

KPCA News

Newsletter of the Kenwood Park Citizens Association, Inc.

Volume 20, Issue 3 • June 2014

President's Corner

At our recent open community meeting, about forty Kenwood Park neighbors had lively discussions, among other subjects about our neighborhood's future including the security patrol, and our interactions with the county government as well as the future of the website.

As of the mailing of this edition of the KPCA News, we are negotiating with a patrol company that we members of the board believe will provide the kind of service that we had up until three years ago. Complete agreement on the contract has been secured, and we are in discussion on the start date, which we know to be imminent, but is not precisely fixed at this writing. Once we have the new service in place, the information for Kenwood Park will be sent out in three ways: from an email to the list-serve, from letters sent to the patrol supporters, and from the next edition of the KPCA News. We want to see how well the company works out.

The results of the election held at the community meeting will be found below.

Also in this copy of the News is an announcement for our midmorning 4th of July celebration that has been organized by Katherine Kerxton and Elizabeth Haile. It promises to be great fun for all, and we expect that this year the fire truck will not have to go out on a call and that we will have electricity in Kenwood Park.

Finally, let me mention that the next president's message will come from Krishna Collie, our newly elected Kenwood Park president. The email address of the president has been slightly modified, (see the masthead), and, of course, the phone number on the masthead will change to Krishna's number.

Have a great summer, and come to the parade on the 4th.

Ken Rubinson
KPCA President

KPCA Calendar

**4th Annual Kenwood Park
Independence Day
Parade and Celebration**

Friday, July 4, 2014, 10am - 12 noon

See inside for further information

Book Club

See Inside

Garden Club

See Inside

KPCA Leadership

Office	Elected or Appointed
President	Krishna Collie
Vice-President	Linda Chaletzky
Secretary	Foroud Arsanjani
Treasurer	Hannah Elson
Director-at-Large	Ben Vitiello
Director-at-Large	Richard Berney
Director-at-Large	Ken Rubinson
Committee Chairs	
Security	Sheila Taube
Membership	Faye Rubinson
Community Issues	Herb Stone
Publicity/News Editor	Edward Elson

Ken Rubinson, President (301) 263-0452 pres@KPCAonline.org

Special Note: On July 1, 2014 Krishna Collie will become president, pres@KPCAonline.org, (301) 320-4510

Visit the KPCA web site: <http://www.kpcaonline.org>

Board Decision on Next Fiscal Year Dues

The Board has determined that dues for the coming fiscal year, July 1, 2014 to June 30, 2015, will be \$295 for Security membership and \$85 for social membership. This is a reduction of dues for the present period which were \$338 and \$100. A membership application in this issue reflects the new dues schedule.

The membership dues cover the cost of this Newsletter, club mailings, the Pot Luck dinners, the Halloween Party, and the Fourth of July Parade. The new security company, Urban Alarm, will have the same duties as the old security patrol.

Kenwood Park Citizens Association

Please renew your membership today (or join for the first time).

July 1, 2014 to June 30, 2015

Security patrol contribution and KPCA membership together: \$295.

Social KPCA membership only: \$85.

Last Name: _____

First Name: _____

Spouse's Last Name: _____

Spouse's First Name: _____

Street Address: _____

Home Phone (_____) _____ - _____

E-Mail Address: _____ @ _____

Emergency Contact: (Someone we can call if you are out of town or are disabled, even in the evening):

Please make checks out to: Kenwood Park Citizens Association (or KPCA)

Please mail to:

Hannah Elson, KPCA Treasurer
6320 Lenox Rd.
Bethesda, MD 20817

KENWOOD PARK INDEPENDENCE DAY PARADE AND CELEBRATION

Mark your calendars for the 4th Annual Kenwood Park Independence Day parade and celebration on Friday, July 4, 2014, 10am - 12 noon! Come out and join the celebration and meet some new neighbors! We will kick-off the celebration by getting ready for the parade at 10 a.m. - decorations will be provided for kids to decorate their bikes, trikes, wagons and strollers. Pooches welcome. Our local volunteer fire department truck will lead the kids in a parade beginning at Millwood Court at 10:30 a.m. Following the parade, we will have popsicles, donuts, drinks, crafts, give-aways and games for the kids.

The location of the festivities will be on Millwood Court, off Millwood Road, between Plainview and Durbin Roads. For those who aren't joining the parade, step on outside and cheer on the the bikers and trikers as they pass by!

Another great way to get to know your neighbors is by volunteering for this event. We are especially looking for neighbors who are willing to help set up, clean-up, or to place flags or signs out the day before. If you can help, please contact Katherine Kerxton at kkerxton@gmail.com or Elizabeth Haile at elizabeth_haile@hotmail.com.

Here is the link to the photos of the first Annual Kenwood Park 4th of July Parade:

<http://kenwoodparkbikeparade.shutterfly.com/4>.

****4th of July Event Street Closures between 9:30am - 12 noon: Millwood and Marbury Roads between Plainview and Durbin Roads; single block of Plainview and Durbin Roads between Marbury and Millwood Roads.** Signs will be posted. If you expect to drive during this time, please have your vehicle parked outside the route before 9:30 a.m.**

Kenwood Park Kennel Club

In light of the interest shown by KP residents for a dog get together, KP Kennel Club is preparing for our next Yappy Hour. If anyone is willing to host or help with the next party, please contact Neda kpkenneel@kpcaonline.org.

