

KPCA News

Newsletter of the Kenwood Park Citizens Association, Inc.

Volume 17, Issue 1 • January 2011

President's Corner

I need to address two important subjects this month. The first is that less than one-third of the homes in Kenwood Park have subscribed to the security patrol this year. The rest are taking a free ride on their voluntary subscriptions. With this low rate, we do not have the funds to pay for the service through the full year and will have to terminate it. Subscribe now if you want to have the service continue. We simply cannot have the majority being carried by a minority of homes.

The second subject concerns a rewrite of the zoning code being carried out by the county. Some citizens of our district, District 1, brought to our attention that the planning commission (MCP) was overstepping its assignment to rewrite the code for commercial areas, and rewriting the code for neighborhoods like ours 'downcounty' where it would allow two homes on every lot. In addition protections such as "Objective 5—Maintain and enhance the quality and safety of housing and neighborhoods" would be deleted, along with the accompanying neighborhood protection strategies such as "protect residential neighborhoods by channeling through traffic away from residential streets and discourage spill-over parking from non-residential areas."

These would significantly impact our neighborhood in the future, and in essence is rewriting the county planning documents through the zoning code. The KPCA has protested most strongly to the representatives whose email addresses are below. We have heard that as a result of many such letters, as organized by the Montgomery County Civic Federation (an association of groups like the KPCA) these changes have been taken out.

However many people active in these matters believe that we must keep being vigilant to be certain that

(Continued on page 3)

KPCA Calendar

KPCA Board Meeting

Contact pres@KPCAonline.org
The "Careers" room, ground floor
Walt Whitman High School

Garden Club

Meeting/event not yet determined.
See inside for contact information

Book Club

See inside for information

IMPORTANT—PLEASE READ!

We are currently preparing the 2011 Kenwood Park Directory. Shown below is the information we have about your residence:

Name:

Other Name:

Address:

Tel:

Membership Status:

To update or confirm this information, please go to:

www.brightdoc.com/kpcadir

Enter ID code:

If we do not hear from you, we will publish the information we have. You may also mail changes to address on page 7.

You may join or renew your KPCA membership at this site or by returning the form on page 7

Ken Rubinson, President (301) 263-0452 pres@KPCAonline.org
MSS Office: (301) 384-7777 (Hrs: M-F, 9-5) **Patrol car:** (240) 793-6255
Visit the KPCA web site: <http://www.kenwoodparkweb.net>

Will Provide Better Information During Snowstorms

Montgomery County Announces New Online Tool that Tracks Snow Plow Progress

Montgomery County officials have announced the launch of a new, online tool that will make it easier for residents to decide when to safely venture out following a snowstorm. The map tool will show the progress of snow plows throughout the County and indicate when emergency roads, primary neighborhood streets and neighborhood streets have been cleared. A zoom feature allows residents to focus on the plow status of their immediate neighborhood and surrounding streets and then zoom out to check on an entire trip route.

Each road category, whether an emergency/main route or neighborhood street, is designated on the map by a different color. Patterns are used to show whether plowing has begun or not, is in progress or complete. Residents are encouraged to consult the map before concluding their street has been missed.

The map includes a handy icon that allows residents to see road views from any of the County's nearly 200 traffic cameras. Also shown is helpful information about the location of bus stops and Metro stations. The online map system allows residents to easily report an intersection that needs additional sand or salt, a missed street, or a damaged mailbox.

Since many roads in the County are not cleared by the County's Department of Transportation (MC-DOT), it can be confusing for residents. All State-maintained, numbered roads (such as Georgia Avenue, Maryland Route 97 or Rockville Pike, Maryland Route 355) in the County are cleared by the Maryland State Highway Administration (MSHA). A link to information from MSHA about their plowing progress is also available.

Other departments, outside agencies and governmental jurisdictions also have responsibility for plowing. They include the Montgomery County Board of Education; the Maryland-National Capital Park & Planning Commission; the Washington Metropolitan Area Transit Authority (Metro); municipalities; and homeowner's associations. Commercial parking lot owners plow their own properties and are prohibited from moving snow into the street.

During a snowfall, MC-DOT works continuously to salt and sand nearly 1,000 lane miles of primary (arterial roads connecting subdivisions or business districts) and secondary roads (main collector streets through subdivisions) and keep them in "bare pavement" condition. This ensures that in case of an emergency every County resident is within one-half mile of a cleared road. As snow accumulations reach three inches, plowing operations begin and all attention remains focused on keeping primary roads clear to ensure emergency access.

Once the snow stops falling and major roads are clear, crews then turn their attention to snow removal from more than 4,100 lane miles of neighborhood streets. It's important for residents to understand that MC-DOT's goal is to make these streets passable – not clear them to bare pavement.

