



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

### Campus Hills Newsletter Electronic Delivery

Over **half of Campus Hills** receive the email version of the Quarterly Newsletter, 'going green' without having a hard copy delivered. Register or Update your email address for Electronic Delivery at [www.campushills.org](http://www.campushills.org) > **Campus Hills Directory**

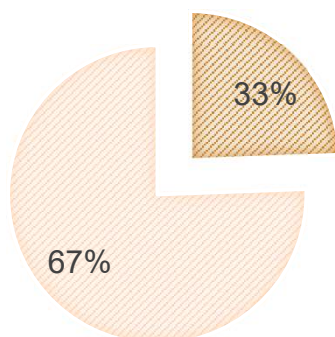
## Have You Paid Your 2025 Dues?

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

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

Only **33%** 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](mailto:Chtreasurer@campushills.org)



### February

- Have A Heart Campaign

### March

- Campus Hills General Meeting
- Bulk Trash Pick Up
- Scholarship Deadline

### April

- Annual Community Dues
- National Go Fly A Kite Day
- Towson Town Spring Festival & Gardens Day

*Next Newsletter Release Date is May 1*



## Community News

Campus Hills proudly celebrates the dedication of our incredible public servants! Special shout-out to the Baltimore County Department of Highways—their recent street-cleaning efforts have truly made a sparkling impact on our neighborhood. Thanks to their hard work, our community looks better than ever, and our storm drains are ready to handle whatever Mother Nature throws our way!



Let's keep the momentum going, neighbors! We encourage every resident to join the cause by regularly checking and clearing the storm drains near their homes. Whether it's leaves in the fall, grass clippings in the summer, or snow in the winter, together we can keep our drains clear and our community thriving.

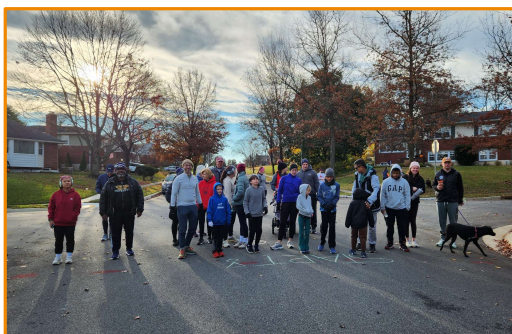
To any street that was missed in the route, we will continue to work with the county moving forward to ensure all streets are included.

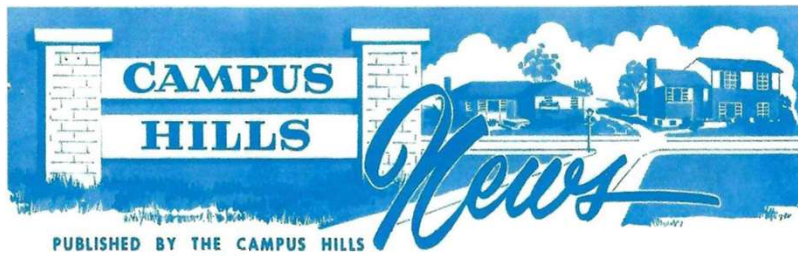


### 3rd Annual Campus Hills Huffin and Puffin Before the Stuffin Turkey Trot

Thanksgiving kicked off at Campus Hills with a lively 5k and 1-mile walk/run—what a fantastic way to get moving before digging into that holiday feast! The turnout was awesome, with everyone enjoying some fresh air and friendly competition. Huge shoutout to Bri and Kate for organizing such a great event.

*Can't wait to see everyone lace up their sneakers again next year!*





Hey Neighbors! 📣

We're excited to share all the latest news, fun events, and uplifting stories from our Campus Hills community. As another memorable year comes to an end, let's celebrate our achievements, cherish our friendships, and continue making Campus Hills a wonderful place to live!

Recently, as I sat in my office, I reflected on how amazing our neighbors are. After our first official snowfall, I watched a young man clearing sidewalks with his snow blower so everyone could walk safely. He even went on to help neighbors on other streets. Then I saw others doing the same—clearing paths and driveways for each other. Maybe you pitched in too, simply out of kindness and those good old-fashioned values. That's what makes Campus Hills special: being a great neighbor.

