

SOME HISTORY OF THE ENTRANCE GROUNDS AT CALVERT'S GLEN

Calvert's Glen was developed and built by a man named Calvert. I was informed by the sales manager of the community (a Robert Brace) when we purchased our home at 249 Markwood Drive in 1986, that Mr. Calvert had purchased this land following the bankruptcy of the developer of ENVIRONS. Environs was so named as all this area was named Environs before any development took place in what later became three (3) communities instead of just one. This area includes Calvert's Glen, Environs, and Glen Heather. Environs is a section of homes sandwiched between Glen Heather and Calvert's Glen, and because Environs was not completed by the original builder, no HOA was ever established for these homes. This is also why Calvert's Glen consists only of 84 homes.

Now – to the entrance ground(s). Mr. Calvert also went bankrupt, leaving many homeowners on Terrie Drive especially to be faced with what is called “Mechanics Liens”. These liens were as result of many contractors having worked on the homes and were never compensated by Calvert when he filed this bankruptcy. AND – the front entrance was a complete disaster. Calvert left the ground on the right side of the entrance and abutting the Thomas property with a HUGE, cavernous hole – one that would require many, many dump trucks of dirt to fill in.

Steve Elliott was elected as our first HOA President, and our entrance looked dreadful. The stone walls had been erected along with beautiful coach lighting, but there was no “beauty” to be had. Anyone coming into our community just had this huge hole to look at. The HOA discussed how we could possibly afford to have enough dirt hauled in to fill this hole. Since there was so little money in the HOA funds, we weren't able to quickly come up with a resolution due to the expense of it all. THEN, along came the development of Cascades, and an answer to our prayers! I had previously gotten to know Packie Crown, the Land Use Planner for Kettler Scott, the developer of Cascades. In a discussion with her about our “hole” dilemma, I asked her about the possibility of getting trucks from Cascades to “dump” some of the dirt they were removing from the Cascades area into this hole on our grounds. She said she would make some inquiries and get back to me, and in a short time she did. She said “yes”, Kettler Scott Development was very willing to bring as many truckloads of dirt as we needed to fill our hole! I took this information to the Calvert's HOA and they approved this arrangement and gave me the go ahead to contact Ms. Crown to accept the offer of free dirt. It took dozens and dozens of dump trucks full to fill this hole! (Chris Butler is an original owner and may remember this situation as his neighbor, Mike Byers was serving on the Board at the time). Mr. Thomas who lives next door will most likely remember it as well. Bill Bolton of Hawkins Lane also served on the Board at various times and he may also recall although I was informed by Mrs. Bolton that Bill won't discuss the HOA with anyone.

We then had to find someone with a backhoe to come and move the dirt around to level it so it could be sown with grass, covered with straw and hope grass would grow. Again, I asked Ms. Crown if she knew any of the backhoe operators that might be interested in doing this work, and shortly afterward one of them contacted me. I negotiated a great price from him, but he said that we would have to get a landscaping firm to do the seeding and strawing because he didn't do that.

I then approached the HOA with a proposal to have a landscaping company come to do this, in order to have the grounds improved with a similar wooded setting as described to prospective purchasers. It would have lots of shrubbery and ornamental trees throughout. Per the Calvert information, this parcel was never intended to be used for a gathering or sales spot especially since the Thomas property adjoined it. This ground was set aside solely to satisfy the county's requirement for the developer to provide a certain amount of "green space", and to enhance the appearance to our entrance. It was intended to have many more trees and shrubs than are currently there and was promoted as such by the Calvert's sales representative, Robert Brace.

We never had enough funds to fully plant the lot as the Builder had presented it, but did plant enough trees and shrubs with flowers at the very front as we could at the time. Given the circumstances, I believe everything turned out remarkably well.

. (Unfortunately, when I sold my home at Markwood, I never thought I would return to live here, so I did not keep the sales brochure that described the entrance lot(s.))

On an aside, I also add some additional history of the entrance lots, as it also concerns them.

Sometime after the entrance lot was filled with dirt, landscaped with what funds we had available, a few residents decided it was o.k. to start having yard sales on the entrance. Not only did this give our community entrance a distasteful appearance, and other residents began complaining that this shouldn't be happening and asked the Board to look into informing people that this was not the intended use of the Entrance grounds. The attorney (Douglas Fleming) was consulted, and his response was that UNLESS the HOA Board was to use the entrance for any purpose, and the Board SANCTIONED THIS USAGE, no one should be permitted to sell or distribute anything there. Subsequently, a notice was sent out to all residents regarding this and the residents who took it upon themselves to do this were notified to cease and desist. (Not only were some of the residents starting to misuse the grounds, soon a few outsiders from the townhouses at Countryside began joining them, so it became an unsightly nuisance).

The attorney also stated that we must always continue to carry an insurance policy to cover any potential injuries that may occur on these grounds, but if this land was ever used for anything other than just the entrance and two additional unusable pieces of green space located at two-three different locations which we became burdened with solely due to "green space" requirements by the County, then a special Umbrella Policy must be obtained. This of course would cost more money and cause the homeowners annual fee to increase substantially. It was therefore decided that the entrance lots would remain neutral and no activities would occur there. The liability insurance that we did have was needed to provide protection for people such as landscapers or other workers who might be working there, or just in case a resident decided to walk around the lot and got injured somehow, then all 84 homeowners would be protected via liability insurance protection. Again, there was no provision for "activities" of any kind to ever be held there.

