

CEDS Neighborhood Nuisances Survey Summary

Which of the following nuisances have you or your neighbors experienced?

Answer Options	Response Frequency	Response Count
Traffic - speeding on neighborhood streets	67.2%	90
Noise - traffic	33.6%	45
Noise - dogs	29.1%	39
Juvenile misbehavior	27.6%	37
Traffic - congestion on neighborhood streets	26.9%	36
Crime - other (note in comments)	24.6%	33
Poorly Maintained Yards	21.6%	29
Noise - aircraft	19.4%	26
Drainage - flooding	17.2%	23
Noise - other (note in comments)	17.2%	23
Traffic - other (note in comments)	14.2%	19
Crime - Drug Dealing	13.4%	18
Rundown buildings	13.4%	18
Trash in alleys or elsewhere	13.4%	18
Traffic - inadequate parking	12.7%	17
Other nuisances (note in comments)	12.7%	17
Drainage - wet basement	11.2%	15
Lights/Glare	10.4%	14
Dust	5.2%	7
Odors	4.5%	6
Smoke	3.0%	4
Noise - bars, clubs, etc.	0.7%	1

Collectively, how have the nuisances noted above affected your quality of life?

Answer Options	Response Frequency	Response Count
No impact at all	9.7%	13
Somewhat negative impact	45.5%	61
Moderate impact	22.4%	30
Substantial negative impact	17.2%	23
Impact so bad you've considered moving	5.2%	7

Which of the following actions have you taken to resolve the nuisances(s)?

Answer Options	Response Frequency	Response Count
Spoke with the person(s) causing the nuisance	52.4%	44
Filed a complaint	54.8%	46
Contacted an elected official	66.7%	56
Spoke with a lawyer	10.7%	9

Did any of these actions lead to resolution of the nuisance?

Answer Options	Response Frequency	Response Count
Yes	14.2%	15
Partially	36.8%	39
No	49.1%	52

If you checked yes or partially to Question 5, which action worked?

Answer Options	Response Frequency	Response Count
Speaking with the person(s) causing the nuisance	38.8%	19
Filing a complaint	57.1%	28
Contacting an elected official	42.9%	21
Speaking with a lawyer	6.1%	3

Other Nuisances Noted In Comments

Auto break ins and theft

Bad behaved neighbors

Behavior problems from students going and coming from school (Samuel P. Massie Elementary and Andrew Jackson Middle School. Cars parking too close to intersections and bus stops. Ice Cream trucks showing up after school and students trashing neighborhood from items purchased from these trucks.

Break-in to unlocked cars

Breaking and Entering is our biggest crime.

Building of Paved hiker/biker trail in State designated crime hot spot has brought noise from motorcycles illegally using the trail, arson on park property, noise from trail users.

Burglary

Car was broken into, Leaves left on lawn and in the street, poorly maintained, cracked driveway apron across

Cars (including BCPS School buses) regularly exceed the posted speed limit throughout the Chartley community by at least 10 MPH. They also ignore stop signs and crossing guards, making driving as well as the children's safe walking to school hazardous. We also have kids (middle to high school age) riding dirt bikes and pocket rockets

Construction, leaf blowers, road work

Country roads with little or no police coverage unless called.

Crime - breaking and entering, theft

Crime, other: burglaries

Drivers not stopping at stop signs, especially late at night.

Drivers speed on McDonogh Road and are careless on the road!

Driveways in need of repair

Drugs, rental properties

Dumping & nitwit kids on 4-wheelers

Dust and noise and ruination of viewscapes with new and inappropriate building

Having lived around this area for 40 years, the above noted noise, drainage and traffic concerns have increased 3

Heavy traffic is building up on Rt. 273 and will get worse with the proposed high density (out of character) development which are taking place in this rural setting. Home and car break-ins with general thefts are occurring.

Speeding is a problem on Little Egypt Road and on Rt. 273 where serious accidents have occurred and deaths.

Heavy traffic on Falls Road, particularly in the AM and evening rush hour.

