

KPCA News

Newsletter of the Kenwood Park Citizens Association, Inc.

Volume 19, Issue 3 • June 2013

Major Zoning Changes are Proposed Which Would Seriously Affect the Character of Kenwood Park

Come to a community meeting about the proposed zoning changes that will greatly affect Kenwood Park.

Date: Monday, June 17th

Time: 7:30 P.M.

Place: Library (Media Center) Walt Whitman H.S.

Speaker: Meredith Wellington.

Plenty of time for questions is planned.

The Montgomery County Planning Board is in the process of rewriting the entire zoning code, and single-family residential neighborhoods including Kenwood Park could see major increases in densities and changes in housing patterns. The so-called smart growth is proposed to allow Tandem Housing (two smaller detached houses one in front of the other on a single residential lot). Also, accessory structures (e.g., accessory apartments) would be allowed to be built without requesting a variance. Adequate off-street parking for these units need not be provided as now required.

Another change will allow urban farms in tighter quarters. Part of the suggested new code concerns residential detached lots, where raising chickens, ducks, miniature goats, or rabbits up to 8 animals per lot will be allowed. Proposed is that an accessory structure for farming use must be at least 15 ft from the property line. In the current code, any accessory structures for animal husbandry must be 25ft from the property line and 100ft from the nearest residence.

The speaker:

Meredith Wellington is an attorney by training and former member of the Montgomery County Planning Board. She has participated in shaping the new zoning code as a citizen activist, especially in trying

to preserve neighborhoods of single-family homes in the county.

More information about the proposed code and attempts to steer it in the direction of preserving neighborhoods such as Kenwood Park can be found at:

<https://groups.google.com/group/neighborhood-montgomery?hl=en>

The proposed code is stored at

<http://www.montgomeryplanning.org/development/zoning/documents.shtm>

**Come To The Meeting To Find Out More
and Address Your Questions To an Expert**

KPCA Calendar

**Kenwood Park 4th of July Parade
And Celebration**

See inside

The Garden Club

See Inside

The Kennel Club

See Inside

**Community Meeting Concerning
Major Proposed Zoning Changes
Affecting Kenwood Park,
Learn More**

June 17, 7:30 PM, Walt Whitman H.S.

See details inside

Book Club

See inside for information

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.kpcaonline.org>

Save The Date!

Save The Date!

KENWOOD PARK INDEPENDENCE DAY PARADE AND CELEBRATION

Our community celebrates with

A Bike Parade led by Local Firefighters!

Games and Treats!

Thursday, July 4 on Millwood Court

10:00 a.m. – Noon

Please RSVP to: Katherine Kerxton (kkerxton@gmail.com)

Like to volunteer? Please contact Katherine

A Note From the Bethesda District Police Commander

Although not reflected in the April numbers, we have seen an increase in residential burglaries in the month of May. Many of these burglaries are occurring during daytime hours and they are taking high-end jewelry. In at least one case, power has been cut to the house prior to making entry. Please be alert for suspicious people and cars in your neighborhoods and report it to police non-emergency at 301-279-8000 or 911 if you actually observe a crime in progress. If you wish to schedule a free home security survey, please call the 2nd District at 301-652-9200 and you will be referred to a community services officer. Lock your doors even if you are just leaving the house for a short period of time.

Although thefts from autos remain relatively unchanged from last year, the number of people leaving their cars unlocked is decreasing. Approximately 50% of the thefts last month were from unlocked cars, which are down from last year's average of almost 70%. Remember to lock your cars every night even if they are parked in your driveway. Remove all valuables and anything that looks like it might contain a valuable, such as a laptop bag. These thieves prey on softer targets and do not like to use force as it makes noise and attracts attention.

Stay safe!

Captain David Falcinelli

Looking for a responsible boy in the neighborhood to:



Cut your grass while you're away

Water your plants while you're on vacation.

