

SUMMER 2026

# The VILLAGE CRIER

*Published by the Associates of Loch Raven Village, Inc., Since 1947  
Volume 79, No. 2*



## **SUPPORT THE TOWSON JULY 4<sup>TH</sup> FIREWORKS**

**Completely  
Community Funded**

**Visit the Towson  
Fireworks Website to  
make a monetary  
donation or  
volunteer to assist  
with set-up, work  
the event or clean up  
the day after.**

## **Welcoming Summer to the Neighborhood**

### ***President's Letter***

After a long, cold, and snowy winter that seemed to linger well into spring, it is wonderful to finally enjoy warmer weather and look ahead to summertime. We hope the season brings opportunities for relaxation, fun, and time spent with family, friends, and neighbors.

### **Board Officers:**

The community association held elections in May, and we are pleased to welcome our officers for the coming year. We are deeply appreciative for all of our Board members, who generously volunteer their time and energy to support and improve our community.

We would also like to extend our sincere thanks to our outgoing president, Peter Moulder, for his many years of

## EXECUTIVE COMMITTEE

**President** - Leslie Gosey  
ALRVpresident@gmail.com

**Vice-President** - Richard Brown  
ALRVvicepresident@gmail.com

**Treasurer** - Tom Malstrom  
ALRVtreasurer@gmail.com

**Secretary** - Cheryl FitzGerald  
ALRVsecretary@gmail.com

## BOARD MEMBERS

Paula Branch  
Richard Brown  
Cheryl Fitzgerald  
Leslie Gosey  
Gary Herwig  
Bruch Knauff  
Nick Linehan  
Tom Malstrom  
Kate Walkinshaw

## THE VILLAGE CRIER

**Editor** - Leslie Gosey  
ALRVcriereditor@gmail.com

## COMMITTEES - *It takes a Village!*

**Architectural Review, Building Restrictions**

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

**Block Captains** - Lori Cullinan

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

**Citizens on Patrol** - Richard Brown

**Events** - OPEN

**Gardens** - Nick Linehan

**Membership** - Leslie Gosey

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

**Planning/Zoning Development** -

Nick Linehan, Peter Moulder

**Website** - Kate Walkinshaw

**Welcome/New Residents** - Lori Cullinan

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

## LOCAL AND COUNTY CONTACTS

**Baltimore County Code Enforcement**

410-887-3351

[baltimorecountymd.gov/departments/pai/code-enforcement](http://baltimorecountymd.gov/departments/pai/code-enforcement)

**District 6 County Councilman**

Mike Ertel

410-887-3388

[Council6@BaltimoreCountyMD.gov](mailto:Council6@BaltimoreCountyMD.gov)

**Police**

911 or 410-887-2222

**Sixth Precinct Significant Event Information**

[baltimorecountymd.gov/Agencies/police/pc06](http://baltimorecountymd.gov/Agencies/police/pc06)

**Solid Waste Management**

410-887-2000

[www.baltimorecountymd.gov/departments/public-works/solid-waste](http://www.baltimorecountymd.gov/departments/public-works/solid-waste)

**Towson University Off Campus Resident Issues**

410-704-2057



## ALRV COMMUNITY ASSOCIATION MEETINGS

**Meetings are held on the second Wednesday of each month**

**7 p.m., Loch Raven Center**

**1801 Glen Keith Boulevard, Room 102**

*Unless otherwise noted on Facebook;*

*NO August meeting*

Residents are encouraged to attend, and to help in our ongoing work “to protect, maintain, and enhance the property values of Loch Raven Village homes, and the quality of life of Loch Raven Village residents.”

dedicated service to Loch Raven Village. Peter has supported the Board in a variety of roles over the years, and we are especially grateful for his leadership as President.

### Upcoming Projects:

The Board continues to work on replacing community banners that have been damaged over time by weather and wear. These banners help welcome residents and visitors alike and add to the character of our neighborhood along the main thoroughfares.