Home invasions, car break-ins

Horn sounds from Metro train

I am lucky to live off of a dead end street in the woods. I will once in a while hear jake brakes on stray trucks

I think it's a nuisance that they don't do two trash pickups a week anymore (recycling doesn't count). These neighborhoods weren't designed to have that much rotting refuse sitting around. With our proximity to the

Impacts for these are mild as we are fortunate to live in a nice, relatively quiet neighborhood...Note other nuisances (dog walkers not respecting neighbor's yards)

In Kensington, MD in the neighborhood of Kensington Heights, we have noticed numerous cars speeding through the intersection of Drumm Ave. and McCommas. At the corner there is a bus stop for Elem. school children. I am so terrified that one day someone will run through the intersection and hit one of the kids. Please

Incredible noise from the gardening equipment !! I would love to have the leaf blowers banned ! They are

It is a very quiet and well kept neighborhood

It's disturbing to see that Crime is considered a nuisance

Jake brakes, noise from crusher at quarry

Lack of sidewalks Drainage in the wrong directions

Leafblowers, lawnmowers, etc.

Light rail squeaky wheels very annoying.

Lots of B&E and Auto-theft. Lots of cut-through traffic on Pierce around Colesville (4 Corners) congestion. Also no easy access to Colesville Rd. South, and not enough safe Colesville Crossing areas--only one at 4 corners.

Other Nuisances Noted In Comments *continued*

Loud mufflers on cars & especially motorcycles that race around Loch Raven reservoir in warmer months. Cromwell Valley is a natural amphitheater that amplifies these sounds, destroying the peace & tranquility of the

Loud parties

Main crime in the neighborhood appears to be theft from cars/houses/sheds

Mold

My road has become the short cut for southern Anne Arundal and Calvert County residents travelling route 4 to route 301. Sometimes in the morning it can take 2 to 3 minutes to get out of my driveway. Also, the road can't handle it, it is deteriorating faster. This is a rural road where there are active farms with livestock, people are

Neighbor violating zoning codes with junk scattered around house.

Neighbors giving parties where the volume of the music is too loud. In some cases the police had to be notified. neighbors with multiple vehicles(more than 2) in households where there are only 2 drivers. these vehicles sit on the street,some without current tags, and are just a common visual nuisance. during inclement weather(snow) these vehicles are in the way of snow plows and prevent our street from getting a clean sweep.

Neither of the items checked are unbearable,they were selected simply because they are sometimes noticeable because of the area in which we live. We are within the air space of Andrews AF Base. We live on a no-outlet street. An apartment house is at the end of the street so often the traffic going to and from the apartment house

Night time noise from the Balto Co recycle center

Noise - Juveniles congregating, screaming, yelling. Traffic - Many residents disregarding community parking needs (not using parking pad, not leaving space for others), double parking and parking in wrong directions.

Noise from Montgomery County Depot located on Brookville Road

Noise from nearby nearby industrial park Traffic from lost delivery trucks who come to end of dead end street to

Noise: auto junk yard sounds

Noise: emergency vehicles; traffic: close to N.Parkway+Falls Rd one of the busiest intersections in the city; crime: theft on premises and break in but also gen. concern about gen. city crime; lights: hope the

Mt.Washington Pediatric Hospital doesn't add brighter outdoor lighting to what already exists; trash along major

Noisy, drunk neighbors; Late night traffic when bars close; problems caused by slum landlords

None of the above

None. We live in rural south county.

Our neighborhood is still rural, but we don't have to go far to feel the impact of traffic on the one major route thru town - Rte. 50. You could master a foreign language in your car waiting at intersections in the summer.

Also, when something happens to block Rte. 50, it turns neighboring streets into parking lots. The Easton by-

Overall concern about increasing crime and poor yard maintenance.

People cut through the neighborhood to avoid Four Corners (University and Colesville). The speed down the streets and glide through stop signs.

Residents parking in alleys on trash days. Trash does not get picked up.

Rodents.

Several times I almost got hit backing out of my parking space. My house is about 50 feet from a crest of a hill and it looks clear, but some times the car are moving fast & I have been lucky...

Sidewalk construction noise on main street nearby.

Snow plowing- they only do the houses adjacent to the traffic circle on McComas Court, however we ALL pay taxes (and I have a larger lot on the end and pay the most taxes). I have to be able to get to hospitals in any weather at any time- could they PLEASE plow the whole court instead of blocking me in with a pile of snow? My

back can't take shoveling out half of the court to get my car out!. 2. There needs to be a sidewalk along

McComas Avenue, at least from the Rehab Center to Kensington Heights Park. I am suprised we haven't had

Some neighbors drive too fast. Too many people using cell phones while driving and not paying attention! People whine about having things stolen from cars--mostly because they leave cars unlocked with valuables visible.

Speedbumps on my street don't even slow alot of the cars. School buses use our street and I have street parking and I find both bus drivers and other cars disregarding me when I'm getting in and out of my car.

