

# KPCA News

Newsletter of the Kenwood Park Citizens Association, Inc.

Volume 19, Issue 1 • February 2013

## President's Corner

To the Kenwood Park community from the President and members of the KPCA Board:

If you are not currently a member, please join. If you are a member, ask your neighbors who may not be members to join. Here are the reasons why.

The KPCA Board, which is composed of volunteers who wish to help keep and improve the quality of our community, is seeing the cost of the services it sponsors increasing. For example, we publish the KPCA News and support the Halloween and Fourth of July children's parties as well as the potluck dinners and a number of Kenwood clubs such as the garden club, kennel club, and book club. We have been able to offer blinkers to members for safety on the street in the dark. Unfortunately, the costs for all our activities are increasing.

For example, we have a website that is being developed further to allow easy access to information about Kenwood Park and is the core of our list-serve for KPCA information and emergency communications as needed. It has become necessary to obtain expert development services to make the site and its information secure in an environment that gets progressively more hostile. The cost of this process is ten times our past cost for a web service that was neither secure nor reliable. Any expansion of the web site, such as adding a bulletin board, may not be possible.

In addition, Kenwood Park has one of the lowest crime rates in all of Montgomery County. To see how much better than the areas of the county surrounding us, login at <https://www.crimereports.com>, where you can filter for various time periods and type of incident. (Expand the date range to get a really good picture of the difference.) Our low rate can reasonably be related to the presence of the patrol. The cost of the patrol has now increased about 20%.

## KPCA Calendar

### **The Garden Club**

See Inside

### **The Kennel Club**

See Inside

### **KPCA Board Meeting**

Contact [pres@KPCAonline.org](mailto:pres@KPCAonline.org)

The "Careers" room, ground floor  
Walt Whitman High School

### **Book Club**

See inside for information

Currently, only 35% of the households subscribe to both the KPCA and the security patrol, and an additional 7% to the KPCA alone. We have been able to keep the security patrol costs fixed for four years because of increasing subscriptions. This trend has now reversed. We are now running at a loss.

As a community we must keep the membership voluntary. Quite simply, we can either increase the numbers that join or increase the membership fees, or we cannot continue to provide the same level of services that we have in the past. The community needs to decide what it wants.

If you have any questions or comments, please send them.

**Ken Rubinson**  
KPCA President

**Ken Rubinson, President (301) 263-0452 [pres@KPCAonline.org](mailto: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.kpcaonline.org>**

# Pedestrian Safety in Kenwood Park

We are still seeing walkers dressed in dark clothing, walking almost invisibly on the street with their dogs or for recreation. KPCA is still giving out light blinkers that can be attached to clothing and be seen for blocks. They are free to KPCA members. If you do not yet have some, you can request flashers by email at [pres@kpcaonline.org](mailto:pres@kpcaonline.org) with a header of flashers or blinkers.

## KPCA GARDEN CLUB

Looking for event ideas and projects for spring 2013. For more information, please contact: Sinaly Roy at 301-229-3459 or [sinalymroy@gmail.com](mailto:sinalymroy@gmail.com).

### Speaking of the Garden Club

You may have noticed in mid October that the Millwood Rd. entrance of Kenwood Park was cleaned up, the trees trimmed, and plants added. This was a project of the KP Garden Club. The participants who volunteered their time were Stephen Miller, Katherine Kerxton, Billy Orlove, Charlie and Raquel Orlove, Naren Roy, Sinaly Roy, and Alyssa Smith. Constance Contrell generously donated plants to the project. Thanks to all of them, and especially to Sinaly Roy, who organized the project.

*Lucas Choc Caal Owner*

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## KPCA Kennel Club

Please email your interest to join and/or help with the club to Neda at [kpkenel@kpcaonline.org](mailto:kpkenel@kpcaonline.org). Our objective is to help Kenwood Park pet owners in:

1. Pet safety and KP Guidelines.
2. Monthly pet social events.
3. Pet Photo gallery and ID.
4. Coordinated neighborhood walk.
5. Coordinate dog sitters and walkers.
6. Pet information sharing network.

## 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 at [www.kpcaonline.org](http://www.kpcaonline.org).

# Join the KPCA

## Support the Security Service

July 1, 2012, to June 30, 2013

Both the security patrol and KPCA membership together: \$282.

Only the KPCA membership: \$85.

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](mailto:pres@kpcaonline.org)

## For Those Who Love Trees in Montgomery County

Councilmember Berliner recently introduced two tree bills, including a long-awaited street tree preservation bill (41-12) that provides protections and planting requirements for street trees. Another bill called the tree canopy bill (35-12) is intended to discourage stripping of small infill lots and to encourage builders to retain and plant trees to take up rainwater and reduce run-off.

