



GETTING READY FOR THE HOLIDAY SEASON

President's Letter

As the festive season approaches, the Village will be decorated for the holiday season by our outstanding group of Block Captains, led by our Block Captain coordinator, Lori Cullinan. Look for the decorations to go up starting the week after Thanksgiving. We can't thank our Block Captains enough for their engagement and willingness to spruce up the neighborhood.

If you want to help out, you can contact your Block Captain through the ALRV website at <https://www.lochravenvillage.com/contacts>. There are a number of open Block Captain positions and if you would like to serve, please contact Lori at: lrvcblockcaptain@gmail.com

By now, many of you are probably aware of the plans to locate a BJs Wholesale Club warehouse in the former location of the Walmart in Towson Marketplace. We have been assured that there will not be a gas station at this location. Our Association is working with the other area community associations that are parties to the covenants with Kimco (owners of Towson Marketplace) to ensure that care is taken with planning for traffic, landscaping, signage and other issues this development will bring.

In other news, we are working with the County to replace the "Welcome to Loch Raven Village" sign that was in the median in the 1300 block of Putty Hill Avenue. Years ago it was destroyed by a stray vehicle. We obtained a grant to replace it and plans are moving ahead. Our neighborhood will also be getting a "rat sweep" soon. We can all help by ensuring that all our trash is placed in the trash receptacles with lids attached.

As winter approaches, please take the time to collect leaves and bag them for pickup. Steps, streets, and gutters are safer when the leaves are cleared. When we get snow and ice, please look out for your neighbors who may not be able to clear their sidewalks and steps. One of the greatest things about our neighborhood is the way we help each other out when the need arises.



EXECUTIVE COMMITTEE

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Vice-President / ALRVvicepresident@gmail.com / OPEN

Treasurer / ALRVtreasurer@gmail.com
Tom Malstrom

Secretary / ALRVsecretary@gmail.com
Paula Branch

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Layout / Strategic Factory

Ad Space Purchase

LochRavenVillage.com/shop

LOCAL AND COUNTY CONTACTS

Baltimore County Code

Enforcement / 410-887-3351

District 6 County Councilman

Mike Ertel

410-887-3388 / Fax 410-887-5791

Council6@BaltimoreCountyMD.gov

District 6 Outreach Coordinator

Katherine Yi

D6Outreach@BaltimoreCountyMD.gov

Police / 911 or 410-887-2222

Sixth Precinct Significant Event

Information / baltimorecountymd.

gov/Agencies/police/pc06

Solid Waste Management

410-887-2000

Towson University / Off-campus

resident issues / 410-704-2057

COMMITTEES - *It takes a Village!*

Architectural Review, Building Restrictions

LochRavenVillageCovenants@gmail.com

Block Captains / Lori Cullinan

LRVBlockCaptain@gmail.com

Citizens on Patrol / Richard Brown

Events / OPEN

Gardens / Nick Linehan

Marketing / OPEN

Membership / OPEN

ALRVMembership@gmail.com

Planning/Zoning Development

Nick Linehan, Peter Moulder

Website / Kate Walkinshaw

Welcome, New Residents

Lori Cullinan

LRVBlockCaptain@gmail.com



ALRV MEETINGS

Meetings are held on the
second Wednesday of each month
7:00pm, 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.”

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Finally, we are looking forward to the annual Santa's Ride through the Village. We will be posting the date and the route as soon as we are able to confirm the timing with our friends at the Providence Volunteer Fire Company.

As always, we have opportunities for residents to become more involved and play an important role in preserving Loch Raven Village as one of the best communities to live in. If you are interested in serving on the Board, please come to one of our meetings or contact us through the website. We have openings for Secretary, Events Coordinator, and Membership Coordinator. Our Board meetings are open to all residents. Our next meeting will be December 10th at 7pm in the Loch Raven Recreation Center (1801 Glen Keith Blvd). In the meantime, stay safe and take care.

Peter Moulder
President
Associates of Loch Raven Village



Spring Crier Submissions
Deadline: March 2, 2026
lrvcrieditor@gmail.com

Senior Craft Gallery for Holiday Shopping

Don't forget the Senior Craft Gallery for holiday shopping and decorating. The Gallery is well-stocked with Christmas items and gifts for all ages.

The Gallery is located in the Loch Raven Center (the old Loch Raven Elementary School Building) on Glen Keith Boulevard on the first floor to the left as you enter. Hours: 10 a.m. to 2 p.m. Monday through Saturday.

Cash and personal checks accepted. Unable to accept credit cards.



Immaculate Heart of Mary School

Join us at IHM for Breakfast with Santa on Saturday, December 6th. Follow us on social media @ihmschoolmd for tickets and more information.

Come tour IHM School!

We offer tours most mornings, or join us for our Winter Open House on Sunday, January 25, from 1:00 to 3:00 p.m. We are now accepting applications for the 2026-2027 school year.

Pleasant Plains Elementary Community Food Support for Pleasant Plains Families

PPES is grateful to its PTA and community partners for helping to ensure that every PPES family has access to healthy food this season.