Other Nuisances Noted In Comments *continued*

State and County does plan new highways to keep up with increased in number of homes planned for area

The Bonnie Ridge apts. are opposite my house and their garbage disposal system is constantly making a lot of noise in addition to truck backing into their disposal system early in the morning.

The neighbor runs his chipper at night and places it as close as possible to my house. He burns smokey fires, and does everything possible to keep us out of our own backyard.

The only intrusive noise is the booms from weapons testing at Aberdeen. They often rattle the windows and are always very loud and sudden. The crime is recent -- lots of reports from neighbors via our list-serv about some men in an "Oxford Meat" truck aggressively trying to sell meat products. Apparently he and his accomplice are

Theft. Cars and car tires

Thefts from automobiles and problems with crime coming from apartments adjacent to our community

There is certainly an issue with rundown buildings on Hewitt Avenue. Crime is rampant there also. It's designated by the county as a "hot spot crime area." We also have an issue here where multiple families are residing in a single house. The more it happens, the more the yards seem to deteriorate. In some of these homes, trees have been removed by the dozens to install pavement to park the huge numbers of cars. In fact, a nuisance I see is the increase in the number of work-related vehicles parked on our public streets. The neighborhoods are

They will steal potted plants from your front stoop. Potted. Plants.

Tires have been stolen off of several vehicles. One auto was hit twice with the same crime. Also one vehicle

To much cut through traffic on Connecticut Ave. To much speeding

Traffic getting in/out of Bowley's Quarters; Eastern Avenue-too many lights and stopages

Traffic volume too high; petty theft and vehicular theft; egging of houses/cars

Traffic, other: Blaring of car radios by mostly juveniles. Crime, other: Vandalism by juveniles. Marking of playground equipment with gang related symbols. Breaking of Perimeter Wooden Fence.

Traffic: improper parking on corners, by mailboxes Crime: burglary, killings behind businesses on access road; traffic-just one overloaded intersection

Traffic-Other: Drivers cutting through the neighborhood at great speed, especially Pleasant Plains Road. (Note: I believe that a traffic calming device--either a speed bump or island--is going to be installed. Noise: Residents have complained of noise from businesses late at night--emptying dumpsters for example. Other nuisances goes along with poorly maintained yards and trash in alleys--most of the preceeding tend to occur in homes being rented. TU students seem to believe they are living in singles full-service condos instead of neighborhoods where they should respect other people's need for sleep, finding a parking space within reasonable walking distance of

Trash is acutally more along the line of peoples dogs. The people in our neighborhood seem to think it is OK to let unleashed dogs use our yard as a restroom and/or leave their dogs "droppings" in bags in other peoples

Uncut grass; commercial vehicles parking in residential neighborhoods; multi-family tenants and/or boarding homes setup in single-family dwellings

Unoccupied and run-diown houses; trash thrown on neighborhood streets; trash left in parks after soccer

We have an elementary school at the entrance to our community so traffic gets heavy twice a day, children and parents crossing outside of crosswalks, and parents often make U-turns in the road. It's a dangerous situation.

We have occasional transient crime, such as car break-ins, usually a heavy flow of unwanted and questionable door to door solicitation in the spring, and have an issue with traffic speed on Stevenson Road, into which the two streets in the neighborhood deadend, and we had one incident with a leaking fire hydrant that took several

We live near the W, B&A trail, for jogging, bike and horse riding. We have problems with dirt bikes and 4 wheelers driving through is groups as large as 9 all hours of the day and night. They disturb our horses and provide a hazzard for riders. The ride through our hay fields also. We also have problems with people walking

We're pretty lucky here on Spruell...