Trees matter in Montgomery! If you have not already done so, please sign on to save the trees in our county by adding your name to the Conservation Montgomery petition at <http://www.change.org/petitions/trees-matter-in-montgomery-sign-up-to-save-the-trees-in-our-county>.

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## A Dearth of Inventory

The media is reporting that prices are rising in our area. Multiple offers are making a comeback, especially in DC. Why you ask? The answer is simple – there are far fewer homes to sell than there are buyers looking to purchase. So they scramble to outbid each other for the few homes that are available. However, lest one think prices are rising at the pace we saw in 2005 through 2007, it is important to note that increases are modest. Buyers' memories are long and they are not yet willing to drop contingencies and bid aggressively to win.

Appraisals are still a concern. And when bidding goes above the list price there is worry that the appraisal will be lower than the contract price, necessitating the buyer make up the gap. Even when the buyer has the means to do that, the effect of a low appraisal can be fatal to a contract.

Lack of inventory isn't just a DC phenomenon, however. In our zip code of 20817, which stretches from Kenwood Park all the way up Old Georgetown Road to Democracy Boulevard, there are only 11 single family detached homes between \$700,000 and \$900,000 on the market . And there are only two between \$900,000 and \$1 Million. The hard to find homes under \$700,000 are even more elusive.

Although the expectation is that there will be more homes listed for sale in the coming two to three months, it is believed that there will still be a dearth of homes available. Whereas this area used to be transient, now people move here and stay. Areas close to the city, and especially neighborhoods actually in the city, have become the desirable housing locations, replacing the suburbs. The ability to walk to restaurants and shops has replaced the sprawling lawn, leading to "walkability" scores being important information that buyers require.

Kenwood Park currently has two homes for sale: one on Kenhill Road for \$1,599,000 and new construction on Plainview Road for \$2,495,000. There are two homes for rent. Only nine homes sold in Kenwood Park in 2012, ranging in price from \$793,000 for a tear-down on Millwood Road, to \$2,275,000 for new construction on Marbury Road. The majority of homes sold in the \$800,000s and eight homes rented from \$3690 to \$5500.

*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.



# A Note From the Bethesda District Police Commander

**The 2nd District experienced double-digit reductions in every major category of property crimes in 2012** – residential burglaries down 40% (357 to 214), commercial burglaries down 17% (103 to 85), theft from autos down 23% (1175 to 901) and stolen vehicles down 40% (172 to 102). These decreases are especially significant as property crimes are the majority of the crimes that occur here. Just yesterday, residential burglary arrests were made in the Bethesda District because of an alert homeowner that called police after suspecting that a knock at the door was a ruse to see if someone was at home. In this case, the suspects knocked at the front door and then made up a name when the homeowner answered, pretending to be at the wrong house. These suspects ultimately did commit a burglary nearby and were quickly arrested with property still in their possession. This technique is a common ploy used by burglars, who will break into the home if there is no answer at the door. Our last three arrests for thefts from autos were a result of phone calls by alert residents that observed suspicious subjects in their neighborhoods in the very late hours and called the police immediately instead of waiting until the next morning. Again – you are our eyes and ears – we cannot be everywhere at once. You do your part and it makes it a lot easier for us to do ours. Trust your instincts. Know your neighbors. Report suspicious persons and vehicles immediately!

Although property crime was down, the same cannot be said for crimes against persons. The number of robberies (street combined with commercial) increased from 42 to 57 for the year for an increase of 35%. These crimes always receive our utmost attention and resources to hopefully deter future events and hold suspects accountable for their actions. Our detectives have worked all robbery cases diligently and made arrests in several cases last year.

Our Traffic Unit, along with our patrol officers, continues to aggressively enforce traffic violations and respond to neighborhood complaints. In 2012, 2nd District officers issued over 20,000 traffic citations. We are employing tag reader technology, which is allowing officers to identify suspended/revoked drivers and remove them from the road, in addition to recovering stolen vehicles/tags.

As commander of the 2nd District, I appreciate your support for our police department. Should you have any concerns, compliments or questions, please feel free to call me at 301-652-9200 so we can discuss them.