We are also proud to continue supporting the July 4th fireworks celebration. If you and your family have enjoyed this annual tradition, please consider making a donation to help keep it going. Donation information is included elsewhere in this newsletter.

One of the association's primary responsibilities is maintaining the visual integrity of the exteriors of village homes by enforcing the covenants that apply to all Loch Raven Village properties. One concern that has become increasingly common is the installation of replacement windows without the required grids (muntins). Homes that are not currently in compliance will receive notices requesting that grids be added.

We understand that unexpected expenses can be difficult to budget. With that in mind, the Board is exploring ways to use available grant funding to cover the cost of corrective snap-in grids.

Some homeowners may not be familiar with the covenants associated with their property. This edition of The Crier includes information about covenants. Resources and copies of the covenants are available on the [COMMUNITY WEBSITE](#)

### Would You Like to Get Involved?

There are many ways to support the community association that do not require attending meetings or making a large time commitment. If you can volunteer occasionally to help with a specific project, your involvement is always appreciated. If you are interested, please feel free to reach out to the Board President by email. We would be happy to hear from you.

Best Regards,  
Leslie



# Vision To Learn

Vision To Learn is back, and is making 43 stops across library branches this summer.

Preregistration is required for the visits because space is limited. Spots are filled on a first-come, first-served basis. Families can register themselves for an appointment at the branch of their choice.

## FOR MORE INFORMATION



Once registered, a parent or legal guardian must sign a consent form available at the branch either before or on the day of the appointment. Each appointment is 10 to 15 minutes, which includes an exam, glasses selection and equipment cleaning between patients.

# Towson Fireworks

## July 4<sup>th</sup> Fireworks

**SATURDAY JULY 4, 2026**  
**9PM**

**Loch Raven Technical  
Academy**  
**(8101 Lasalle Rd)**

**Rain date July 5th**



Grab a blanket or chairs and head on over to enjoy the show!

# News From Babcock Presbyterian Church

**The Tower Concert Series at Babcock Presbyterian Church  
Presents**

## **Earthrise** **Songs for the Summer Solstice**

### **Song Collective**

Chris Gekker, trumpet  
Greg Small, piano

with

Marissa Muro, vocals  
Phil Ravita, bass  
Russell Hayward, drums

### **Special Reader**

Ed Hambleton

June 14th, 7pm  
Babcock Presbyterian Church  
8240 Loch Raven Blvd.  
Towson MD 21286  
Free Will Offering  
Reception to Follow

An uplifting evening of jazz for the whole family,  
featuring the music of Duke Ellington, Billie Holiday,  
Cole Porter, George Gershwin, and others



**Calling All Pickle Ball  
Players!!**  
**Indoor Pickle Ball Court is  
available for Community  
use at**  
**Babcock Church**  
**Contact Bill Blair**  
**[willieblair@mac.com](mailto:willieblair@mac.com) and**  
**cell 410-825-3314 if you are**  
**interested.**

# PARKS AND RECREATION



 **Outdoor Movies in the Park**  
*Bring a blanket, relax under the stars, and enjoy family movie nights in local parks.*

 **Water & Nature Adventures**  
*Spend the day:*

- Canoeing, Kayaking,  
Exploring local beaches
- Visiting nature centers
- Walking scenic trails

## SUMMER PROGRAM GUIDE

 **Sports & Fitness**  
**Activities for kids and adults**  
*Include:*

- Fitness classes
- Recreational sports
- Outdoor activities
- Family-friendly programs

 **Community Fun Nights**  
*Enjoy:*

- Karaoke nights
- Festivals
- Campfires
- Game nights
- Seasonal community events



The Great Baltimore County Summer Staycation is packed with activities that are either free or very budget-friendly; with no long drives, complicated planning, or expensive vacations required.

