

Bolton Hill

Community Association

Table Of Contents

Please pay your 2022 BHCA dues, now!	3
Remember these construction projects that were shovel-ready last year?	4
Photo of the Month by Zhee Chatmon	7
Psst. Hey! Wanna sell your house?	8
Can a community like ours help Baltimore grow?	10
A longtime resident encounters the dark side of social media	12
Time to review these local safety and security resources	14
Meet Midtown’s new director and learn what services it offers	17
Bolton Hill girls just want to have fun	19
Bolton Hill Notes	20

Please pay your 2022 BHCA dues, now!

<https://boltonhillmd.org/bulletin/please-pay-your-2022-bhca-dues-now/>



Happy new year! Now write a check.

Since this pandemic seems destined never to end, the best way to make sure that your membership in Bolton Hill Community Association is not interrupted is to [go to the BHCA website right now](#) and use a credit card to renew your membership for 2022. Or you can write a check.

Historically many members have taken advantage of outdoor activities like Festival on the Hill, the spring renewal of parking permits or Boltonstock to pay. Those events, like our whole world, have been canceled, postponed or shrunk in recent months. Don't wait for the end of COVID to re-up.

If you are a sponsor and have ads in this newsletter or on the website, you can do the same thing. Sponsors pay \$200 a year for the first year, \$180 for renewals. Members pay as little as \$10 and as much as \$40, depending on one's status as a renter, homeowner or landlord. Senior citizens get a break.

If you prefer to pay by check, make it payable to BHCA and send or deliver it to BHCA Treasurer Chris Kingsley at 1819 Bolton Street.

This might also be a good time to make a [tax-deductible contribution](#) to advance BHCA's work, or to support a neighborhood project. If you want the funds to go to a particular project, indicate it when you give.

If you want to check whether your household paid dues for 2022 or have any other BHCA membership questions, email members@boltonhillmd.org.

Remember these construction projects that were shovel-ready last year?

<https://boltonhillmd.org/bulletin/remember-these-construction-projects-that-were-shovel-ready-last-year/>



Will 2022 see this long-empty apartment building at 1700 Eutaw Place come back to life?

Madison Park North is still on track, but the track has met obstacles along the way, said David Bramble, its lead developer. Two big issues were air rights held by the city and a waiver from Amtrak related to ventilation from a train tunnel. One has been settled and the Amtrak issue seems about to wrap up, he said. “Once Amtrak is resolved (which is hopefully imminent) ... we will be off to the races.”

When *The Bulletin* last wrote about plans for a major housing and supermarket-centered retail project on eight weedy acres along North Avenue at the Reservoir Hill – Bolton Hill border, things were looking good. There was talk of “machines on the site” – beginning construction in the last quarter of 2021 and housing on the market in 2022.

The city Board of Estimates approved the air rights sale for a nominal \$40,000 around Thanksgiving. City-imposed height restrictions from half a century ago were to preclude high-rise development at the site, which became low-income housing that was torn down in 2017.

MCB Real Estate, Bramble’s firm, hopes now to begin construction in the spring on the first phase, 120 market-rate townhouses. Later phases call for high-rise apartments and retail, including a grocery. Unrelated, this month MCB acquired control of The Rotunda shopping center and apartments in Hampden in a \$267 million deal.

Strawbridge Church at Park and Wilson, built in 1881 and vacant since 2009, is moving forward toward its new life as 11 luxury rental apartments. Construction was to have begun in the spring of 2020, just as the COVID pandemic settled in. Now it is underway.

“Our excavation crew just broke open a giant hole in the exterior wall. This is the future entryway for the basement apartments. A large stairway and an enclosed addition will connect the sanctuary with the basement. We were able to preserve the original stone. Now we will more easily move equipment and

materials throughout the building. The large window openings facing the courtyard are now complete as well,” said Daniel Kamenetz, who owns the building.

“The carriage house flooring has been temporarily removed so that we can excavate the dirt below. First we must finish erecting structural support for the carriage house wall on Jenkins Alley. This is careful work because that wall is very compromised.

“Plumbing rough-in is ready. Our contract with the plumbing company includes, among other things, 10 full baths, 2 half baths, 10 kitchen sinks, 10 ice maker boxes, sump pumps, hose bibs, emax heaters, and so on. We’ve also signed our contract with the utility construction company. They will soon begin work on a 4” fire and 1.5” domestic connection from the water main in the 200 block of Wilson Street. Notice will be posted on Wilson Street when the utility work is scheduled to begin,” he said.