With winter here, many of us are already planning our spring projects. Please remember that Campus Hills Protective Covenants are part of our property deeds and apply to all homeowners. These legal guidelines maintain the quality and integrity of our neighborhood, so it's important to submit requests for improvements (like fences, additions, sheds, etc.) at [www.campushills.org](http://www.campushills.org) before starting anything new. Most projects are approved quickly, but planning ahead and allowing for a 30-day turnaround is best.

A friendly reminder—we're still collecting dues for April 2025 through March 2026. If you'd like to pay ahead for the following year, April 2026–March 2027, feel free to send your payment early. These annual dues fund important efforts, including this newsletter. Since printing and delivering newsletters takes time and money, we encourage you to sign up or update your email to get the newsletter electronically. With less than half of residents paying dues, every bit of efficiency matters. If you still get a paper copy newsletter, visit [www.campushills.org](http://www.campushills.org) to update your contact info and enjoy immediate access to full-color editions. Your support helps us keep costs down.

Campus Hills thrives because of YOU! Whether you want to join a committee, volunteer at events, or share ideas, we're eager to hear from you. Email [information@CampusHills.org](mailto:information@CampusHills.org) or attend our next annual meeting on March 26th at 7:00 PM. This meeting will feature guests like, Katherine Yi from the County Executive's Office, representative from the Baltimore County Police Department Towson Precinct, and a Baltimore County Code Enforcement inspector who will discuss code issues and keeping our neighborhood compliant.

Wishing you all well in the new year! Let's make more great memories together!

Karen V. Heil

## Campus Hills Community Association 2026-2027 Board Members

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

Our mission for over 70 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. 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](mailto:information@campushills.org)

### Newsletter Email:

[chillsnewsletter@gmail.com](mailto:chillsnewsletter@gmail.com)

### Website:

[www.campushills.org](http://www.campushills.org)

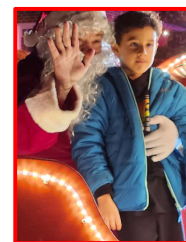
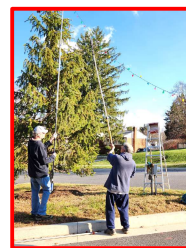
### Facebook:

[www.facebook.com/campushills](https://www.facebook.com/campushills)

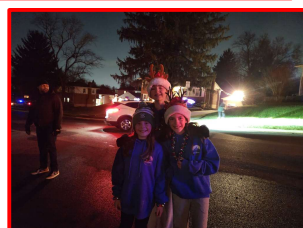
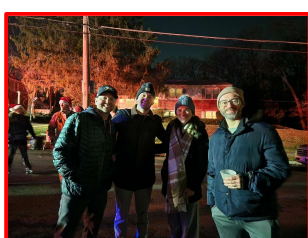
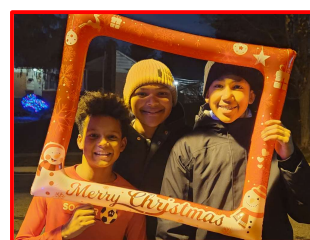
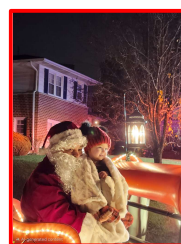
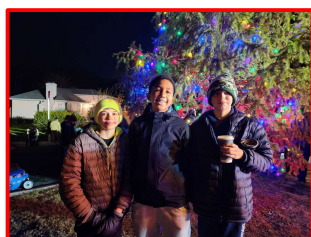
### Nextdoor:

[www.nextdoor.com](https://www.nextdoor.com)

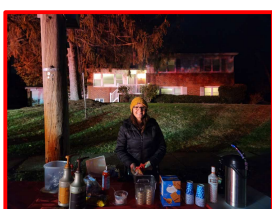
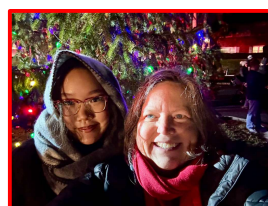
Campus Hills recently marked the beginning of the holiday season with a successful community tree lighting event. We extend our sincere appreciation to Bart Cook, Benny Louie, and Mike and Karen Heil for their efforts in decorating the tree and placing wreaths on lamp posts throughout the neighborhood.