Sincerely,

Captain David Falcinelli  
2nd District (Bethesda)  
Montgomery County Police



## Last Fall's Halloween Event

The KPCA wants to thank Kendra Fletcher, Phil Savage, Betsy and Jim Kane, Nancy Rubino, Laura Steighner, Grace O'Leary, Talia Frank, Mike O'Leary, and Liam O'Leary for volunteering to make the party so successful. Special thanks go to Meg O'Leary for organizing this neighborhood gathering

# County Government Phone Numbers

Abandoned Vehicles ..... 301-840-2454  
 Animal Complaints ..... 240-773-5925  
 Animal Services..... 240-773-5960  
 Board of Education ..... 301-279-3617  
 Building Permits & Inspections .... 240-777-6210  
 Bus Schedules..... 240-777-RIDE  
 Cable Complaints..... 240-777-3636  
 Circuit Court ..... 240-777-9466  
 County Facilities Reservations ..... 240-777-2706  
 Consumer Affairs..... 240-777-3636  
 County Council ..... 240-777-7900  
 County Executive ..... 240-777-2500  
 County General Information ..... 240-777-1000  
 Crisis Hotline (24 hours) ..... 301-315-4000  
**Emergency (Police, Fire & Rescue)... Dial 911**  
 Non-Emergency ..... 301-279-8000  
 Environmental Protection ..... 240-777-7770  
 Health Code Violations..... 240-777-3986  
 Housing/Code Enforcement ..... 240-777-3600  
 Illegal Dumping..... 240-777-7623

Land Records ..... 240-777-9477  
 Library Telephone Reference ..... 240-777-0001  
 Montgomery College General..... 301-279-5000  
 MCPS ..... 301-279-3391  
 Noise Control..... 240-777-7770  
 Parking Violations..... 240-777-8960  
 Parks ..... 301-495-2525  
 Property Tax Assessments..... 301-279-1431  
 Property Tax Billing..... 240-777-3950  
 Snow Removal & Potholes..... 240-777-7723  
 Street Lights ..... 240-777-2190  
 Trash Collection..... 240-777-4002  
 Water Main Break..... 301-206-4002  
 Zoning Complaints ..... 240-777-6259  
 Zoning Information ..... 240-777-6240

**Our County Councilmember for Kenwood Park:**  
 Howard A. Denis..... 240-777-7964

**Cut Out & Save**

## Wiggle Room!

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Leewiggleroom@gmail.com

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## 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](mailto:pres@KPCAonline.org).

## Bridge

Interested in playing bridge or starting a bridge club in Kenwood Park? Please call KP residents Gloria Fitchett at (301) 229-8400 or Christina Lobo at (301) 229-3490. We could start playing in the spring.

## Traffic Cones

The KPCA has a number of orange traffic cones available for neighborhood events. If anyone in Kenwood Park needs to borrow them, contact [pres@kpcasonline.org](mailto:pres@kpcasonline.org).

## Advertise in the KPCA News

Size	Dimensions		Price
	Inches	Picas	
Business Card	2" h x 3 <sup>2</sup> / <sub>3</sub> " w	12 x 22	\$30
Quarter-Page	5" h x 3 <sup>2</sup> / <sub>3</sub> " w	30 x 22	\$40
Half-Page Horiz.	5" h x 7 <sup>1</sup> / <sub>2</sub> " w	30 x 45	Contact: Edward Elson <a href="mailto:news@kpcasonline.org">news@kpcasonline.org</a> (301) 320-2837
Half-Page Vert.	10" h x 3 <sup>2</sup> / <sub>3</sub> " w	60 x 22	
Full Page	10" h x 7 <sup>1</sup> / <sub>2</sub> " w	60 x 45	

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## Neighborhood Services Available

### Baby Sitters

L. Sorcher (Certified)	(301) 229-2328
J. Flaherty	(301) 229-2602
C. Goldman	(301) 320-1582
Michelle Dressner	(301) 652-5453
Olivia Barber	(301) 760-7535
Katie 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
Abby Lederman	(301) 263-0432

### Leaf Rakers, Snowshovelers, Odd Jobs

Shafi Noss	(301) 325-8360
Amber White	(301) 588-6474
<i>(apamberpower@gmail.com) (loving and reliable dog walker)</i>	

### GET LISTED HERE FREE:

Leave name and phone number with Editor, Edward Elson, at (301) 320-2837 or email [news@kpcasonline.org](mailto:news@kpcasonline.org)



## Kenwood Park Book Group

The Kenwood Park Book Club met on January 21 and we discussed *A Corner in the Marais: Memoir of a Paris Neighborhood*, by Alex Karmel. We will meet again in late February or early March. For more information, contact [sgust@msn.com](mailto:sgust@msn.com)

## Massage Therapist

My Daughter, Clio Berney is a Licensed Massage Therapist. She works at THE SPA at EQUINOX, 4905 Elm St, Bethesda, Wed 9:00 to 3:00 and Fri 3:00 to 8:00 Tel: 301-652-1078 or by appointment at our home on Millwood Road. For these appointments please call 301-905-2721

Richard Berney

# KPCA News

Kenwood Park Citizens Association, Inc.  
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Edward Elson, *Editor*