility, promoting a sense of pride and belonging among residents.

When considering any changes to your property, such as installing a fence, adding a shed or carport, or making any other modifications, please submit this form along with the required attachments. **Most requests are processed within one week; however, as the CHCA Board is comprised of volunteers, we kindly ask that you plan ahead and allow up to 30 days for the approval of your request.**

[CHCA Protective Covenants](#)

Requests should be submitted to Information@campushills.org including all forms, pictures, and diagrams to the Board for approval.

FALL YARD MAINTENANCE

With the colorful leaves falling, the County offers suggestions on how to incorporate them into your yard. <https://www.baltimorecountymd.gov/departments/public-works/solid-waste/yard-collection>

NOVEMBER '25 DECEMBER '25

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Remember that raking or blowing leaves or other yard materials **into the street or storm drains can cause a hazard and is a violation of County code.**

Be mindful to not direct leaf blowers in the direction of your neighbors or in the street, and consider the environmental implications of your lawn maintenance

Towson Police and Community Relations Council (PCRC)

The Towson Police and Community Relations Council (PCRC) welcomes the public to attend meetings on 4th Tuesdays at 7:00 p.m. in Trinity Episcopal Church, Memorial Hall, 120 Allegheny Ave., Towson, MD 21204.

The next scheduled meetings are Tuesday, November 18 and January 27.
(No meeting in December).



Parking is available behind the church and across Joppa Rd. at the Immaculate Conception School
For more information contact: Wesley Wood, Towson PCRC Assistant Director
phone: 410-823-2578 or email: wfwood@comcast.net

RENTAL PROPERTIES

Be sure to follow all regulations regarding rental units. According to Baltimore County law, no more than two unrelated people can live together in one rental unit. Additionally, every rental property must be registered with county authorities.



COMMUNITY RESOURCES



NOISE ORDINANCE

Baltimore County enforces a 24-hour noise ordinance. Residents and their guests are encouraged to maintain courteous noise levels within the community. Car stereos, outdoor music, and televisions should be used in a manner that does not disturb neighboring households. Baltimore County does not have specific "quiet hours" defined by time but instead has a general "no undue noise" ordinance that applies at all times of day or night, meaning that any noise that is unreasonably loud and disturbing can be a violation.

What to Do if There's a Noise Issue

- **Talk to your neighbors first:** Try to resolve the issue by speaking with the person causing the noise.
- **Escalate as a last resort:** Should any violations of the noise ordinance occur, community members are advised to contact Baltimore County Non-Emergency @ 410-887-2222 to report concerns.

Autumn serves as an important period to prepare your property for winter, as cold and wet weather can not only cause discomfort but also result in potential damage to your home. Certain winterization tasks are more urgent than others; therefore, it is advisable to identify priorities and address time-sensitive items first. The following checklist provides a straightforward guide to assist you in preparing effectively for the winter season.

Indoor Winterizing

- Examine doors and replace weather-stripping
- Examine window caulking and reseal
- Examine and repair vents
- Clean chimney and flue



Outdoor Winterizing

- Cut back tree branches and shrubs that hide signs and block light
- Close hose bibs
- Clean out gutters and downspouts
- Clean drains

WINTER READINESS TIPS



The Deadline: The snow must be cleared within 24 hours after the snowfall has ceased.

Who is Responsible: Property owners or occupants are responsible for clearing the sidewalks in front of their homes.

Where to Shovel: You must clear the snow from the sidewalks fronting your property.



Stay informed with the Baltimore County Department of Planning newsletter. Project updates, public meeting notices, and ways to get involved, straight to your inbox.

Put A Lid On It

Rats! Raccoons! Oh My!

Campus Hills is a well-maintained neighborhood, and preserving this standard is a priority. To minimize the risk of pests and rodents, **please ensure that all refuse is placed in a bin with a securely fastened lid.**

According to Baltimore County Code Enforcement, residents may be subject to fines for non-compliance.





COMMUNITY RESOURCES

Campus Hills Community Scholarship



Eligibility Requirements

Applicants must:

- Be residents of Campus Hills at the time of application.
- Plan to enroll in the fall of 2026 as a first-year student at an accredited four-year college, trade school, or a transfer student from a community college to a four-year college.

Selection Criteria

The purpose of the scholarship is to support exceptional students from Campus Hills who have shown a substantial commitment to their community in pursuing higher education.

A recipient will be selected primarily based on significant engagement and involvement within the community. Additional considerations during the selection process include, but are not limited to, extracurricular participation, academic achievement, and demonstrated leadership, teamwork, and collaborative skills.

Award

The Award based on fundraising can range from \$300 - \$500.

Timeline:

- **January 2026:** Application period opens
- Application will be available on www.campushills.org website beginning January 10, 2026
- **March 4, 2026:** Application deadline
- **By late April 2026:** Notification of recipients
- **Beginning June 2026:** Award payments issued upon verification of full-time enrollment

The Community Association dues are not used toward the scholarship fund. Donations and 50/50 raffles collected at Campus Hills Community events are being applied towards the CHCA Scholarship Fund. The Association's goal is to offer a student/ community member a scholarship towards an advanced degree.

Please help build our scholarship fund! This scholarship will be funded entirely by donations (not dues). We are also accepting donations from local businesses. If you are interested in learning more about the scholarship fund, or if you are interested in donating, please contact information@campushills.org.



"I am grateful to share that I graduated from Towson University in 2021 with my Bachelor's degree and went on to earn my Master's degree from Goucher College in 2023.

Back in 2017, when I first began my journey at Towson, I was honored to receive the Campus Hills Community Scholarship. That support made a real difference—it helped me purchase textbooks during my first year, easing the financial challenges of starting college. Every little bit adds up, and I remain truly thankful for the investment that the Campus Hills community made in my education."

-Ryan Gordon
2017 CHCA Scholarship Recipient