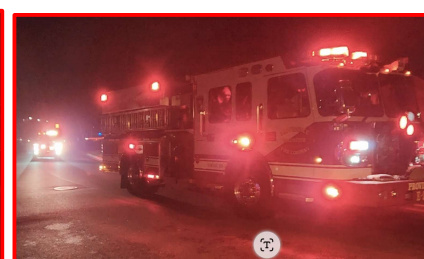
As residents of all ages gathered at Tree Island, the lighting of the tree signaled Santa's arrival from the North Pole. With assistance from the Providence Volunteer Fire Company, Santa made his way through Campus Hills, as the reindeer were given the evening off.



We also wish to thank Baltimore County Police Cpl. Lankford, Off. Banks, and Off. Schmedes and the Baltimore County Police Department for engaging with our community during the celebration. It was an honor to welcome Delegate Cathi Forbes, whose presence continues to be valued at Campus Hills events. Kathy Yi from the Baltimore County Executive Office, a consistent supporter of our activities, was also in attendance.



Our gratitude goes to Kristin, Campus Hills resident & owner of Lyfe Acai Food Truck, for providing delicious hot chocolate on a chilly winter evening.



***We hope everyone had a joyful holiday season.***



## Membership Dues April 1 - March 31

Thank you for your support of the Campus Hills Community Association (CHCA) and of the volunteers who donate their time and effort to keep Campus Hills a great place to live. Your annual Community Association dues are \$50 annually and fund a wide range of community initiatives and projects.

This helps to cover the cost of our events and to support our other community endeavors.

Over the past year, your commitment to CHCA have enabled us to:

- Continue to keep our community updated of events and news through media sources including websites and newsletters
- Ensure an attractive environment including our green spaces
- Promote the health, safety and welfare through Citizens on Patrol programs
- Unite Campus Hills communities, their families, and local businesses through social activities

Questions regarding Annual Membership Dues should be directed to [information@campushills.org](mailto:information@campushills.org)

Simply mail your membership form along with a check payable to **Campus Hills Community Association** to:

Campus Hills Community Association  
P.O. Box 20155  
Towson, MD **21284**



Dues (\$50 plus applicable PayPal transaction fees) may also be paid via PayPal on the Campus Hills Community Association website at <https://campushills.org/dues/>



Dues (\$50 with no applicable transaction fees) may be paid via Zelle. To pay your dues via Zelle, please use the community association's email address ([information@campushills.org](mailto:information@campushills.org)). It is important to include your street address in the memo or notes section when submitting your payment. This ensures that your payment is accurately applied to your account.

Zelle™



### Community Association Dues

Amount Due: \$50.00

☐

2025-2026

☐

2026-2027



Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

Please put me on the email newsletter list

☐

Make checks payable to:

Campus Hills Community Association  
(or 'CHCA')

P.O. Box 20155  
Towson, MD 21284



## Community News

### Twas the Night Before Christmas in Campus Hills

On Christmas Eve, Campus Hills brightened the long winter nights with the twinkle and glow of luminaries, leading Jolly Old Saint Nick through the streets of our community wishing all a very Merry Christmas!



*Here comes Santa!*



*A very special out to Susan and Joe Goodman for delivering the generous donations to the ACTC*



Special thanks to Kim Culp and Jason DeFontes for this continued work to organize the luminaires duties this year. Many, many thanks to all the volunteers that help distribute the luminaries to all the residents.

Thank you to the Heil, and Goodman families for providing canned goods drop off points. A generous donation of 135 non-perishable canned goods were donated to Assistance Center of Towson Churches (ACTC) from our amazing community. Thank you all!!

The holiday season brings a special kind of magic to our community, and this year is no exception. As we stroll through the neighborhood, it is impossible not to be captivated by the beautifully decorated homes that line our streets. Each display, whether subtle or spectacular, reflects the warmth, creativity, and joy that defines our community spirit.

We extend our heartfelt appreciation to everyone who put time and effort into decorating their homes. Your creativity and enthusiasm brighten our days and foster a sense of unity and celebration. These beautiful displays not only enhance the appearance of our neighborhood but also inspire the holiday spirit in all of us.

