

KPCA News

Newsletter of the Kenwood Park Citizens Association, Inc.

Volume 20, Issue 5 • October 2014

President's Corner

Dear residents of Kenwood Park,

This is an exciting time in our community; the KPCA Board is in the process of defining a value proposition for the Kenwood Park Citizens Association (KPCA) to clearly articulate who we are, what we do and what we have to offer to the community. Many of you may or may not know the origins of the KPCA. Allow me to share with you why KPCA began, and its original purpose. KPCA began in 1984 in response to a rash of criminal activity in the neighborhood. A group of concerned residents decided to band together and secure the services of a private security company to patrol the neighborhood. An Association was created for the administration of the security service. That was the primary purpose of the KPCA, and many residents in the community quickly signed up to take advantage of the service. This service has continued since 1984 and is one of the reasons why our neighborhood remains highly desirable in Bethesda. Over the years, KPCA evolved more into a citizens association, providing a unified voice to residents for issues facing the neighborhood, and giving our neighborhood a formal body to represent our interests in Montgomery County.

Our board recently held a meeting where we talked about the KPCA mission in 2014 and the future. It was a lively discussion that produced the following themes about KPCA: security, meeting neighbors (neighborliness), protecting the interests of the community, coordination of services, community events, engaging public officials regarding the streets, serving the interests of our members as expressed by them. The proposed value proposition to be shared with all neighbors and to be used for future focus of the board is set forth as following:

- KPCA Value proposition: "Serving the KPCA community needs, through cohesive neighborhood and civic engagement"
- KPCA mission: " To efficiently and effectively serve the needs of the KPCA members, in compliance with the KPCA bylaws"

(Continued on next page)

KPCA Calendar

Kenwood Park Kids Halloween Party

October 31, 2014

See Inside for Details

Book Club

October 29, 2014 - See Inside

Garden Club

Bulb Planting Party

October 26, 2014 - See Inside

Kennel Club

See Inside

Come Kick-Off Trick-or-Treating at the

Kenwood Park Kids Halloween Party

Friday, October 31st

4-6 pm

on Marbury Court

Games and Prizes for All

If you can assist in planning the party, please contact Krishna Collie at preskpc@gmail.com or 301-320-4510

Krishna Collie, President (301) 320-4150 pres@KPCAonline.org
Visit the KPCA web site: <http://www.kpcaonline.org> (under construction)

New Security Patrol Started Up on September 15, 2014

The Board signed a contract with a new company called Urban Alarm to provide patrol services effective September 15, 2014. The services provided will be essentially the same as those that residents were familiar with in previous years. The new patrol is now circulating continuously through the streets of Kenwood Park overnight in a clearly marked vehicle. They will notify security members if they see open garage doors or a problem. For vacation checks the company will do a walk-around of the house, more than once an evening if time permits, checking doors and windows, and placing mail and newspapers out of sight. If an email address has been provided, the patrol officer will send a report, with photos, to the house check requestor at the time of the house inspection.

Any KPCA member who has paid for the patrol services can call **202-684-2500** for assistance. The company has informed us that calling that number activates a patrol hotline voice menu. The caller, upon

submitting his or her zip code, can connect directly to the patrol car, or use the option to connect with a supervisor to schedule a vacation watch. Hence, the only number a security member needs for either purpose is **202-684-2500**. This number is manned 24 hours a day, seven days a week.

This is a new service. If you encounter any difficulty at all please contact our President at once, contact information on the masthead. As this is a new service we want to correct any glitches as fast as possible.

Urban Alarm, which is already providing services to the Kalorama neighborhood in the District, is “high tech.” For those who supply an email address to Urban with the house check request, a report will be emailed to the resident at the time of inspection. For those who don’t wish to provide an email address, a print-out of the same report will be dropped off to the address the next day.

The Board members are receiving real-time email transmissions from Urban Alarm, reporting the time of appearance and departure of the patrol car daily (nightly), as well as incidents/events occurring in the community during patrol hours which the community should be aware of, and a summary of all house checks each night. The Board has been pleased with the surveillance which has been provided. Two residents have stated to the Board that “they love Urban Alarm and that while they were away they got photos! They are willing to do a testimonial.” The Board has received a few additional favorable comments from residents.

Urban Alarm also provides individual home monitoring systems, and will offer free service through 2014 for any system they take over in Kenwood Park. They would then respond to alarm calls. This offer is valid through the end of October.