No completion date is public.

Unity Hall is being redeveloped to become a hub for community non-profit organizations, programs and services. A ribbon-cutting was held in September.

“We are making great progress. Core construction is expected to be completed by April-May of this year,” in spite of supply chain issues and COVID, said Jake Stern of DC-based Somerset Development, one of the partners renovating what was once a clothing union headquarters at Eutaw Place near McMechen Street.

They will start a search for a center director shortly. “Once we get the certificate of occupancy for the building, we will build out the tenant spaces per the specifications of the individual tenants,” Stern said. Tenants so far include No Boundaries Coalition, The Community Builders, Building Our Nations Daughters (BOND), Single Carrot Theatre, and Baltimore Music Box.

“We are also in conversations with additional partners to deliver a workforce development program at Unity Hall and are searching for a community catering company that can locate and manage the Unity Hall event space. We have six artist studios and co-working spaces still available for rent,” Stern said.

1700 Eutaw Place was once known as Kensett House Apartments, but it has been a vacant, trash-collecting eyesore for years.

Before the pandemic, a lawyer and architect representing New York investors came to BHCA seeking support for zoning changes that were necessary, they said, to make restoration of the building for market-rate rentals viable. BHCA and the Madison Park Improvement Association partnered to negotiate details of a memorandum of understanding tied to the use and occupancy permit in exchange for support of the changes. Now what?

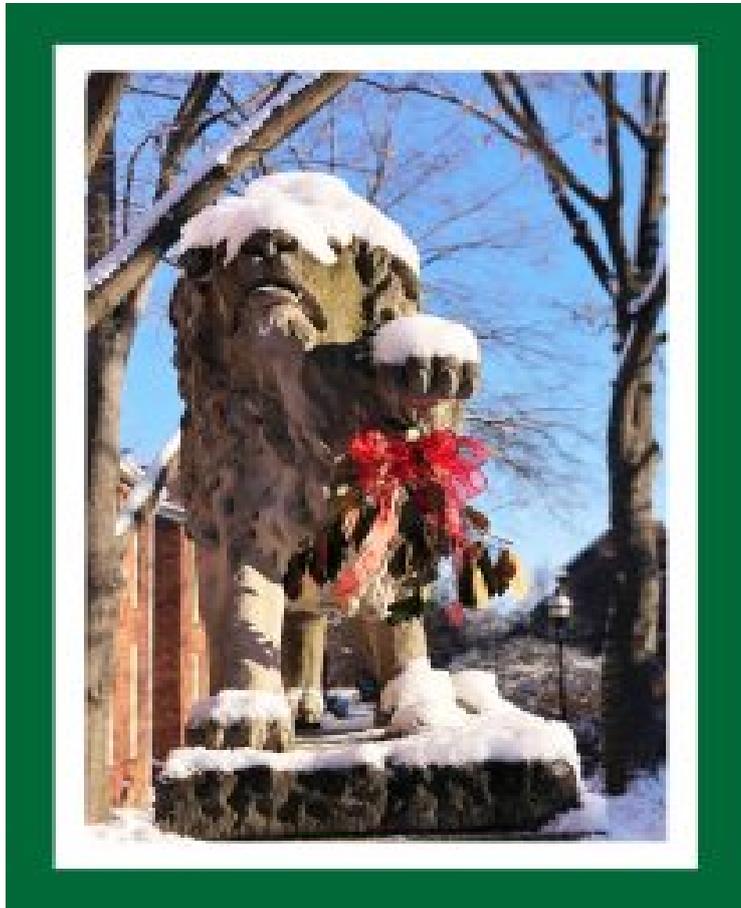
In October, architect Lance Decker told BHCA in an email exchange that preliminary work was getting started. "It is a big building with lots of decrepit materials. The 'gutting' of the building has happened in 5 or 6 stages ... it is now pretty empty. I could imagine many full-sized dumpsters worth of old, bad stuff coming out.

I would hope that a lot of that material can come out through the rear, including the old loading area on the Northwest side of the building,” he added. Not much has happened since that notice, with city permit issues probably a cause for delay. Decker did not respond to outreach from the Bulletin.