Meal Bag Donations

Bethany Meyer, a Pleasant Plains PTA member, is coordinating Meal Bag donations for our students and families. Visit ppesmealbags.com to donate or learn how to access and receive support.

Calvert Hall

Parents' Club Christmas Bazaar

It's time to kick off the Hall-iday season! Saturday, December 6 | Noon - 3pm
Alumni Memorial Gym | Noppinger Commons

Calvert Hall eSports Nationally Ranked

After three weeks of the 2025 fall season on the PlayVs platform, Calvert Hall ranks at No. 12 in the USA Today Sports/PlayVs Super 25 rankings. The Cardinals are the top team in Maryland and the only Maryland school to make the national rankings.

Calvert Hall #1 Catholic School by Niche

Calvert Hall has been recognized as the #1 Best Catholic High School in Baltimore by Niche. Niche's rankings combine user feedback — ratings from current students, alumni, and parents

— with statistical data from sources like the U.S. Department of Education to evaluate teachers, resources, facilities, extracurricular activities, and more.



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holycrosspreschooltowson.org
director@holycrosstowson.org

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Three LRV
residents
teach
here!

IMMACULATE HEART OF MARY

SCHOOL



PreK3 - 8th grade

WINTER OPEN HOUSE
January 25, 2026
1-3 pm

ihmschoolmd.org
410-668-8466



Fire & Ice Family Night & Cookie Crawl

December 12, 6:00 – 9:00 pm. Downtown Towson

Stroll through participating shops and collect delicious cookies at each location! Discover Towson's charming local businesses, enjoy special offers, and take in the festive holiday decorations, including ice sculptures and cozy fires along the way.

Participating Businesses:

The Music Space: 5 W Chesapeake Ave

Barley's Backyard: 408 York Rd

The Point: 523 York Rd

Charles Village Pub & Patio: 19 W Pennsylvania Ave

Red Pepper Sichuan Bistro: 11 Allegheny Ave

Baltimore County Christmas Tree Lighting

December 5, 6:00 – 8:00 pm in Olympic

Park in downtown Towson

Enjoy live performances, holiday treats, and a special visit from **Santa Claus** himself! Bring your family and friends to experience the magic of the season — from carolers and local entertainment to cozy photo opportunities and sparkling holiday décor.



Holiday Decorating Contest

It's that time once again for the annual Loch Raven Village Holiday Decorating Contest.

Thank you in advance to all residents for your wonderful holiday decorating efforts; your hard work and creativity bring so much joy to the neighborhood. Your efforts don't go unnoticed, and your festive displays are a true gift to the community.



Judges will tour the Village in late December to decide which homes are award-worthy. Whether your style is homespun or dazzling, join the fun and celebrate the holiday spirit!

Winners will be announced in the upcoming edition of the Crier and on Facebook. Shine bright, LRV!

Santa's Ride

Santa is coming to town with the help of Providence Volunteer Fire Company, and he's eager to talk to the little ones of LRV! The exciting event will take place on Saturday, December 19, starting at 6 p.m.

Have your coats, hats, and cameras ready and listen for the sirens of the fire truck and the "Ho, Ho Ho!" of jolly St. Nick! You can also track Santa's progress as he and his friends travel through the neighborhood by visiting Providence's Facebook page (they usually have a Santa "tracker" available). Go to Facebook and search for Providence Volunteer Fire Company of Towson, Maryland.

Stop One - Drumwood & Dellsway
Stop Two - Cottage Lane (1500 block)
Stop Three - Pleasant Plains Elem. School
Stop Four - Myamby Road
Stop Five - Feldbrook & Kirkwall Ct.
Stop Six - Kennoway near Edgewood Rd.
Stop Seven - Glen Ridge & Loch Shiel
Stop Eight - Babcock Church



Special thanks to the Providence Volunteer Fire Company, the Baltimore County Police Towson Precinct, and Santa's special helper Mr. Charlie Cole.

Your annual dues to the ALRV make this event possible.

A Great Way to Support Your Community.... Become a Block Captain

No meetings to attend, minimal time required, support on your schedule!

Block captains play a crucial role in making our community a warm and welcoming neighborhood. If you've noticed street signs decorated with wreaths in December or, as a new resident, have had a Welcome Packet delivered right to your door, you can probably thank your block captain!

Block Captains...

- ☐ Decorate their street with wreaths for the winter season.
- ☐ Welcome new neighbors and coordinate getting an ALRV "welcome basket" to the new neighbor.
- ☐ Are goodwill ambassadors and a positive resource for their street.

Block Captains...

- ☐ Make a difference.
- ☐ Create a sense of community – one street at a time.
- ☐ Keep our neighborhood and our community association vibrant and welcoming!

Please consider volunteering to fill this vital role for your street or a nearby street.

To volunteer or for more information, please email LRVblockCaptain@gmail.com.

To identify your block captain or identify streets in need, visit the website <https://www.lochravenvillage.com/copy-of-contacts>



AROUND THE NEIGHBORHOOD

2026 MEMBERSHIP DRIVE

Dear Neighbors,

Our previous membership drives for the Loch Raven Village Community Association took place in the spring. We have now revised our process and will hold our annual membership dues drives in December for the coming year.