# TOWSON AREA EVENTS



## **Feet on the Street**

**August 7 6 - 9pm**

**Back with changes to enhance your experience, including a new location: Pennsylvania Avenue between York Rd and Washington Avenue!**

**Featuring vendors with crafts, food and cocktails  
Live Music**



## **Towson Fall Festival**

**September 5<sup>th</sup> 11am - 7pm**

**Towson Courthouse Gardens**

**Mark your calendars for fun for the whole family**

# TOWSON AREA EVENTS



## **Towson Farmer's Market**

**Every Thursday from June 4th to November 19th**

**10:30am - 2:30pm**

**Allegheny Avenue - Towson**



## **4th of July Parade and Race**

**Saturday July 4<sup>th</sup> 10:30am - 1:00pm**

**Baltimore County Historic Courthouse**

# LIBRARY EVENTS



## Upcoming Programs

Baltimore County Public Library has many programs, virtual and in-person, for all ages from infants to adults.

[EXPLORE THE EVENTS PAGE](#)

## Summer Reading Challenge "Unearth A Story."



### Summer Reading Challenge

Dig up a world of adventure! Children of all ages are invited to join the fun and track their reading. Read for 10 hours to earn a completion prize and be entered into exciting prize drawings!

## [SUMMER READING CHALLENGE INFORMATION](#)



## Today's Top Headlines

Free access to local and national newspapers with your Baltimore County Public Library card. Read The Baltimore Sun, The Baltimore Banner, The New York Times and more all for free.

[START READING](#)

# CROMWELL VALLEY PARK



## **Pick-A-Peck of Prickly Pears**

*When: Saturday, June 20; 1:00 PM to 3:00 PM*

*Ages 8+.*

**Prickly Pears are Maryland's native cactus.**

**Learn to harvest the pads (nopales) and head over to the campfire to make authentic tacos. \$6/person. REGISTRATION REQUIRED**



## **Stream Strolling**

*When: Sunday, June 21; 1:00pm-2:30pm*

*Ages 6+.*

**Wear shoes that can get wet as we search for critters in our Minebank Run stream.**

**FREE-REGISTRATION REQUIRED**



## **Full Strawberry Moon Night Hike**

*When: Friday, June 26; 8:00pm-9:30pm*

*Ages 8+.*

**Native peoples would pick wild strawberries in their fields under the Full Strawberry Moon. Join a ranger to discover a June moon!**

**\$6.00/person REGISTRATION REQUIRED**



## **Primitive Technology: Soapstone Bead-Making**

*When: Saturday, June 27; 1:00pm-3:00pm*

*Ages 12+.*

**Soapstone was easily worked by indigenous peoples into beads, pipes, bowls, and effigies. Join a ranger to use primitive drills and grinding stones.**

**\$5.00/person REGISTRATION REQUIRED**



## **Pollinator Party**

*When: Sunday, June 28; 1:00pm-2:30pm*

*Ages 4-12.*

**Join us to observe flowering plants up close and learn about types of amazing pollinators! Afterwards we'll buzz back to the nature center to make a pollinator friendly craft. \$5.00/person REGISTRATION REQUIRED**

# WHAT IN THE WORLD IS A COVENANT ???

## Loch Raven Village Is A Covenant Community

### What are Covenants?

In real estate, a covenant is a legally binding promise to do or refrain from doing something on a property, typically set forth in a deed. These covenants help maintain uniformity within a community by governing aspects such as exterior appearance and building types. The ultimate goal is to preserve property values.

### Types of covenants

Restrictive covenants are the most common; they limit what an owner can do with their property to preserve the community's value. Examples include restrictions on exterior paint colors and materials, as well as rules governing the construction of fences, sheds, and other permanent structures.