-Bill Hamilton

Photo of the Month by Zhee Chatmon

<https://boltonhillmd.org/bulletin/photo-of-the-month-by-zhee-chatmon-4/>



A lion in winter in the “Lion Park” on West Lanvale Street.

Psst. Hey! Wanna sell your house?

<https://boltonhillmd.org/bulletin/psst-hey-wanna-sell-your-house/>



In recent months property owners in the neighborhood have received a flurry of emails, texts and even letter appeals offering (as one put it) “an unconditional offer on your property.” What’s driving it?

Bolton Hill real estate experts say it likely is caused by three things: a shortage of properties for sale, an agent’s desire to find a specific kind of property to offer clients and that old standby, greed: the desire to buy properties at a below-market price and flip them for a quick profit.

“The market is strong, so if the offer turns out to be legitimate and you are willing to move, then this might be a good time to sell – take the money and rent for a while,” said Marci Yankelov, who lives in the neighborhood and is an agent with Allison James. But she cautions that you should work with a real estate professional that you trust.

“I got one of those,” said longtime Bolton Hill resident Jessica Dailey. “Probably he sends them to the whole ZIP code. It’s the same as the ‘We buy houses cash’ signs.”

Avendui Lacovara and Jessica Dailey dominate listings in Bolton Hill. Lacovara said new algorithms make it easy for investors and their agents to scan an area to determine who owns what, how long they’ve been in the property and other data to calculate who might sell or list their property. She says she has received a flurry of calls from around the country expressing interest in an investment property she owns.

Today’s market is very competitive, said Dailey, a realtor with Cummings & Co. “There is very low inventory across the board in Baltimore,” she said. “It is still a seller’s market, within reason.” COVID has helped the real estate market, she said. “People are able to cast a wider net where they choose to live now. I have clients whose employers are on the West Coast and overseas. They choose to live in Baltimore, teleworking,” she said.

“Working from home has had a huge impact on the real estate market here,” said Lacovara, who represents Monument Sotheby’s International Realty. “Many of the first wave of folks buying and selling in the early stages of the pandemic moved within the region because they realized quickly that, while they

loved their home, it didn't work well for working from home and homeschooling," she said. Convenience, however, was still important to these buyers so Bolton Hill's proximity to Penn Station, the universities and health centers remained a draw.

Interest rates may rise throughout the year ahead but, as Yankelov points out, they are still quite low, 3.22 percent nationally on a 30-year fixed mortgage this month, according to Freddie Mac, the federally chartered mortgage investor.

"Big historic houses sometimes take longer to sell. They are a lifestyle choice, and there are costs associated with being a steward of history," said Yankelov. City lovers like us like to complain about the city – crime, high taxes, uncertainty about the schools and services, she said, "but many of us just love it."

Lacovara says traditional sales cycles have been disrupted by the pandemic. "Many families opted to buy a new house first, move and then list their home" to avoid the interruption of showing the property while trying to work from home. She thinks that as long as rental rates remain high (\$975 to \$1375 for an unexceptional one-bedroom apartment in the neighborhood) there is an incentive for renters to buy.

"Because an investor/landlord cannot qualify for the Homestead Tax Credit, which limits the increase to a homeowner's tax bill year over year, rents will always rise. The best way for tenants to control their monthly housing expenses is to switch to homeownership because, with the HTC, their property taxes are stabilized and their mortgage interest rate is typically fixed, therefore their monthly payments are set." said Lacovara.

It is not uncommon, Dailey often notes, for a young person to land in Bolton Hill as a student renter with roommates, graduate to a place of his/her own, then partner up and buy a condo and perhaps, eventually, an historic property or townhouse suitable for a family. "Bolton Hill continues to be a coveted neighborhood," she said.

-Bill Hamilton

Can a community like ours help Baltimore grow?

<https://boltonhillmd.org/bulletin/can-a-community-like-ours-help-baltimore-grow/>



In [last month's Bulletin](#) a local breakdown of the 2020 Census showed that Bolton Hill and most other midtown neighborhoods were growing or holding steady even as the city lost nearly 6 percent of its population.