The type of snow (wet or powdery), pavement temperature, ambient air temperature, and wind conditions following a storm affect how quickly snow can be removed. MCDOT offers these general guidelines:

- ◆ It takes about 16 hours following the end of a three-inch snowfall to plow or treat every County road once.
- ◆ After a 10-inch snowfall, major and primary County roads should be cleared and neighborhood streets made passable within 24 to 36 hours. Snow removal will continue until all streets have been treated at least once.
- ◆ After a 15-inch snowfall, crews should complete their work in about 36 to 48 hours.
- ◆ After a 24-inch snowfall, crews should complete the work in about 48 to 60 hours.
- ◆ A workforce of 200 employees with 175 pieces of snow removal equipment and 180 contractors with 225 pieces of equipment work around the clock until all County-maintained streets are passable. More resources may be called in for exceptional storms.

To view the online map system, go to:
www.montgomerycountymd.gov/SnowMap.

Little on the Market in Kenwood Park

It looks like 2011 is going to be a good year for housing, and that real estate will continue to climb here in the Metro area. Predictions from the National Association of Realtors and the new home builders are showing that home sales, although still somewhat sluggish, are going to continue to improve. Despite the fact that the dollar volume of sales has been down from last year for 5 consecutive months, the average price has been up for the past 12 months, with November showing a bullish 14.5% increase in average price over last year at this time in the Metro area. The latest Case-Schiller Composite 20 City Index showed a deceleration in annual growth rates in 18 of the 20 cities surveyed. Only Denver and Washington DC were up, although the increase they showed was minimal. Some spots in our area have continued to show a decrease in prices, but values in Kenwood Park have remained steady and the demand for our community continues.

While we are still feeling the impact of the end of the First Time Home Buyer's Tax Credit, and this is what generally accounts for the current decrease in dollar volume of sales, the market appears to be divided into two different segments: the successful part of the market, made up of properties that show well and are correctly priced in the \$300,000 to \$900,000 range, and the still sluggish upper brackets segment (over \$1,500,000) where sales continue to be relatively slow. However, we are seeing increasing availability of larger loans at good rates, and this will be the most important single factor in helping to improve the upper bracket segment of the market in coming months, since larger loans have been very elusive.

Kenwood Park currently has only one house actively on the market and this is the new home at Goldsboro and Millwood Rds. where the price has been reduced to \$2,995,000. One home, a private sale, is under contract. Four homes have closed in the last month: 6809 Whittier Blvd. for \$869,000 – 6204 Robinwood Rd. for \$1,010,000 – 6917 Granby St. for \$860,000 and 6511 Kenhill Rd. for \$1,095,000 with a \$10,000 seller subsidy.

As 2011 takes off, I'd like to gear this column to delivering the information that our residents want to receive. Please take a moment to let me know if you are interested in the statistics, home sales, seasonal maintenance reminders, or any other real estate related matter. You can send me an email at lchaletzky@eversco.com. I'd love to hear from you. And may 2011 bring you and yours peace, good health and much joy.

*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.

One-Stop All County Government Information at 311

MC311 is Montgomery County's simple, three-digit, one stop phone number for customers to call (3-1-1) or site to visit (www.montgomerycountymd.gov/311) to obtain non-emergency County information and services and to enter service requests or send emails.

The system continues to grow and expand. As county residents become more familiar with it and the relative ease of reaching County services by simply dialing 311, the county expects call volume to continue to rise.

A recent survey of hundreds of 311 users showed about 75 percent of users satisfied with the time it took to reach a Customer Service Representative. Seventy-two percent were satisfied or extremely satisfied with the handling of their call. The survey showed 75 percent satisfied or extremely satisfied with their overall 311 experience.

MC311 has proved a valuable resource making more efficient the way the County delivers non-emergency customer service.

Request from Bethesda Help

a Charitable Organization Assisting Residents in Financial Crisis

Founded in 1968, Bethesda Help is an all-volunteer, non-profit organization that offers emergency assistance to residents of Bethesda, Chevy Chase, and parts of Potomac and Kensington who are in financial crisis. The number of our neighbors in need has grown substantially as the economy has continued to struggle and, as a result, Bethesda Help has provided almost double the amount of client assistance in 2010 that it did in any of the prior three years. Now we desperately need your help if we are going to be able to continue providing assistance to these families in crisis. Our funds are dangerously depleted and, if we do not receive financial contributions very soon, we may be forced to temporarily suspend assistance to clients. Please consider donating by sending a check to Bethesda Help at P.O. Box Box 34094, Bethesda, MD 20827-0094.

Bethesda Help provides:

- ◆ Financial Assistance for rent (when there is about to be an eviction), partial or full payment of utility bills (when service is about to be cut off), and prescription medicines (when need is verified by a doctor's office and the client is without full or partial payment.)
- ◆ Emergency Food Deliveries to households in crisis (grocery bags with food for three days at a time, for as many people as there are in the household.)
- ◆ Transportation to doctor and social service appointments free of charge to the frail elderly or disabled individuals who cannot afford cab fare, cannot take public transportation, or who simply need extra help.

