



RESERVOIR HILL MUTUAL HOMES
2100 Callow Ave., Baltimore, Maryland 21217
Phone (410) 523-6797 Fax (410) 523-6555

April 6, 2026

Baltimore City Fire Marshal

Baltimore City Fire Department

410 E. Lexington Street

Baltimore, Maryland 21202

Dear Fire Marshal,

I am writing on behalf of Reservoir Hill Mutual Homes, Inc. to formally request an **immediate inspection** of a potentially dangerous fire hazard at a unit within our housing cooperative.

On March 23, 2026, maintenance staff discovered that Ms. Veronica Edmonds, a resident of 2113 Callow Avenue, Apartment #2, Baltimore, Maryland, was living in severely deplorable conditions that present significant fire and life safety risks. There is also concern that Ms. Edmonds may be experiencing mental health challenges that are impacting her ability to maintain a safe living environment.

Subsequently, Reservoir Hill Mutual Homes management staff, along with an Adult Protective Services agent, conducted a welfare visit. During this visit, the following hazardous conditions were documented:

- The bathtub shows extensive rust and deterioration.
- The bathroom toilet is non-functional.
- The refrigerator appears to have not been utilized for an extended period.
- Most critically, the apartment contains approximately **four (4) feet** of accumulated trash, including papers, magazines, clothing, and assorted debris.

These conditions create several serious fire and life safety hazards, including:

- **Accelerated fire spread:** The high volume of combustible materials provides substantial fuel, allowing a fire to grow rapidly and burn intensely.
- **Blocked escape routes:** Accumulated debris obstructs hallways, doors, and windows, potentially preventing safe egress and hindering first responder access.
- **Ignition sources near combustibles:** Materials are likely positioned near heat sources such as radiators, stoves, or other appliances, increasing the risk of ignition.
- **Electrical hazards:** Clutter may conceal outlets and power strips, raising the likelihood of overloaded circuits, while vermin may damage wiring.
- **Structural danger:** The excessive weight of accumulated materials, combined with potential water exposure during firefighting, may compromise structural integrity.
- **Blocked emergency systems:** Smoke detectors and other safety devices may be obstructed or rendered ineffective.

- **Risks to first responders:** Limited mobility, reduced visibility, and increased danger for emergency personnel responding to any incident.

Given the severity of these conditions, we respectfully request that the Baltimore City Fire Marshal's Office conduct an **immediate inspection** of the unit to determine whether these hazards warrant further action, including possible condemnation of the apartment.

For your awareness, Reservoir Hill Mutual Homes, Inc. is a **cooperative housing development** and does not fall under HUD or any other local or federal government agency. The property is owner-occupied.

We greatly appreciate your prompt attention to this urgent matter. Should you require additional information or wish to coordinate access, please contact me or President Dariyl Massey at (410) 523-6797.

Thank you for your assistance in protecting the safety of our residents and first responders. We look forward to your timely response.

Respectfully,

Samantha Munford

Property Manager

Reservoir Hill Mutual Homes, Inc.

2100 Callow Avenue, #1

Baltimore, MD 21217

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