But in a Zoom presentation to BHCA's board this month, a representative from the [Baltimore Neighborhood Indicators Alliance](#) (BNIA, part of UB's Jacob France Institute) pointed to worrisome signs:

- *Only Baltimore among all the cities on the East Coast actually lost population. From Richmond (+ 11%) to Boston (+9.4%), every other city gained in what was part of a nationwide trend toward urban growth. Nearby Washington, D.C., (14.6%) and Philadelphia (+5.1%) contrasted with Baltimore (-5.7%).*
- *Of 40 cities across the country with 400,000 or more residents in 2010, only four had negative growth by 2020: Baltimore, Detroit, Memphis and Milwaukee. Of those, only Baltimore and Detroit lost more than 5 percent.*

Seema D. Iyer, Ph.D., from BNIA, which is dedicated to producing reliable quality of life indicators for Baltimore neighborhoods, said central and southeast Baltimore, the so-called "white L," were mostly stable or growing. Meanwhile, several historic neighborhoods in the west, northwest and east parts of the city continue to shrink.

Those neighborhoods, she said, were suffering from one or more forms of inequity: mobility, digital or racial, in addition to the legacy effects of redlining and disinvestment. "However, there are plenty of neighborhoods that were historically redlined that are prosperous today," she said, pointing to formerly industrial and impoverished areas like Canton and Highlandtown.

While the big issues of growth and turning around population loss depend mostly on public leadership, she said, there are ways that strong neighborhoods like Bolton Hill can help their less thriving neighbors. She suggested BHCA or a group from within could:

- Identify vacant properties that are occupant-ready and support efforts to find tenants.
- Help renters in this neighborhood and nearby prepare to become homeowners.

- Identify nearby properties needing renovation and reach out to potential renovating buyers.
- Help those people and others qualify for renovation tax credits and other assists.
- Help would-be buyers figure out how to pre-qualify for home mortgages.

BHCA leadership will consider whether there is a role for the neighborhood to play. If you wish to be part of the conversation, contact pres@boltonhillmd.org.

-Bill Hamilton

A longtime resident encounters the dark side of social media

<https://boltonhillmd.org/bulletin/a-longtime-resident-encounters-the-dark-side-of-social-media/>



Lynn Cripps

Neighbors is an occasional series, profiles of people who live in Bolton Hill, showing the talent and diversity of those who live among us. Nominations are welcome by emailing bulletin@boltonhillmd.org.

At 78, Lynn Cripps has lived in Bolton Hill half a century, 46 years in the same house. She feels she knows her neighborhood, and many of her neighbors, well. She loves the place.

So, she was startled to find herself cyberbullied on social media in December by someone who lives close by, then to have others all around town chime in, when most had never met her nor, likely, her angry neighbor. The posting degenerated into name-calling. In the parlance of the Internet, she had been “flamed” on Nextdoor.

At the root of it was the neighbor’s complaint that someone called the fire department when she was barbecuing on the porch of the apartment she rents, and that Cripps had complained to her landlord, whom Cripps says is a friend, about her barking dogs and noise.

Cripps says she was unaware of the fire incident and that likely another neighbor, seeing or smelling smoke, called BFD. There have been major house fires in the block of West Lanvale where Cripps and her critic live. Whatever the facts, it led to a personal attack on her. It is hard to respond to being called an evil racist online by someone you hardly know, Cripps said.

[Nextdoor.com](https://www.nextdoor.com) is a website founded in 2008, based in San Francisco. It solicits people to engage on neighborhood matters. It claims 1,437 participants in Bolton Hill. It’s a good place to report a lost cat, find a recommendation for a plumber or mover, or comment on a local issue. In July the company announced it would go public in a \$4.3 billion deal.

“We encourage neighbors to have conversations about the issues that matter to them in a way that is constructive, civil, and builds community. You can, of course, think what you like, but on Nextdoor, conversations must remain civil,” Nextdoor says on its site. Supposedly moderated by volunteers, it is rare for an administrator to intervene. The incident involving Cripps and her neighbor remains on the site. “I worry that it paints a negative picture of the neighborhood,” she said.

“To be honest, I rarely go on Nextdoor, and I’m a novice about social media,” said Cripps. “I’ve posted there to recommend a place to get pizza, stuff like that.” She is a retired social worker, a long-ago graduate of the University of Iowa who came to Baltimore in the sixties for her lawyer-husband’s job. She worked for 25 years in child and family services and for 24 years as an administrator of neuropsychiatry and medical psychology clinics run by Johns Hopkins University. She and her first husband have two adult children living in Tucson and Atlanta.