Other Actions Taken In Hopes Of Resolving Nuisances

Addressed it at our community general meetings and discussed with local police.
Also notified police
Ask the local police officer to intervene
At times I yelled as they drive by..
Called county servces many times
Can't do much about it
Community response team county police
Contacted code enforcement
Contacted county officials; I was able to get one HUGE delivery truck removed from neighborhood. After contacted by the county, the owner parked the truck in the driveway. After being ticketed again (the truck was so long it crossed the sidewalk apron), the owner moved the truck ONTO THE LAWN. Finally, the truck was
Contacted police (juvenile vandalism). I also walk the neighborhood and pick up trash from streets,in front yards and at the entrance to the neighborhood.
Created committees to get the entire neighborhood involved and create ownership of the issues.
Discussed the matter at community meetings
Drove up to groups of the ATVs with large farm equipment to intimidate them. IT took 3 trys to run some of
Efforts resulted in slashed tires, broken lawn lights, dents in car.
Filed Court Case, but lost
Filed specific requests with the city's 311 to clean up areas but this is hard to do if you cannot give them a specific address or range for location purposes.
Fine Homeowners as allowable under Maryland Law.
Have not complained yet.
Hire private police officers to patrol the property
Hired local police for security
HOA has taken steps to enforce parking rules and statues. Engaged towing company to patrol private streets.
Messages via e-mail and newsletter
No one person causing nuisance.
No real action/ common problem in SJ orders are from farming and part of the joy of country living.
Notified police
PGCC, collectively, has been in regular contact with State Highways re. this issue (I live on a small State
Police dept. for speeders
Spoke to traffic department
Spoken to Police
Spoken up at county/town meetings to underscore the impact of future development on traffic/roads
State highway administration
Testified against inappropriate developments
Took no action
Tried doing some emails- not sure what to do
We formed a Safety Committee to address these issues
We've talked to the school administration.
Working with the Town of Kensington and Park & Planning on the Sector Plan to help aliviate some of the
Wrote a letter to the apartment complex. Called the county director. No response.

Other Actions That Helped Resolve Nuisance

All in combination with issuing fines.

And the creation of the committees to resolve the issues

Arriving at the scene of the nuisance on large farm equipment.

Contacted landlord of drug house and police. Landlord evicted tenants. Picking up trash (doesn't solve the problem - only treats the symptom).

Contacting the county

County inspected run-down property and barking dogs; nothing done

Hired local police for security

Councilman contacted MTA about the problem and received a reply with explanation of the cause of the problem. They are trying to alleviate it, but so far has not eliminated the noise.

Police and talking to County personnel(not to be confused with elected official)

Police intervention also helped

Report was issued, commander for this area will check into the report.

Sometimes the police will put a warning note on the offending cars.

Speaking with Police District Commander

Speeders and Traffic still too heavy.

The person finally moved

Via mass communication

Vigorous enforcement of community parking regulations

We prevented a shopping center from locating on Rte. 50 because it did not mitigate the traffic problems it would have generated.

What advice would you offer to others seeking to resolve neighborhood nuisances?

1. politely confront the offender first 2. local political complaint 3. police complaint if applicable
- 4 way stops on all streets
- Attack the situation immediately.
- Attempt to speak with the offending party, if possible.
- Attend neighborhood meetings, talk to local police
- Be active, know your neighbors, lock your valuables
- Be persistent and don't give up.
- Be very consistant and persistant. YOu will eventually wear the perfitrators down.
- Beware developers' promises about traffic impacts of their projects - stay on top of all of them, otherwise, you
- Call Code Enforcement and make sure to attend all hearings that might result from a complaint--including violations of occupancy of rental units. Then make sure that the hearing and any fines or sanctions are well-
- Call the appropriate county agency before you expend funds for an attorney. You don't always have to "file a complaint." The county will resolve certain issues without a complaint. Also, you might want to pass on the phone number of the "public advocate" or whatever the exact title is. I can't think of his name right now, nor
- Call the department that could solve the problem. Contact elected official. Best if done through a neighborhood organization, as it carries more weight and may be more successful in getting a response.
- Check with local Police department
- Combine your voices and contact whatever government agency is appropriate.
- Come out and attend neighborhood meetings and register all complaints in writing as well voices to our top goverment. Draw up a petition on that subject and submit it to our commuinity officials.
- Confront the issue...it won't go away on its own
- Consider the location before you locate in that area.
- Contact elected official; post on neighborhood listserv
- Contact the local county office if it is something they might help resolve
- Contacting appropriate officials and follow-up for results.
- Contacting their community association; surveying the extent of nuisances; filing complaints
- Deal with it directly as soon as possible. Most folks are not aware of the affect of their behavior on others.
- Document the nuisance extensively; then, be persistent with elected officials.
- Each matter must be dealt with on a case-by-case basis in order to obtain an optimal resolution of the problem.
- Education of real estate sales people about the laws, community associations need to communicate effectively with the homeowners; the Association has to rigorously enforce regs, and people have to call code enforcement
- Elect more reponsive state, county and local officials
- File a complaint and follow it assiduously without compromise.
- File complaints with the County Offices and/or contract your County Councilman.
- Find out whether other neighbors feel the same way about the nuisance and bring up the issue at a
- Follow the same 3 items checked in #6
- Form neighborhood watch groups; get involved with town government
- Get involved
- Get involved with police associations (CAC, CSA, CPAAA) and get to know officers that patrol neighborhood.
- Get to know your local elected representatives.
- Get very smart on how the county does business, not what the laws look like they say.
- Goog luck! It is very hard to reach the people who just don't care whether or how their actions affect their
- Have a knowledge of the appropriate Baltimore County offices that handle the issue (e.g., uncut grass, code
- Have to closely monitor local government - they were deceptive in getting trail funded.
- I am interested to read the responses. Sorry I did not have more input!