### Key aspects of covenants

- **Binding Nature**

Covenants “run with the land,” meaning they automatically transfer to the new

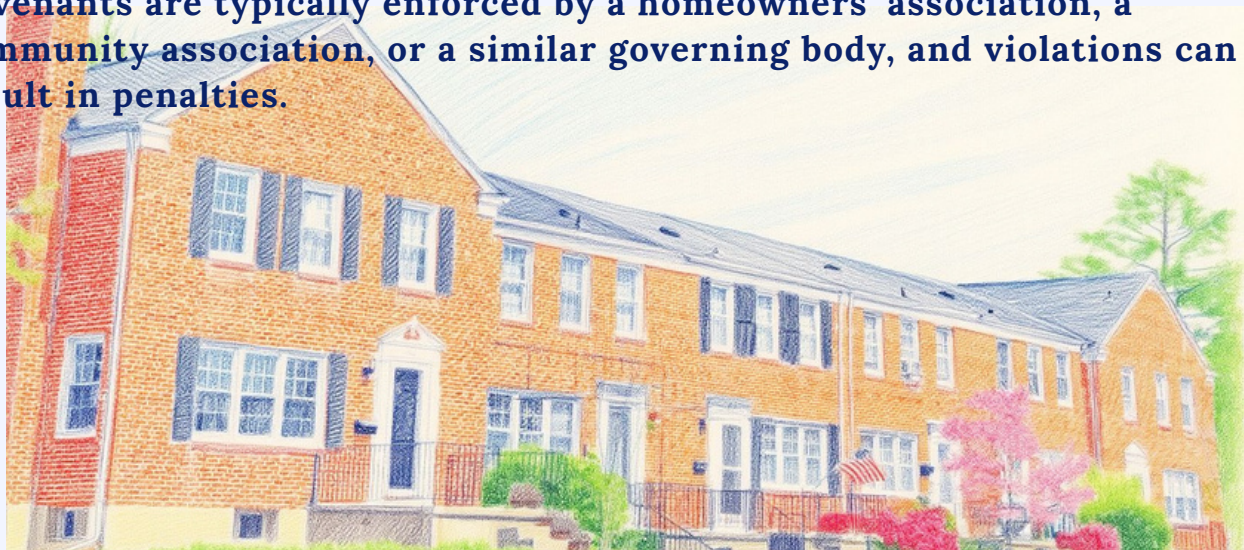
owner when a property is sold. The covenants bind the new owners of the property in the same way they bound the prior owners.

- **Recording**

Covenants are typically recorded in the county clerk's office with the deed, making them part of the public record.

- **Enforcement**

Covenants are typically enforced by a homeowners' association, a community association, or a similar governing body, and violations can result in penalties.



# HOW DO COVENANTS APPLY TO OUR LRV HOMES ???

Continued from page 11:

## Key points for our LRV homes:

- Every home in Loch Raven Village is subject to covenants that are part of your deed. Acknowledgment of covenants is part of the settlement on a new home.
- The LRV covenants govern exterior changes to our homes.
- The Associates of Loch Raven Village (ALRV) has the authority to enforce the covenants of Loch Raven Village.
- The ALRV has created a booklet that answers the most frequently asked questions about exterior updates.
- The ALRV Covenant Guidelines explain how the covenants are interpreted by the Architectural Review Committee (ARC) of the ALRV and when a written application is required for a potential exterior change. Homeowners considering an exterior change to their LRV home must contact the ARC before any exterior construction.
- COVENANTS

This stuff can be very confusing! Please do not hesitate to reach out for more information and support. We are all in this community together and want to help!



# RECOGNIZING OUR COMMUNITY BUSINESS SUPPORTERS

We appreciate the local businesses that support our community association. We encourage residents to support these businesses that so thoughtfully give back to our community.

## ZZ AWNING SERVICES LLC

### Over 35 Years of LRV Awning Experience

- Awnings Put Up and Taken Down
- Small or Large, Front or Back
- New Custom Orders
- Summer or Winter Styles
- Lowest Price Guarantee
- Personal Customer Service

zzawning8123@gmail.com

**410-410-8123**



IMMACULATE  
HEART OF MARY  
SCHOOL