**Take care of your pets and house
while you're on vacation.**

Move heavy objects

Call

Chris Fowler

who lives on Marbury Road@ 301-455-8187

Email: chris.fowler419@gmail.com

**References available upon request
for pet and house sitting!**

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 and those who live in embassy homes, to begin their subscriptions this year. Your memberships fund the KPCA Newsletter, the neighborhood beautification activities, our website www.kpcaonline.org, the children's Halloween party, the 4th of July parade, the Garden Club, the Book Club, the Kennel Club, and the Bridge Club as well as the potluck dinners. The KPCA also is a collective voice for our neighborhood with the county government on issues of concern as well as connecting with other citizens organizations in Montgomery County. Among the areas of concern now are the proposed new zoning laws and the Bradley Blvd. bikeway.

In addition to the regular membership, we encourage everyone in the community to include contributing to the security patrol. The additional fee is modest, and its presence benefits our whole neighborhood. **Do not rely on others to carry your share.**

- ✓ Our security patrol is present daily throughout the year.
- ✓ Upon advance notification of a vacation, the security officer will check a contributor's home multiple times daily at various times 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 there is no response at the residence. The patrol can check the house and call the county police. When the county police is the secondary responder, false alarms are prevented. (The county imposes a charge beginning with a 2nd false alarm.) Again, this service is for contributors only.

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

This is our current information. Please make any corrections for our records and the phonebook.

July 1, 2013, to June 30, 2014

- Security patrol contribution and KPCA membership together: \$338.
- KPCA membership only: \$100.

Last Name: _____ First Name _____

Spouse's (or significant other) 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

Inventory Low—Rates Rise

The market continues to be vibrant. In Montgomery County all the statistics are up, except for the number of days on the market and the number of active listings which are down approximately 31.5% and 28.9% respectively from this time last year. And we are often seeing more than one offer on well priced homes in good condition.

Mortgage rates are creeping up however. Jumbo mortgages, which are those over \$625,500 are running around 4% for a 30 year fixed. For a mortgage between \$417,001 and \$625,499 the 30 year fixed is actually higher, at 4.125%. And below \$417,001, the 30 year fixed is between 3.75 and 3.875%. These rates are still considered excellent historically. Many of us can remember the days when a good rate was 9%! And some of us remember when they shot up to 17%! So everything must be seen in historical context.

What that means for buyers is that they may qualify for a smaller mortgage than two weeks ago so they the purchase price of a home would have to be less. For sellers that means fewer buyers will be able to afford their home. Rising rates tend to push prices down.

There is one very significant issue that could affect home values in the county. The new zoning proposal is attempting to urbanize the county with increased density, and, contrarily, to ruralize it by allowing for up to 8 barnyard animals on a property. Increased development, with less parking is on the books, as is a loosening of zoning restrictions in the neighborhoods. Some of these changes have the potential to affect Kenwood Park. It is imperative that residents voice their opinions about these proposed changes, whatever those opinions are, so that whatever changes are made, they are in keeping with the desires of the residents of the county.

I had one query from a seller who was concerned when he called the recorder of deeds office three days following closing and they didn't have a record of the sale of his house. He was concerned that the buyer had exercised "the three day right of rescission" ability. First of all, there is no right of rescission on a purchase. That applies to a refinance. And second, the recorder of deeds office is far behind in their record keeping. As long as the settlement company has turned in the sale and has the receipt, which they generally do on the day or closing or first business day thereafter, the sale is finished. Generally, however, the seller has the proceeds from the sale even before that!

Kenwood Park continues to have limited sales and rental activity. Since January only 6 houses have been listed for sale in the multiple list service. All but one went under contract in less than 2 weeks and that one in 45 days. Three homes have been listed for rent and two remain available.

*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.

Kennel Club

Yippee for Yappy Hour



The rain held off, and Kenwood Park's first Yappy Hour, a get-together for neighborhood dogs and their families, held on Sunday June 2nd, was a rousing success. Over 19 dogs of all sizes attended, representing Durbin, Clearwood, Lenox, Marbury and Radnor Roads and Granby, Winslow and Midhill Streets. Colleen Brennan [Theo and Buddy] graciously hosted the event in her spacious backyard on Granby Street.