What advice...*continued*

I was told that they would look into it.... I also called the police and asked for a radio car to come by every now and then with a radar gun...NEVER HAPPENED...I guess they will wait until some KID gets KILLED!!!!!!!!!!!!!!

I would have no idea where to file a complaint about airplane noise.

If we could have a policeman in the neighborhood at peak traffic times for a week to stop people and write I'm at a loss, actually. We have not solved this problem and aren't sure what further action we can take.

i'M NOT SURE...

Institute, neighborhood watch. Request was made for unmarked police cars to ride through our community.

It is best to write ideas or present in a hearing your thoughts to District Counsel or National Capitol Park and Planning Board. They don't act on your requests or take your ideas into consideration but your thoughts are submitted in writing as a "Party of Record" then your views are entered into the record and it is possible that

It is very important to have the full support of the community (homeowners). Gathering their signatures on the correspondence that will be submitted to all responsible persons has a greater impact.

It's useless. Deal with it. Be careful when walking in the neighborhood

Keep complaining until your issue is addressed.

Keep filing work requests then consider contacting the Mayor's office with history of job numbers, dates, etc.

Keep on top of the situation.

Keep your cool when making reports/complaints. Don't compound the problem or make yourself the focus

Keep at it

Live in a municipality, not an unincorporated part of the County. Municipalities usually have more enforcement make complaints. (Not sure who to complain to)

Make sure that the person responsible for the nuisance/s is not friendly with the county or you will be wasting

More responsive (and responsible) county government would be a great help.

Move to Anton Farms Rd.

Must continually report to County officials to let them know problem is not one-time but on-going

Neighbors band together to rid our community of visual auto pollution caused by an excessive amount of vehicles. contact police about speeders on neighborhood streets . contact local politicians about any new roads opening up in the community that might alleviate increasingly heavy traffic on overused neighborhood streets

Obtain services of lawyer; obtain HOA insurance

Our neighbors have very little impact on us.

People here often write to the local paper

Purchase your home in an area that will not cause you a problem.

Put complaint in writing to responsible agency, and follow up with elected officials.

Put someone in charge that is passionate about the issue and have others assist. You will be surprised to see what creative ideas these folks will generate to solve the issues.

Send a letter to the county zoning anonymously

Some homeowners are asking the HOA to hire a lobbying firm to stay on top of the politicians. However, the cost is a factor, especially with rising delinquencies in HOA dues.

Some issues resolved through our neighborhood organizations, like re-zoning a house for commercial use--group

Speak to local elected officials, engage community organizations

Speak to the community. The offenders are either an aggressive vocal minority of residents or outsiders. The silent majority will support vigorous enforcement for the good of the community if the Community Manager or Speeding is a constant problem but hard to control. Sent neighborhood warnings about car breakins - they

Start with speaking with one's neighbors and trying to reason and work out the issues. Then escalate the action as necessary. Unfortunately, some neighbors just will not cooperate and must be forced through other actions.

Start with your neighborhood association. They can contact the proper authorities for assistance.

Stay actively involved in keeping your community an active and viable one. Participation is key to sustaining a

Stay on the problem...follow up

Stick together and work collectively. My neighbors are scared of this man so I had to go it alone.

What advice...*continued*

Stop accepting inaction from your elected officials. Put them on notice they are treading on thin ice.

Stop moving bond money to projects not included in bond authorization by voters

Strength in numbers; fear is the thing to fear.

Talk about them with the person(s) involved

There's power in numbers. If neighbors collectively contact and pressure elected officials, responsiveness

Try mediation

Try to go directly to the problem owner and if that does not produce a positive response, file a complaint with

Use 311 service if available

Wish I knew.

Work closely with your town officials and any local Civic Groups as well as the county Government to try and

Work collectively rather than independently.

You need to be persistent. One complaint or request will get ignored. Multiple complaints, dealing with multiple incidents, establishes a pattern that can ultimately get attention.