All Loch Raven Village homes will receive a Membership Drive mailing during the first week of December, requesting payment of 2026 dues.

- Membership remains at \$40 per household and \$30 for seniors.
- Memberships run from January 1 through December 31 of each year.

Your membership dollars support ALRV in numerous ways, including:

- Sponsoring fun, community-wide events like the annual decorating contests, community welcome bags, Santa's Ride through LRV, and the Easter Egg Hunt.
- Maintaining the gardens on Putty Hill Ave, repairing and replacing LRV banners and signs, and supporting community clean-up days to keep Loch Raven Village attractive.
- Covering essential expenses such as insurance, meeting room rental, and covenant enforcement support.

The Loch Raven Village Community Association needs your support to continue offering these benefits and keep our community a great place to live. Can we count on you to support ALRV?

For your convenience, payment details are provided below in case you did not receive your mail request.

You can JOIN or RENEW your membership for 2026 in one of two ways:

1. Online via PayPal/Credit/Debit at LochRavenVillage.com (or scan the code below).
2. By check, include your name and home address.
3. Mail to: ALRV / P.O. Box 9721 / Baltimore, MD 21284.

Rest assured that your personal information will be used only for membership purposes.

Thank you in advance for your support!

Sincerely,
The Associates of Loch Raven Village



Winter Reading Challenge

- **Who:** Children in kindergarten through 12th grade.
- **When:** December 9, 2025, through January 31, 2026.
- **How to participate:**
 - o **Register:** Sign up on Beanstack or pick up a game board at any library branch.
 - o **Track reading:** Color in one basketball for every 20 minutes read.
 - o **Complete the challenge:** Color in all 20 basketballs on the game board.
- **How to claim prize:** Submit the completed game board to a library staff member to receive a completion sticker. Those using Beanstack do not need to visit the library for the sticker.
- **Prizes:** A complimentary ticket to a Towson University basketball game, with other prizes available for completion.



Service-Learning Hours

The library has added a new, short-term service-learning option at branches this year – Be Involved. Each program will feature a hands-on project that benefits the local community.

[Find One for You](#)

Library Activities are posted monthly on the BCPL website. We are fortunate to have three branches near our community: Loch Raven, Towson, and Parkville-Carney.

[Programs](#) for all ages are currently available virtually and in-person. Registration is open and may be required. Registration closes 1 hour before the program starts or when the session is full.



The Babcock Food Ministry

With the government shutdown and loss of food assistance benefits, more people than ever need help feeding their families. ALRV appreciates Babcock's generosity in supporting the community by providing essential food and showing care and concern to those who seek assistance.

Food distribution generally occurs on the 2nd and 4th Saturdays of each month, but the schedule will be different in December.

Location: Lower level of the small chapel on Loch Ness Rd. and Loch Raven Blvd.

Next Distribution Dates:

- **Saturday, December 6**
- **Saturday, December 20**

Time: 10:00 a.m. – 12:00 p.m.

Pickleball

Calling all Pickleball players!

With colder weather arriving, remember that Babcock has an indoor Pickleball court available for the community. Contact Bill Blair, Babcock Trustee, at willieblair@mac.com or call 410-825-3314 for more details.



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support@lovewoodtrees.com

www.lovewoodtreeservices.com

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WHAT IS A COVENANT COMMUNITY?

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 outlined in a deed, documents related to a homeowners' association (HOA), or a separately recorded document called declaration of restrictive covenants. These covenants, which also can be referred to as covenants, conditions, and/or restrictions (CC&Rs), are often used to maintain uniformity within a community by governing aspects such as exterior appearance and building types. The ultimate goal is to maintain 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 and rules governing the construction of fences, sheds, and other such 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 that they bound the prior owners.
- **Recording**
Covenants are typically recorded in the county clerk's office along with the deed, thereby making them part of the public record.
- **Enforcement**
Covenants are typically enforced by a homeowners' association, community association, or a similar governing body, and violations can result in penalties.

The Covenants that Bind Homes located in Loch Raven Village (LRV)

Every home in Loch Raven Village is governed by covenants that are part of your deed. The LRV covenants govern exterior changes to our homes.

The Associates of Loch Raven Village (ALRV) has the authority to enforce Loch Raven Village's covenants.

The ALRV has created a booklet that provides answers to the most frequently asked questions about exterior updates. The ***ALRV Covenant Guidelines*** identify how the covenants are being interpreted by the Architectural Review Committee (ARC) of the ALRV and explain when a written application is required for a potential exterior change. Homeowners considering a change to the exterior of their LRV home must contact the ARC before commencing any construction.

References

[Legal Information Institute](https://www.law.cornell.edu)
<https://www.law.cornell.edu> › [Wex](https://www.investopedia.com/terms/r/restrictive-covenant.asp)
<https://www.investopedia.com/terms/r/restrictive-covenant.asp>
<https://www.lochravenvillage.com/covenants-bylaws>