After a divorce she was married for 23 years to Dr. Thomas Cripps, a professor at Morgan State University and a recognized scholar on African American cinema. He died in 2018. Her passions have been the Baltimore Symphony Orchestra, theater and tennis, which is how she and Tom Cripps met. More recently she has been active with Bolton Hill Samaritan Community and promoting Baltimore’s Black theater troupe Artscentric, which recently performed *Dream Girls* at Center Stage.

Since the pandemic began, she has taken regular “trash walks” with a friend “for exercise and purpose.” Together we pick up 200 to 300 pieces of debris (our specialty is plastic) per walk that otherwise would have ended up in storm drains and the Chesapeake Bay.”

And she is not above weighing in on controversy. In a [letter published by the Baltimore Sun](#) during the holidays, Lynn Cripps defended the “squeegee kids” who (to the annoyance of many) ply their trade at North and Mt. Royal Avenues. She calls them “industrious and friendly” and makes a point of giving them money when the opportunity arises.

–*Bill Hamilton*

Time to review these local safety and security resources

<https://boltonhillmd.org/bulletin/time-to-review-these-local-safety-and-security-resources/>



Part of a series of articles on safety and security in Bolton Hill written by Jim Prost, chair of BHCA's Safety and Security Committee. If you have questions or want to participate in committee activities, contact safety@boltonhillmd.org.

Neighborhood residents may be unaware of safety and security information that is easily available. This article provides an overview of resources and tips from the [BHCA website](#), the [Baltimore Police Department](#), and the [Midtown Community Benefits District](#).

BHCA website

The BHCA website provides summary information on safety and security under the “RESOURCES & TIPS” menu on the “Safety in the City” page. Key items:

- Call 911 when you witness an incident that makes you feel unsafe or suspicious. If a minor crime has taken place and personal safety is not at risk, you can submit an online report through the city's [311 system](#). If you encounter someone in distress, you can dial 711 and ask for Baltimore Crisis Response. You can also contact the BHCA Camera Network (cameranetwork@boltonhillmd.org) to help determine if the incident was captured by a camera.
- If you are a victim of crime or witness a crime that you believe affects the safety of the community, then you can inform the Bolton Hill Email Network (BHEN) by emailing BHEN@boltonhillmd.org.
- If you encounter someone who is homeless, contact the Mayor's Office of Homeless Services in lieu of the police by calling 410-545-1862 or emailing homelessoutreach@baltimorecity.gov.
- BHCA also offers useful and generally easy crime prevention tips as listed below.
- Be mindful of your surroundings, particularly after dark.
- Avoid walking with headphones or earbuds.

- Lock doors and windows in your home, garage, shed and automobile.
- Improve home lighting in vestibules and outside areas.
- Report streetlight outages to [311](#).
- Police ask that porch lights stay on at night.
- Join BHCA's Citizens on Patrol walk (every Thursday at 7:30 pm, meets on the 1300 block of Bolton).
- Don't leave valuables in sight in automobiles, yards and open garages.
- Prevent package and mail theft by not having items left in a vestibule or on a porch when you are not home. Arrange for an alternative delivery date or location or notify a neighbor to pick it up. (Walgreens and Park Avenue Pharmacy will accept FedEx packages.)

Baltimore Police Department

The Baltimore Police Department website also contains useful information. If you see suspicious activity or a crime occurring, or if you are a victim of crime, file a police report. Suspicious activity may include:

- Individuals looking into windows or trying to open windows or doors.
- Individuals carrying weapons.
- Salespersons asking unusual questions, if you are unsure of the purpose of their questions.
- Callers asking for credit card or bank account numbers.
- Individuals carrying property out of a building at unusual times.
- Cars driving past repeatedly or parked for a long time with no one exiting.
- Unusual odors coming from a building.
- Vacant or occupied homes with high amounts of traffic, especially late at night.

You can file a police report by calling 911 or visiting police headquarters (Central District at 500 East Baltimore Street). You can also file online if it is not an emergency. When the report is submitted, you receive a temporary police report case number. If additional investigation is required, someone from the department will contact you. Once your report has been reviewed and approved, you will receive a Permanent Report Number, which must be used for follow-up actions and correspondence.