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Kenwood Park Real Estate Update – June 2014

The lack of housing inventory continues to plague the residential real estate environment in the close-in Metro area. Although there are more homes on the market now than there were this time last year, the numbers are still far below a balanced level. Prices have increased over last year and we are now slightly above the high numbers just before the recession, however they now appear to be stabilizing. Predictions are that they will increase by a modest 1% over the next year.

The tried and true real estate advice continues to hold. Homes that are priced realistically and that show well will sell in relatively short order. They may see multiple offers. But even slightly overpriced homes will take longer to sell, may need a price reduction and in the end will often sell for less than they would have if priced properly in the beginning. There is an expression in the real estate industry that is frequently spoken to sellers. It is that “time is not your friend”.

When the inventory of turn-key homes and buildable lots is low, the buyers and builders will try to convince owners, especially those who have been in their homes for decades, that selling it to them, off the open market, is advantageous to the owner. Since they are not bidding against anyone, the buyers often offer less than the market might

bear, particularly if there might have been multiple offers. So the seller will net less in proceeds that had the property been on the open market. And when homes sell quickly, as they do now, the inconvenience of having a home on the market is minimal.

Kenwood Park is reflective of all of the above. Since March seven homes have gone on the market in our neighborhood. One of those sold, 4 are under contract, one is still for sale and one just went on the market June 24. Of those that sold and are under contract, they were on the market anywhere from 8 to 25 days before they had a ratified contract. The message to sellers from this should be that if they haven't got a ratified contract in a month something is not right. Either the price or condition – or both – needs attention.

As of this moment, three homes are for rent in the mid \$4000s. And three are for sale: One at \$1,488,000, one at \$2,095,000 and one at \$2,299,000.

*Contributed by Linda Chaletzky
lchaletzky@eversco.com*

*Statistics are taken from the Metropolitan Regional Information System for three areas: Washington, D.C., Montgomery County, Maryland, and Fairfax County, Arlington, Alexandria, and Falls Church in Virginia.

KPCA GARDEN CLUB NEWS

Please Contact: sinalymroy@gmail.com or 301-229-3459 to be included in our email list and make sure you are updated on all our events.

Email Notifications

The KPCA is now sending out neighborhood information by email about four times a year and also if there is a warning needed about safety issues in the neighborhood. These include if a theft occurs, the presence of aggressive solicitations being made house to house, and if a child has been made uncomfortable by interaction with a stranger in the area.

Since all our neighbors do not have email or are not registered, we ask that the safety information be relayed by those who do receive the messages to their unconnected neighbors. If you wish to join in and have these messages delivered to you, we will encourage you to join our website.

Letter from Bethesda District Montgomery County Police Commander to KPCA Newsletter

As commander of the 2nd District, I find that working in partnership with the communities we serve is essential to successful law enforcement. As police resources are limited, it is critical that the community be our “eyes” and “ears” and calls us immediately when suspicious behavior, persons and vehicles are observed. Neighborhood Watch programs and roving private security patrols are excellent deterrents to crime and their efforts are appreciated by our officers. We are always willing provide training and awareness for these groups. Together, we hope to reduce crime and the fear of crime.

Captain David Falcinelli

Web Master Wanted

Insert content into the KPCA web site, such as announcements about our upcoming events, our Newsletters, etc.

A small stipend could be paid.

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Neighborhood Services Available

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- | | |
|--|----------------|
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| C. Goldman | (301) 320-1582 |
| Michelle Dressner | (301) 652-5453 |
| Olivia Barber | (301) 760-7535 |
| Katie Choppin (certified) | (301) 229-9139 |
| Carly Choppin (certified) | (301) 229-9139 |
| Anne Charpentier (certified) | (301) 320-4310 |
| Bailey and Hannah (sisters, H.S. students, both CPR cert., Children's Hospital, babysitting cert.) | (301) 312-8606 |

Leaf Rakers, Snowshovelers, Odd Jobs

- | | |
|--|---|
| Isaac Bacon (Whitman HS student) is offering to do yard work, spring clean-up, and any other odd job | (240) 507-8075 |
| <i>IsaacBacon43@gmail.com</i> | |
| Shafi Noss | (301) 325-8360 |
| Amber White | (301) 588-6474 |
| <i>(apamberpower@gmail.com) (loving and reliable dog walker)</i> | |
| Alex (10th grader at French Int'l School) | <i>acpiot@gmail.com</i> |
| Ray Shao (DIY handyperson/lawn mowing) | (240) 421-5095 |
| Chris Fowler (lawns, water plants, pet care, move heavy objects) | <i>chris.fowler419@gmail.com (301) 455-8187</i> |

GET LISTED HERE FREE:

Leave name and phone number with Editor, Edward Elson, at (301) 320-2837 or email news@kpcaonline.org



Kenwood Park Book Group

The Kenwood Park Book Club read *Darwin's Ghosts: the Secret History of Evolution*, by Rebecca Stott at the last meeting. For information on the next meeting contact sjgust@msn.com.

Advertise in the KPCA News

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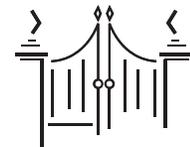
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Edward Elson, *Editor*