Yappy Hour was conceived and organized by Neda Arsanjani [Moca], who founded the KP Kennel Club. In light of the interest shown by KP residents for a dog get-together, Neda says the June 2nd event is

the first of many Yappy Hours to come. Anyone willing to host or help with the next party should contact Neda [kpkenel@kpcasonline.org].

KPCA GARDEN CLUB



The May 4th Plant Swap was a great success; A good time was had by all. Many plants and gardening tips changed hands and the Children's Lemonade Stand and Bake sale raised \$200.00 to kickoff the expansion effort for the neighborhood garden on the Durbin Triangle in the Fall.

A beautiful landscape design plan, generously contributed by Shannon Russell and Terese Bernstein of A New Leaf Garden and Restoration provided a vision for a neighborhood garden on the triangle that will use many native, low maintenance plants and possibly incorporate a bench and Kenwood Park Sign. A planting party to begin stage one of the garden will be held in the fall (Date to be Announced).

Special thanks to Stephen Miller and Katherine Kerxton for organizing the stand and the many parents and children that contributed baked goods, time and smiles.

If you have questions, comments or wish to be added to our email list. Please contact Sinaly Roy at 301-229-3459 or Sinalymroy@gmail.com.



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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 messages delivered to you, we encourage you to join our website. Logon to: www.kpcaonline.org.

A Tale about our Tree

by Hannah Elson

One May morning we found our 30 foot high Golden Rain tree had been blown over by the wind and was toppled over into Lenox Road. Since the tree had been planted by Montgomery County, we phoned 311 to report the downed tree in the street. I told them it was not an emergency, since cars could still get around it. To our amazement, a County truck arrived in about an hour. By the end of another hour, the tree was ground to chips which were hauled away. One of the County workers pointed out that the tree was weak because it had only one good root growing out, because the original mesh and rope had not been removed from the root ball when the tree was planted about 5 years ago by a contractor to the County. The Washington Post had an item about this problem in their Metro section.

Montgomery County's Department of Transportation's Division of Highway Services maintains the trees in the County right of way (about 15 feet on either side of the street). They are responsible for pruning, insect and disease control, planting, root cutting, and tree removal.

We called to find out about getting the stump ground out. Previously, we had quick service removing our dead Kwanzan cherry tree and planting the Golden Rain tree. This year, however, they said they are short on funds and staff. It would be a three year wait for stump removal. Should we choose to remove the stump ourselves, it would then be a two year wait before they could plant a new tree.

The County has a list of trees on their web site that they will plant:

<http://www6.montgomerycountymd.gov/hwytmpl.asp?url=/content/dot/highway/tree.asp>

Their list doesn't include the Kwanzan cherry trees that were originally planted along all Kenwood Park streets. We will probably plant one at our own expense. The contact information for doing this was in the April 2013 KPCA newsletter. Find back issues on the KPCA web site.

Create a Happy Home

Organizing – Space Planning – General Clutter

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Request for Vacation Coverage from the Security Service

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

Members who have contributed to the support of the security service may make specific requests for vacation coverage or other specific services. Please 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, anyone in Kenwood Park may 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.

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 soon.

Board Election Coming Soon

The KPCA bylaws require an election in the near future. Both the President and Treasurer have served for a number of years and have indicated a desire to step down. The Board is soliciting interest in those positions. Please contact President Ken Rubinson (pres@kpcaonline.org) for further information.

Advertise in the KPCA News

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

Isaac Bacon (Whitman HS student)	(240) 507-8075
IsaacBacon43@gmail.com	
Shafi Noss	(301) 325-8360
Amber White	(301) 588-6474
apamberpower@gmail.com (loving and reliable dog walker)	

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 will meet next on Monday, July 30, and we are reading *The Swerve: How the World Became Modern* by Stephen

Greenblatt. Contact sjgust@msn.com for more information.

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.

KPCA News

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Tel: 301-652-1078 or by appointment at our home on Millwood Road. For these appointments please call 301-905-2721

Richard Berney



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Edward Elson, *Editor*