

## A BRIEF HISTORY OF COURTS OF CROFTON

**Background:** "Old Crofton" began life in the 1970s as a Gated, Golf Course Community. It was a Planned Urban Development with several types of residential areas including apartments, parks, schools and commercial areas. That part of Crofton continues to this day to be a separate tax district with a city manager and a volunteer council deciding how to spend the tax money.

Our community began in the 'second wave' of residential construction in Crofton in the late-70s to mid-1980s. Mayfair drive was just a dead end street before being extended to build Courts of Crofton. Pleasant Meadow and The Greens of Crofton did not exist until the 1990s.

The original developer of our community planned a mix of single family homes and townhomes. The townhomes would have been in the area now called Queens Court. Early in the community's planning, that builder/developer went bankrupt. The development was bought out by a new builder, Woodbridge Construction. Woodbridge bought the entire plat for \$285,740 in 1977. They went to the county and got approval to change the development to all single family homes. They also renamed our streets to the current names.

As the last homes were being built, the community discovered that the builder did

not intend to construct the tennis courts that had been in the original plans. The builder claimed that the "Courts" in Courts of Crofton referred only to the cul-de-sacs in the community. Our young Home Owner's Association did not take that lying down. They hired a lawyer and threatened to sue. The issue was settled finally. The HOA hired a company to design the tennis courts and received the money to pay for them from Woodbridge. We have those original owners to thank for having our tennis courts today. Many of those intrepid owners are still living here.

There were other concerns taken on by our First Families:

- ✓ They originally petitioned 'Old Crofton' to be included in the special tax district with rights and privileges that went with it--including the police department. The city took a long time considering our request. It turned out 'Old Crofton' would not assume responsibility for our common areas so the annual fees would still be required. Eventually, our HOA decided we would be better off as an independent community without the additional taxes.
- ✓ The County's school buses would not come into our community to pick up children. They claimed it was not possible for the school bus

to turn around on our streets. So parents had to walk their children down to the corner of Mayfair and Crofton Parkway to be picked up. (Remember, Mayfair was a dead end street and Peartree did not exist.) So, some of the home owners took measurements and presented them to the county as proof that a bus could turn around. Eventually, the school district agreed and the current bus stop on Squire Court was created. At that time, there were so many youngsters here that they nearly filled the bus!!

- ✓ The original HOA directors considered hiring a professional property management company. After much thought, they decided that our community would be best served by an HOA run by its own residents rather than by people with no stake in neighborhood other than a pay check. That decision, made 30 years ago, was the correct one. For more than 3 decades, our volunteers have ensured that our community continues to meet the standards that made us all decide we wanted to live here in the first place. My hat is off to all those wonderful volunteers who continue to take time from their personal lives to keep Courts of Crofton going strong!

Courts of Crofton consists of 58 homes. Only one home is not owner-occupied. The high percentage of owners living in our

community results in more pride in our community and better maintained properties.

I decided to produce this 'history' for the benefit of the many 'new' and 'newer' families who are now living here to offer some explanation of 'why' things are the way they are today. I am not an original owner. We bought our home from an original owner in 1992. Courts of Crofton continues to be a wonderful neighborhood. Everyone here should be proud of the part they play in keeping our community a great place to live.

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**Notes:** I am indebted to many people who provided me with the background for this history. These include: Mike Gorham, Ellen Baron, Margie Hostetler and Jackie Curro.

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