President's Corner (continued from page 1)

KPCA will be a resource, a voice and an opportunity for engagement in the neighborhood. How best can we achieve those objectives? Moving forward, we want to hear from you, the residents of Kenwood Park about how KPCA can serve the community. To that end, we are revamping the KPCA website to make it an interactive portal for community engagement. A formal KPCA List-Serve for communication will be a component of the revamped website. We will still have the Newsletter, and we have a moderated Yahoo group that is exclusively for the use of Kenwood Park residents. To join the group, please navigate to <https://groups.yahoo.com/>, enter Kenwood Park in the search box and click join. In the “comment to owner” box please include your street. You will need to set up a Yahoo account, and your request will be sent to the moderator. I encourage all Kenwood Park residents to join this group to communicate and share ideas about our community. I also encourage residents to email me directly with their ideas about how best KPCA can serve the neighborhood at pres@KPCAonline.org. I look forward to meeting you at our next community event to be held on Marbury Court from 4pm-6pm on Halloween (October 31st). This will be a fun filled event for the children in the community.

Respectfully,
Krishna Collie
President, KPCA



Board Decision on Next Fiscal Year Dues

Please note that **the Board has decided to start the enrollment period on September 15, 2014**, to coincide with the activation of a new security patrol service on that date. The period of membership would continue for 12 months, as before, but ending on September 14, 2015. The reason for this change is essentially to keep faith with our residents. We have not been able to provide a security patrol since before July 1, 2014. Consequently, there is no justification for asking residents to pay for services not provided in that period.

Kenwood Park Citizens Association

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

September 15, 2014 to September 14, 2015

- Security patrol, includes free KPCA membership: \$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

If you prefer to pay online, go to: **www.brightdoc.com/kpca**

Kenwood Park Real Estate Update – October 2014

Last month I reported that there were five homes for sale in our neighborhood. One of those, the least expensive, is now under contract and no new listings for sale have taken place. The home that went under contract had seen significant price reductions over time. Three homes went to closing, one for \$30,000 less than the list price, one for \$44,000 less than the list price and one for \$25,000 over the list price. All were on the market less than 30 days.

Of the three rentals that were available, one has been rented and another had a \$300/month price reduction.

Properties over \$2,000,000 have seen the most marked slowdown recently. However, in all homes priced over \$1,000,000 there is an obvious delay in receiving offers. Homes below that point continue to sell well when they come on the market but there hasn't been a lot of inventory in that price range in Bethesda recently.

Condo building in downtown Bethesda is moving at a very fast clip. The Darcy and The Lauren are both pricey construction near or over \$1000 per square foot. Baby boomers who expected to be able to sell their larger suburban homes to transition to a more urban lifestyle are sticker shocked when they begin their searches. Often unwilling to give up parking, laundry in the unit, some outdoor

space and healthy square footage, they find there is either nothing that meets those criteria in their price range or that they will have to make inconvenient compromises in an older building that is less appealing. So the decision to move becomes more complicated.

Mortgage rates remain low. Loans over \$625,000 are hovering around 3.85% for a 30 year fixed. The same terms for a loan below that amount are actually higher, at 4%. We are seeing more large balance loans as well. This week one lender came out with a 90% loan up to \$1,416,666 with no mortgage insurance and another had a low/no documentation loan. (Of course we all remember where those loans took us!)

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.

Block Captains

A number of residents volunteered to become block captains. This involves visiting neighbors on your street and inviting them to join KPCA. This could be done at your leisure and for as many houses as you can find the time. Volunteers will be armed with some literature. Of course, we are trying to grow the membership, foster community spirit, meet one another, and not inconsequentially, lower the annual membership dues. If you have the time to do a little walking and want to meet new people in your neighborhood, contact our acting membership chairperson, Hannah Elson, at 301 320 2837.

Montgomery County Police

Board members Herb Stone and Edward Elson regularly attend meetings of the Commander, 2nd District, County police, and keep abreast of policing issues in our area. Our police department is highly professional and supportive of citizen needs. In addition, we have a police community service officer with the 2nd district, who, among other assigned duties, will visit any home and offer professional advice on making a home more safe and secure. This can be scheduled by calling Officer Oliver M. Janney, the Community Service Officer, with office at 2nd District Headquarters, 7359 Wisconsin Ave. Bethesda, 20814, and phone 240-773-6728.