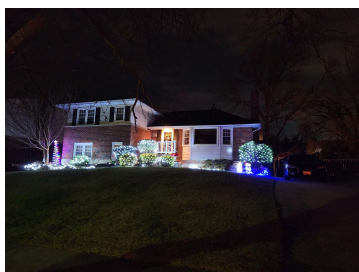


*Most Colorful Theme: The home at 702 Seabrook Court impressed us all by creatively incorporating a vivid palette of holiday colors, capturing the essence of the season.*



*Best Winter Wonderland Theme: 708 Scarlett Drive stood out for their meticulous design featuring charming winter figures displayed across the lawn.*

*Most Elegant Display: 907 Sibley Road brought sophisticated festive beauty to our community, enhancing its seasonal atmosphere.*



*The Griswold Theme: 925 Starbit Road amazed with a brilliant array of lights that illuminated the area and filled our neighborhood with joy.*





## Campus Hills Annual Meeting/Election Cromwell Valley Elementary School Thursday, March 26, 2026 @ 7:00 p.m.

### Community Meeting



The Campus Hills Community Annual Meeting will be held on **Thursday, March 26<sup>th</sup> at 7:00 p.m. in the Cromwell Elementary School Cafeteria.** Doors will open at 6:45 p.m.

There will be a summary of last year's community activities, an update of current happenings, and an outline of future plans. All residents will have an opportunity to ask questions and share their thoughts.

Distinguished speakers will representatives from the Baltimore County Police Department, and the Baltimore County Code Enforcement. The meeting will be conducted in a hybrid format, offering both in-person and Zoom attendance options to ensure accessibility for all participants.

Now is the time to get involved with your community! Your ideas and passion will help to improve the quality of life in Campus Hills and enrich the experiences of all residents. Getting involved helps to bring about changes while maintaining the traditional values that Campus Hills follows under the Standard Protective Covenants.

In accordance with our by-laws, annual elections will be held for the CHCA officers including, President, Vice-President, Treasurer, and Secretary. By stepping up to serve, you can directly influence the quality of life in Campus Hills, ensuring it remains a vibrant and welcoming place for all residents. Whether your skills lie in leadership, organization, financial management, or community relations, there's a role for you on the board.

To nominate yourself, please contact us at [information@campushills.org](mailto:information@campushills.org) by **February 28<sup>th</sup>**. These positions offer a unique opportunity to play a proactive role in shaping the future of our community. Elections will be held at our annual General Community Meeting on March 26<sup>th</sup> at 7:00 p.m.

In addition to the elected positions, we have a few roles including Covenants Director and Membership Director.

**Covenants Director** - As Covenants Director, working closing with the board, you would be responsible for reviewing architectural changes, and educating homeowners in accordance with the CHCA Standards of Protective Covenants

**Membership Director** – As Membership Director, you will work closely with the board serving as the primary contact for members, handling inquiries, sending updates, and creating initiatives to keep current members active, satisfied, and renewing, fostering a strong sense of belonging.

We extend our sincere appreciation to Benny Louie for his dedicated service on the CHCA Board over a decade!

Beyond his official duties, Benny consistently brought energy and dependability to every task he took on—whether he was decorating the Christmas Tree at Tree Island, supporting Towson University students during our Annual Spring Clean Up Day, or generously sharing his deep knowledge of Campus Hills. Working alongside him has been a true pleasure thanks to his friendly attitude and genuine desire to help others, which have made a lasting, positive impact on our community

While Benny is stepping down from his membership role, he will continue to be an important presence in our community. We invite everyone to join us in thanking Benny for all he has done.





## Upcoming Events

### 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 institution or community 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 is \$500. 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.

The continuation of the Campus Hills Community Association Scholarship relies solely on donations. The program is sustained by contributions from local businesses and community members, and its availability is evaluated annually based on the total amount of donations received.

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](mailto:information@campushills.org).

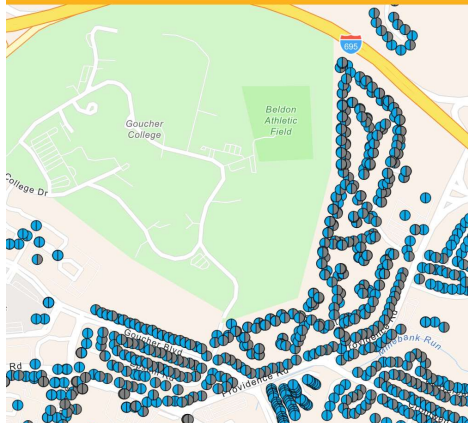
#### Timeline:

- **January 2026:** Application period opens. Application will be available on [www.campushills.org](http://www.campushills.org) website
- **April 1, 2026:** Application deadline
- **By late April 2026:** Notification of recipients
- **Beginning June 2026:** Award payments issued upon verification of full-time enrollment

#### Baltimore Service Line Partnership Inventory Map

[More Information](#)

\*The data shown on this map is not final. The status of your water service line could change



We would like to remind all community members to complete the Baltimore Service Line Partnership Survey by **the end of March**. Baltimore County will replace any lead service lines reported before this deadline. Currently, participation in our neighborhood remains low. On a positive note, it appears that all utility service lines within our area are non-lead. Therefore, residents are only required to test their customer service line, which connects the water main to individual homes.

<https://service-line-partnership-baltimorepw.hub.arcgis.com/>

<https://www.baltimorecountymd.gov/departments/county-executive/news/baltimore-county-offering-free-replacement-water-service-lines>



## Community Resources

Just a friendly reminder, please pick up after your pet. It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you're liable to step in one such reminder!



## 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](mailto:Information@campushills.org) including all forms, pictures, and diagrams to the Board for approval.

## All Trash MUST BE IN A SECURED CAN with a LID

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.



Yard Waste collection will start in April. Remember there is a change to the collection schedule.

Yard Waste will be collected bi-weekly on **Mondays** and **Recycling** will be on **Tuesday**.

| FEBRUARY '26 |   |   |    |    |    |    |
|--------------|---|---|----|----|----|----|
| S            | M | T | W  | T  | F  | S  |
| 1            | T | R | 4  | 5  | 6  | 7  |
| 8            | T | R | 11 | 12 | 13 | 14 |
| 15           | H | T | R  | 19 | 20 | 21 |
| 22           | T | R | 25 | 26 | 27 | 28 |

| MARCH '26 |   |   |    |    |    |    |
|-----------|---|---|----|----|----|----|
| S         | M | T | W  | T  | F  | S  |
| 1         | T | R | 4  | 5  | 6  | 7  |
| 8         | T | R | 11 | 12 | 13 | 14 |
| 15        | T | R | 18 | 19 | 20 | 21 |
| 22        | T | R | 25 | 26 | 27 | 28 |
| 29        | T | R |    |    |    |    |

| APRIL '26 |   |   |    |    |    |         |
|-----------|---|---|----|----|----|---------|
| S         | M | T | W  | T  | F  | S       |
|           |   |   |    |    |    | 1 2 3 4 |
| 5         | T | R | 8  | 9  | 10 | 11      |
| 12        | T | R | 15 | 16 | 17 | 18      |
| 19        | T | R | 22 | 23 | 24 | 25      |
| 26        | T | R | 29 | 30 |    |         |



## Community Resources

Baltimore County Code **Section 18-3-107 (Removal of Snow and Ice)** states:

- **Sidewalks must be cleared of snow and ice within 24 hours after a snowstorm ends.**
- Snow should be shoveled **onto your own property**, not onto public streets or a neighbor's property.
- Baltimore County relies on public reports for enforcement when sidewalks are not cleared.
- You can report violations or request assistance via **BaltCo 311** or by contacting the Bureau of Highways at [storm@baltimorecountymd.gov](mailto:storm@baltimorecountymd.gov) or **410-887-3560**. [[baltimorecountymd.gov](http://baltimorecountymd.gov)]

Baltimore County Code (§18-3-107) requires **all property occupants**—regardless of age—to clear sidewalks of snow and ice **within 24 hours after snowfall ends**. There is **no exemption in the law for seniors**. Failure to comply can result in:

- A **\$25 fine per violation**, plus \$25 for each additional day the obstruction continues.
- The County may remove snow at your expense, which becomes a lien on the property. [[§ 18-3-107...E. - eLaws](#)]



### Neighbors Helping Neighbors!

*If you have a snow blower, consider making a pass across your neighbor's end of driveway... clean an elderly neighbor's drive and sidewalk... Good old-fashioned values.*

*Whether you're walking or driving around Campus Hills, it's something we all notice—and some of us are guilty of it too. Let's pause and make sure to always come to a full stop at every stop sign. Nothing is so urgent that you shouldn't stop!*

### Key steps for stopping correctly:

1. **Complete Stop:** Your wheels must stop turning completely, not just slow down (this is a "rolling stop" or "California Stop").
2. **Stop Location:** Stop at the white stop line or before the crosswalk; if neither is present, stop before entering the intersection.
3. **Look Around:** Check for pedestrians, bicyclists, and cross-traffic by looking left, then right, then left again.
4. **Proceed Safely:** Go only when it's clear and your turn.