When submitting a report, make sure you provide detailed information – the nature of the incident, the time, the location of the incident, any witnesses information, and likely available videos. Descriptions of suspects, vehicles and property stolen or destroyed is extremely important.

General suspect description: age, sex, race, height, build. Suspect characteristics: hair, eye color, glasses, mustache/ beard/sideburns, complexion, tattoos, scars, amputations, speaking manner, accents, etc.

Suspect clothing: hat, shirt, coat/outer garment, pants, shoes, jewelry, weapon, etc.

- Vehicle description: type (minivan, truck, SUV, hatchback, etc.), model, year, exterior color, interior color, tinted windows, vehicle damage, license plate information, noises (muffler or engine).
- Occupants/descriptions (driver, front seat, back seat).
- Direction the vehicle came from; in what direction did the vehicle leave?

The police website also contains information on the CitiWatch camera program, behavioral health,

community policing and engagement, the federal consent decree and crime statistics.

Midtown Community Benefits District

Midtown plays an important role in community security. Midtown coordinates initiatives on safety, homelessness and panhandling, provides event safety assistance and conducts patrols targeting hotspots based upon community concerns and crime trends.

Midtown is coordinating with the police with reporting graffiti on private property. (Graffiti on public property should be reported through the city's [311 portal](#)). If your property is tagged with graffiti, you can submit information to Midtown to be shared with the police and the State's Attorney's office.

Midtown's website provides information about graffiti removal. Graffiti removal on exterior private property in Bolton Hill requires a go-ahead from CHAP. The Midtown Resource Guide provides CHAP Authorization to Proceed Application information. The Midtown guidelines for graffiti removal meet CHAP requirements.

Midtown also provides safety services and has an online service request form. Midtown will investigate service requests and take steps to resolve them, including broken glass, dumping, drug activity and loitering or panhandling.

Additional, detailed information on specific safety and security issues may be provided in the future in The Bulletin or on the BHCA website.

–Jim Prost

Meet Midtown's new director and learn what services it offers

<https://boltonhillmd.org/bulletin/meet-midtowns-new-director-and-learn-what-services-it-offers/>



[Midtown Community Benefits District](#)

has a new executive director who is garrulous and enthusiastic about the job. He brings with him years of special business and neighborhood district management experience.

[Eric Souza](#) came in with the new year, replacing Nan Rohrer, who after three years left to pursue consulting work with a focus on parks and project management for non-profits. Souza comes from Waterfront Partnership in south Baltimore, where he was director of operations. Previously he was a vice president for Block by Block, a consulting company that manages and supports urban business districts.

"I'm still learning the ropes," but I look forward to becoming an active and passionate voice for the community," said Souza, who lives near his old job in Locust Point with his wife and two daughters. He started in the restaurant and hospitality industry. He coaches soccer and is active in the Locust Point community organization.

Midtown is a supplemental benefits organization for the four neighborhoods it serves: Bolton Hill, Madison Park, Mount Vernon and Charles North. Since 1996, property owners in those neighborhoods (and renters indirectly) have paid a special tax to finance Midtown's activities, now supported by a street-level authorized staff of 15, plus 2½ administrators and services through a contract with Block by Block.

"We work closely with citizens, businesses, institutions and city agencies to ensure that the district is a clean, green, and safe space for all to live, work, and play," said Souza. Residents and businesses are billed a 1.3 percent per \$100 special assessment each July, in addition to city taxes. That adds up to \$418 a year based on a mid-level property assessment of \$317,000. Those monies underwrite Midtown's \$1.5 million budget.

A 19-member board of directors draws representatives from each neighborhood as well as the district's city council member, Eric Costello. Bolton Hill residents Lee Tawney and Fritz Meyer are on the board, as is the BHCA president. MCBBD provides these services across a 144-block area:

- Cleaning streets, gutters, sidewalks and alleys (with machines and by hand)

- Removing bulk trash and hazardous waste materials
- Emptying 182+ public trash cans 6 days/week
- Collecting leaves in streets, sidewalks and parks
- Maintaining trees in the parks and on the street (watering, pruning, weeding)
- Assisting with street tree plantings
- Cleaning approximately 25 parks and public spaces
- Providing safety patrols
- Advocating for district-wide needs and representing the communities' interests

Constituents may request services online at <https://www.midtownbaltimore.org/request-services> or by phone at 410-528-1512.