The Commander of the 2nd District has stated in his citizen-advisory meetings, and in a letter to KPCA that, from his experience, the presence of a neighborhood security service has a deterrent effect on crime in that neighborhood, and that the police welcome the presence of such a service.

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. We are also working on a Kenwood Park Dogathon walk in the neighborhood.

KPCA GARDEN CLUB NEWS

Join us this year's **Fall Social Event : Bulb Planting Party** on **Sunday Oct. 26th, 3:30-5:00 PM.**

Meet neighbors and help beautify Kenwood Park. Gardeners of all ages are welcome.

Adults can guide kids, as we add spring blooming bulbs to the Durbin Rd. Triangle (corner of Radnor Rd. and Durbin Rd.) and then celebrate with cupcakes.

Contact: Sinaly Roy at sinalymroy@gmail.com to receive an email reminder with further details, and to learn about future events.

Thoughts from Neda of our KPCA Kennel Club:

We all love our dogs. They are part of the family and they bring smiles to humans of all ages. They are also security guards for our homes. All of this, however, comes with obligations that include consideration of our neighbors, especially those who do not have dogs. To keep our neighborhood happy and maintain the KPCA respectful dog reputation, here are a few suggestions.

Etiquette for dog owners

This isn't complicated. Make sure your Fluffy does not jump on anyone uninvited; make sure Fluffy does not bark extensively outside, especially in the early and late hours of the day; and make sure Fluffy's walker picks up the poop.

Beyond that, here are some other tips that your neighbors want to share with us:

Mind the dog-to-dog meetings while walking. It is perfectly fine for dogs to sniff each other and wag their tails when passing in the street. Please do not allow your dog to jump on other dogs, which can scare them, their owners and anyone else nearby.

Maryland law requires a leash. It doesn't matter how friendly Fluffy is: leash laws exist for a reason. Think of it as a seatbelt for your dog. Also, not everyone is comfortable around dogs, and we must respect that. This ap-

Neighborhood Services Available

Baby Sitters

L. Sorcher (Certified)	(301) 229-2328
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
Ally (Alexandra) Turco (CPR cert. Amer. Red Cross First Aid cert.)	(240) 620-5775

Leaf Rakers, Snowshovelers, Odd Jobs

Isaac Bacon (Whitman HS student) is offering to do yard work, fall/spring clean-up, and any other odd job (240) 507-8075
IsaacBacon43@gmail.com

Amber White (301) 588-6474
apamberpower@gmail.com (loving and reliable dog walker)

Alex (10th grader at French Int'l School)
(202) 413-1193 or acpiot@gmail.com

GET LISTED HERE FREE:

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

plies to other dog walkers as well. If you see another dog and owner approaching, ask first ("Can we say hello?") and honor the other's response.

Barking can torture others. Remind yourself that other people may hear Fluffy's barking as loud and annoying. Try to keep your dog calm when outside and bring him inside, or away from the window, if he continues barking. Barking is one of the top three ways a pet can cause bad relations among neighbors.

Be aware of personal space. Keep your leashed dog close to you and be considerate of others passing by. A well-trained dog and a considerate walker set a great example of responsible ownership to our community and ensure that dogs will continue to be welcome there.

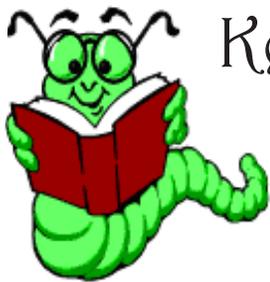
Be considerate of other peoples' feelings. If your dog unexpectedly upsets someone by jumping up, running after them, or barking at them, take a moment to apologize and prevent it from happening again.

Scoop your poop! No excuses: Few things sour dog-to-human relations more than poop left where others can step in it. This is one of the top three complaints that turn people against dogs. Carry excess bags or come back if you forget. Cleaning up every time will set a good example for others and help us to all live together in harmony.

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Kenwood Park Citizens Association, Inc.
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Bethesda, MD 20817

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Kenwood Park Book Group

The Kenwood Park Book Club is reading the novel *Crazy Rich Asians* by Kevin Kwan and will meet next on October 29. Contact sgust@msn.com for more information

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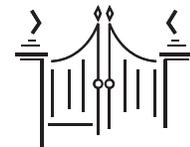
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