Information and referrals are provided when we cannot provide a service ourselves.

Bethesda Help serves an area of approximately twenty-five square miles bounded by the District of Columbia on the south; Falls Road, Montrose Road, and Randolph Road on the north; Viers Mill Road, Georgia Avenue, and 16th Street on the east; and the Potomac River on the west.

For more information about Bethesda Help, please see our website at www.bethesdahelp.org or email us at info@bethesdahelp.org. In addition, please consider forwarding this message to others in our community who might be able to help."

Our Web Site

Please join our website: www.kenwoodparkweb.net. Upon arriving there you will observe a site serving all of Montgomery County, providing a large variety of business and community services. Our local neighborhood site can be accessed by clicking on "My Community." If you are using the site for the first time click on "Register" and follow the directions. The only essential information we need is your name and either address or phone number. Our webmaster can then follow up and ascertain whether or not you are a Kenwood Park resident. We are restricting the Kenwood Park part of the web site to Kenwood Park residents.

You can elect whether or not to join a community listserv, which is a list of e-mail addresses enabling you to send or receive emails to or from other members of the list. On the other hand, you do not have to submit an email address.

We will be increasingly using the web site to announce community events and describe issues of community interest. Back issues of the newsletter will be placed in the site. The site will be especially useful to communicate matters of community interest more rapidly than the newsletter can.

If you are perplexed or uncertain about some aspects of the registration, please feel free to query our President, Ken Rubinson at pres@KPCAonline.org

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General Contractor

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E-mail: lkmagic@aol.com

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rose's cleaning services

304 sunny brook terrace, apto 723
gaithersburg md

301 603 9212

rosemeyredias@hotmail.com

Request for Vacation Coverage from the Security Service

The security service operates through the evening, night and morning.

If you want to make a specific request for vacation coverage or other specific service, call M-F between 9 AM and 5 PM before you leave town. Phone **301-384-7777**. A phone number of a local contact with a spare key is most helpful.

For an **evening emergency call 240-793-6255** (the patrol car). If there is any problem getting in contact immediately, call 301-384-7777 and ask for the supervisor of the Kenwood Park patrol service.

This service is available to members of KPCA who have subscribed to the security patrol. Non-members can easily sign up by contacting Ken Rubinson by phone or email, pres@KPCAonline.org.

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, please enroll on our web site: www.kenwoodparkweb.net and click on "My Community" at the top left. If you prefer typing, use www.kenwoodparkweb.net/association/cahome.cfm To sign up, click on "register" at the top of the column at the left side.

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Kenwood Park Citizens Association

On behalf of the Kenwood Park community, the KPCA board would like to thank all the members of our community who have joined the KPCA in the past. Please renew your membership today. We urge others, including those who rent their homes, to begin their subscriptions this year. Your memberships fund the potluck dinners, the KPCA Newsletter, the neighborhood beautification activities, our website:

www.kenwoodparkweb.net,

the children's Halloween party, the Garden Club, the Book Club, and liaisons with other citizens' organizations in Montgomery County. The KPCA also is a collective voice for our neighborhood with the county government on issues of concern.

In addition to the regular membership, we encourage everyone in the community to subscribe to the security patrol. The additional fee is modest in view of the benefits to our whole neighborhood. If more neighbors participate than in the past, we could have daytime service. Because of last year's response, we have been able to hold the fee the same for the third year.

- ◆ Our security patrol is present every night throughout the year and can respond more quickly than the county police since the patrol car is within a few blocks of your home.
- ◆ Upon advance notification of a vacation, the security officer will check a subscriber's home multiple times a night and will keep alternative phone numbers to contact you or a neighbor if necessary. They will place newspapers and packages out of view.
- ◆ If you have an alarm system, the alarm company can call the patrol if the alarm goes off and there is no response at the residence. The patrol can check the house and call the county police. The secondary responder can be the county police. This will prevent false alarms to the county, which imposes a charge beginning with the 2nd false alarm. Again, this service is for subscribers only.

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

July 1, 2010, to June 30, 2011

Security patrol and KPCA membership together: \$282.

KPCA membership only: \$75.

Last Name _____ First Name _____ Title _____

Spouse's Name: First _____ Last (if different) _____

Street Address _____ Home Phone (____) _____

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

Please mail to: Austin King
KPCA Treasurer
6604 Millwood Rd.
Bethesda, MD 20817

Questions?: pres@kpcaonline.org

KPCA News

Kenwood Park Citizens Association, Inc.
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IMPORTANT PERSONAL INFORMATION ON PAGE 1, PLEASE OPEN!



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REALTOR®, GRI, ASB

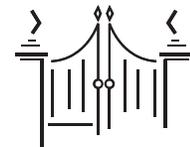
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Edward Elson, *Editor*