Bolton Hill girls just want to have fun

<https://boltonhillmd.org/bulletin/bolton-hill-girls-just-want-to-have-fun/>



At the holiday party (L-R): Beth Ely Torres, Karen Tozzi, Nirina Razafindrazato, and Christy Fricks, at Leah Huete’s house.

Calling all Bolton Hill “girls” (but no men, please)!

BHCA board member Yulia Suslova has formed an informal *Bolton Hill Girls Squad* to help revive social life in the neighborhood stalled by these many months of COVID.

“I met a few people who were new to the neighborhood, women who were working at home mostly and had no way to easily meet neighbors, so we decided to do this – very carefully,” said Suslova, a public-school ESOL teacher who has lived in Bolton Hill for eight years.

“We started with happy hours and a clothing swap. We did mulled wine in a park before the weather got cold. And we had a dress-up holiday party.” Most events have been outdoors or at places like Brass Tap, Bolton Hill Swim and Tennis Club and Maple Leaf Park. The holiday party was at a member’s residence.

At its core is a [Facebook page](#) where the current 101 members consider whether to form a book club, how next to get together safely and what warm weather activities they might pursue later in the year. It’s open to girls and women of all ages who live or work in Bolton Hill. Members come from all walks of life: married, single, empty nesters, retirees, homeowners and renters, recent arrivals and long-time residents.

“We’re not trying to or to compete with any other group. We’re just looking for social opportunities,” Suslova said. Membership is free. Just go to Facebook, search for the squad’s page and sign up. Suslova and Marci Yankelov are the page administrators.

Bolton Hill Notes

<https://boltonhillmd.org/bulletin/bolton-hill-notes-16/>



'Insta on the Hill' is waiting for your contributions

As you may have heard, BHCA has expanded its social media presence to include Instagram. Why? The answer lies in the power of a photograph. An image can illustrate, inspire, unite and, in an instant, connect.

Instagram has evolved to include more text and motion but at its heart is a platform where photographs tell the story. In curating this page, that is exactly what I endeavor to do. Through showing and sharing the beauty, resilience, growth and diversity of our historic community, I hope to bridge gaps, nurture community pride, connect and unite us.

Our inaugural theme, “#iamboltonhill” highlights the beauty and diversity of our neighbors. Who are the people in your neighborhood? YOU are Bolton Hill. I want that to resonate. What better way to show who we are than by showing who we are (did you see what I did there)? Varying themes will certainly follow, while some imagery won't necessarily be theme-related but will hopefully inspire and inform.

Please participate! Download the Instagram app, follow us at <https://www.instagram.com/boltonhillcommunityassociation>, love our offerings, tag us, engage! In a world where much is uncertain, human connection is fragile and times are challenging, the power of a picture can quickly remind you that there's no place like home.

– Zhee Chatmon

Garden Club grants available for neighborhood residents

The Bolton Hill Garden Club announced that its 2022 greening and beautification grants program is accepting proposals through March 15. The grants are designed to create and improve publicly accessible green spaces to beautify the community.

Garden club grants fund the planting and maintenance of neighborhood parks, public green space, and tree wells. Priority projects focus on the planting of perennial flowers and native plants, shrubbery and trees, and related gardening materials. Hardscape or labor costs to enlarge or prepare gardening spaces, as

in the case of tree wells, will be considered.

Bolton Hill residents are eligible to apply. Grants will be announced by May 1. More information, including the application and frequently asked questions, are at: <https://boltonhillgardenclub.org/greening-grants/>

Midtown offering grants for park and garden improvements, too.

Midtown Community Benefits District is offering up to \$250 in grants for each public park and garden in Bolton Hill until July 1, 2022. Uses may include, but are not limited to gardening supplies, plant material, capital purchases, signage or labor provided by Midtown or a qualified contractor. To obtain a Request form, contact Midtown at 410-578-1512 or service@midtowncommunity.org.

About The Bulletin. . . .

The Bulletin publishes monthly except in the summer and invites your feedback, suggestions and submissions. Send them to bulletin@boltonhillmd.org. Laura McConnell is our designer. Marci Yankelov is business manager. Contributors for this issue, among others, are Zhee Chatmon, Lee Tawney, David Nyweide, Jim Prost, Yulia Suslova and Paula Jackson. I own the errors and omissions.

– *Bill Hamilton*

Bolton Hill

Community Association