### Why it's important:

- **Safety:** Prevents collisions with pedestrians, cyclists, and other cars.
- **Legality:** It's the law, and failing to stop can result in fines and points on your license. **Maryland Tickets:** Between a \$140-\$180 fine and 2-3 points.
- **Community:** It's a basic rule that keeps roads predictable and safer for everyone, especially in neighborhoods with kids



## Upcoming Events

### 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, January 27, February 24, March 24, and April 28.**



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](mailto:wfwood@comcast.net)

#### HAVE A HEART CAMPAIGN

During the month of February, Campus Hills has traditionally collected donations for a heartwarming cause. This year, we invite everyone to contribute to our 'Have A Heart' Campaign for animals in need. From February 1<sup>st</sup> through February 18<sup>th</sup>, please drop off your contributions to 713 Shelley Road. If raining/snowing, feel free to place items in our breezeway.

We will deliver your donations to the Defenders of Animal Rights, a 35.8-acre wildlife sanctuary in Northern Baltimore County. <https://adopt-a-pet.org/>

Thank you so much! Campus Hills has a very big heart.



##### Dog Supplies

Pro Plan Dry Adult Dog & Puppy Food  
Canned Adult Dog & Puppy Food  
Large Size Tough Toys (Nylabones, SuperChewers)  
Greenie's Pill Pockets

##### Cat Supplies

Non-clumping Pine & Clay Litter  
Purina Dry Adult/Kitten Chow  
Cat toys/Catnip  
Scratching posts



##### Cleaning Supplies

Sheets, Towels, Blankets, etc.  
Laundry Detergent, Dryer Sheets  
Bleach (regular, nonscented)  
Disinfectant Wipes  
Nature's Miracle Advanced  
Trash Bags  
Paper Towels, Toilet Paper  
Scrubbing Sponges  
Dawn Dish Soap  
Latex Gloves  
Pet Safe Ice Melt

##### Small Animal Supplies

Parakeet & Parrot Food, Treats, & toys  
Guinea Pig /Rabbit Food, Treats, & Toys  
Wild Bird Feed  
In-shell Unsalted Peanuts



#### Bulk Trash Pick-up



Each single-family home located in Campus Hills within will have a limit of **three** bulk items on **March 11, 2026**.

Residents will **not** need to call or email the County to request pick-up on a scheduled day.

More information on bulk trash pickup can be found [here](#)



## Upcoming Events

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!

910 Starbit Road  
944 Starbit Road  
949 Starbit Road

### National Go Fly a Kite Day

**Sunday, April 19, 2026 (Rain Date: Sunday, April 26)**

**Time: 11 a.m. – 1 p.m.**

**Where: Ballfield Behind Campus Cabana**

We invite you to join us for an exciting kite flying event filled with energy and fun! Bring your friends and family to take part in this sky-high adventure and let kids enjoy complimentary kite-making activities. Let's make memories together under the open sky!

Already have a super kite, please feel free to bring it and show us your kite flying skills.

Registration is not required; however, it would be helpful to ensure we have enough supplies on hand. Please register using the google link also located on our website or simply email us at [Information@CampusHills.org](mailto:Information@CampusHills.org)



*Towson*  
**GARDENS**  
DAY

Towson Garden Day is an annual springtime festival held in the heart of downtown Towson on **Thursday, April 30<sup>th</sup>**.

Whether you are an avid gardener, a local resident, or simply looking for a fun spring outing, Towson Garden Day offers something for everyone. It's a wonderful way to celebrate the season, connect with neighbors, and contribute to the beauty and vibrancy of Towson.



Whether you love adventure, enjoy sweet treats like cotton candy, are passionate about music, or simply like exploring Baltimore, this festival is perfect for you. Join us on **Saturday, May 2 and Sunday, May 3** to create wonderful memories at the Towson Town Spring Festival!

You'll find the festivities spread across Chesapeake, Pennsylvania, Washington, and Baltimore Avenues in Towson (400 Washington Avenue).