Meanwhile, and while I was elected to be President of the HOA, Mr. Thomas one day summoned me to take a look at a small dent in the siding of his house located at 101 Regina Drive. This dent was made on the side of his house that adjoined the Entrance Lot on the right side. He said he was always having trouble with a couple of children who threw balls his way and landed on his siding. (One of these children identified did live in Calvert's Glen – the other was determined to be his friend who lived in an adjoining community). Mr. Thomas asked me if I would ask the Board to plant something on our lot adjoining his to help buffer and protect his house from receiving these objects. I told him I would bring this situation up at the next Board meeting, which I did, and the Board determined that we would ask our current landscaping company (JD Landscaping) for some recommendations for plantings that would help this situation in order to accommodate Mr. Thomas' request. The landscaper suggested planting two staggering rows of white pines as they would be the most readily available ones at that time and were fast growing. (We were not advised at the time that these trees would grow as tall as they have). Years ago, we didn't have nurseries everywhere to go to like we have now. The Board reviewed the proposal submitted by the landscaper at the time, and granted approval for the two rows of trees to be planted.

Since we had received numerous complaints from the pastor of Calvary Temple Church about "our" children coming onto our entrance ground and accessing the roof of the church from there (I never discovered "how" they accessed this roof). The Board also decided to plant some shrubs on the edge of our lot that adjoined the church property that we hoped would grow up to discourage the children from being able to "attack and damaging" the church property as it was put to us. The pastor was notified that we would be doing some "good neighbor" plantings to help discourage our lot from being used for access to "their" property, but in the future he should notify the police and quit telephoning us to complain, as he had become a nuisance about this by this time. These shrubs, called Abelia, are still alive and well and have proven to be a good barrier from the church property.

PAST AND PRESENT PRESIDENTS OF CALVERT'S GLEN HOA

David Beckwith, our current HOA president asked me some time ago if I could assist in preparing a list of the HOA presidents I was aware of. Following is a list of the ones I know about. However, there was a period of about 5-6 years when I was away and I no longer kept up with the officers of the HOA so there may be one or two that are missing but Chris Butler or the Duncans (original owners) may be able to assist if I missed anyone. I also approached Dr. John Hawley of Hawkins Lane, but he doesn't have total recall of who all the presidents are. Here is my list:

First President: Steve Elliott who resided on Markwood Drive

Others:

- **John Dunk – former resident of Copper Court**
- **Connie (Krantz) Jenkins – former resident of 249 Markwood Drive & Currently of 111 Copper Court**
- **Dr. John Hawley – Hawkins Lane**
- **Josh Morimoto – former resident of Copper Court**
- **Roger Bracken – resident of Terrie Drive**
- **Ernest (sp?) Barber – resident of Regina Drive**
- **Bill Zilzer – Terrie Drive**
- **Bill Bolton (?) – Hawkins Lane (I was told he became President but since I was not here at the time I haven't been able to verify it and according to his wife, doesn't want to discuss our HOA with anyone.)**
- **David Beckwith – Copper Court and current President.**
- **(Art Rudat – Markwood Drive - haven't had a chance to verify this with Art, but per my husband Tony Jenkins, he said Art was also President)**

Sincerely,

Connie (Krantz) Jenkins
Currently 111 Copper Court – formerly 249 Markwood Drive

ORIGINAL OWNERS STILL RESIDING IN CALVERT'S GLEN:
(as of September 4, 2023)

There are 84 homes in Calvert's Glen. Listed below is a list of the 23 original owners who still reside there:

<u>BRACKEN</u> -Terrie Drive/	<u>McPADDEN</u> -Terrie Drive/	<u>LORISH</u> -Terrie Drive/
<u>ROBINSON</u> -Terrie Drive/	<u>MAY</u> -Terrie Drive/	<u>ARDEN</u> -Terrie Drive/ (may have recently moved)
<u>KNOKE</u> – Terrie Drive/	<u>HUMMER</u> -Hawkins Lane/	<u>BOLTON</u> -Hawkins Lane/
<u>HAWLEY</u> -Hawkins Lane/	<u>WIGFIELD</u> -Hawkins Lane/	<u>McCOY</u> -Regina Drive/
<u>FARLAND</u> -Regina Drive/	<u>PAYNE</u> -Regina Drive/	<u>CONROY</u> -Regina Drive/
<u>THOMAS</u> -Regina Drive/	<u>ULSH</u> -Markwood Drive/	<u>CHANG</u> -Markwood Drive/
<u>DUNCAN</u> -Copper Court/	<u>PIEPER</u> -Copper Court/	<u>BRADSHAW</u> -Copper Court/
<u>MARTONE</u> -Copper Court/	<u>JENKINS</u> - (Connie only)	previous: Markwood Drive, now Copper Court