

# KPCA News

Newsletter of the Kenwood Park Citizens Association, Inc.

**Promoting and enhancing the Kenwood Park neighborhood**

Volume 28, Issue 1 • January 2022

## From the Board of Directors of KPCA

We send our best wishes to all of our residents during these trying times of the pandemic. We are very grateful to the biomedical scientists, some who actually live in our own community, who, over the last year, have brought us new treatments, which give promise to bring this scourge under control. We look forward to the time when we can meet freely with each other through our social activities, which many of you have participated in and enjoyed.

Please attend our virtual Annual Meeting this month, and learn more about what your organization is doing to protect and enhance our community.

*Continued on Page 2*

## **New Zoning along River Road Corridor Proposed under “Thrive Montgomery 2050”**

Montgomery County’s planning department has proposed increasing residential housing density as part of a program called “Thrive Montgomery 2050.” This plan is to be considered by the County Council. One of the aims is to create “attainable housing” for lower income people and to diversify the population. (It will also increase the County’s tax base.)

The increase in housing density proposed for an area zoned R90, like Kenwood Park, would allow double the number of homes we now have. The plan would also create a growth corridor along both sides of River Road from the district line to the beltway. Within 500 feet of River Road, quadruplex houses would be permitted. This 500-foot line intersects the Kenwood Park neighborhood in such a way that about forty homes are affected. The streets affected would be Highboro Drive, Highboro Court, part of Clearwood Road (the even

*Continued on Page 2*

## **Save the Date for the KPCA Annual Winter Meeting**

Please plan on attending the annual Kenwood Park Citizens Association (KPCA) New Year virtual meeting on:

**Sunday, January 23 ♦ 3:00 – 4:15 pm.**

### **Agenda items include:**

- Remarks and discussion with Marc Korman, MD Delegate, District 16
- Discussion of Thrive Montgomery County 2050, including major rezoning on River Road affecting Kenwood Park
- Review of KPCA activities in 2021
- Proposed 2022 events..

### **Join Zoom Meeting:**

<https://us02web.zoom.us/j/81304633841?pwd=dEtaVUhNcmxBRmhtcFFjTXVhcnBQdz09>

Meeting ID: **813 0463 3841**

Passcode: **686131**

One tap mobile:

+13017158592,,81304633841#,,,,\*686131# US

+16465588656,,81304633841#,,,,\*686131# US

*This newsletter can be found on our web site.  
You can click on these links online.*

## **Update on Kenwood Park Safety**

It has been acknowledged that all crime has gone up dramatically nationwide this last year. In the last half year, the Montgomery County crime database reported about 400 incidents in our police beat, 2E2. Since our report on crimes committed in Kenwood Park in

*Continued on Page 3*

**Foroud Arsanjani, President** [pres@KPCAonline.org](mailto:pres@KPCAonline.org)

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

## **From the Board**—Continued from Page 1

### **Items of Interest for Kenwood Park**

- ◆ Proposed major rezoning on River Road which will have an impact on Kenwood Park. See Article in this issue titled “Thrive Montgomery 2050.”
- ◆ Future of Radnor School property. We met with school and county officials to discuss converting it to a community center.
- ◆ Construction on Bradley Blvd.
- ◆ Future utility work—new water lines where they were not previously replaced.
- ◆ For non-members, join KPCA on our web site. Membership brings a number of services, and especially a neighborhood security patrol, patrolling our streets at random hours, daytime and nighttime, as well as individualized house checks and other services for members away from home. As more members join, more patrol hours can be supported.
- ◆ Covid permitting, look for notices on our list serve for a possible spring plant exchange, and starting up our fun Front Yard Fridays again.
- ◆ The KPCA list-serve is active and busy. You can join it on our website, [www.kpcaonline.org](http://www.kpcaonline.org). Get important announcements relevant to our neighborhood.

## **Testimonial from a Former Kenwood Park Resident**

To our unimaginably great regret, after more than 55 wonderful years we no longer live in Kenwood Park. Our hearts are with so wonderful a neighborhood, but it was time to leave.

We watched the changes in the neighborhood through those decades, and the one most magically satisfying was its development into a truly international group. We still stay in touch with former neighbors now around the world. There are few places where we could have had the world come to us.

We had moved in for Whitman, but it was the range of warm bright people from different cultures that keep us believing that the move to Kenwood Park was one of the wisest decisions we ever made. What we do know is that our lifetime raising children and grandchildren in Kenwood Park enriched our lives.

### **Acknowledgements:**

The Editor-in-Chief Edward Elson would like to acknowledge the help of Associate Editor Hannah Elson for reporting, and Ken Chaletzky at Copy General for layout and printing.

## **New Zoning**—Continued from Page 1

numbers from 6104 to 6224), Whittier Blvd (6601 - 6612), Shady Oak Lane (6000 - 6005), and 6500 Kenhill Road.

On page 30 of the 81-page draft document below they have a link to an interactive web map. The link to that is provided below also. If you enlarge it to our Kenwood Park area, you can see the line on both sides of River Road.

[https://montgomeryplanningboard.org/wp-content/uploads/2021/11/DRAFT-AHS-Report\\_12-02-21.pdf](https://montgomeryplanningboard.org/wp-content/uploads/2021/11/DRAFT-AHS-Report_12-02-21.pdf)

### **INTERACTIVE MAP:**

<https://montgomeryplans.org/portal/apps/webappviewer/index.html?id=7f5f2305e4824e2290b635787fcb4d5d&extent=-8634555.6009%2C4717837.1717%2C-8536716.2047%2C4761329.8407%2C102100>

If you want to contact our council member, we are in District 1, and the member is Andrew Friedson, 240-777-7828, [Councilmember.Friedson@montgomerycountymd.gov](mailto:Councilmember.Friedson@montgomerycountymd.gov).

There will be a discussion on Jan. 27 at 7 pm by the Western Montgomery County Advisory Board, to which you may listen in by phone or through MS Teams. A reminder with access information will be sent on our list serve.

*You can click on the links in this newsletter on our website.*



## **BETHESDA METRO AREA VILLAGE**

*Your home Your neighborhood Your future*

Are you over 50 and seeking to engage more with the community? Recently retired and looking for your next activity? Would you like to volunteer? Meet more of your neighbors?

Become a volunteer with BMAV and help your neighbors with rides, technology assistance or friendly visits. Become a member and enjoy social connections, educational classes and a rich array of activities.

*Learn more about membership levels or volunteering:*

[www.bmavillage.org](http://www.bmavillage.org)

240-630-2628

[info@bmavillage.org](mailto:info@bmavillage.org)

## Kenwood Park Safety – Continued from Page 1

our newsletter last July, there have been some troubling incidents, but fewer than in other neighborhoods, thanks to our roving Security Patrol.

On November 2, at 7:40 AM a middle school girl walking to school on Plainview Road was accosted by a man who spoke to her and then followed her from Marbury Road to Goodview Street. He was about 6 feet tall, dressed all in black, and wearing a black hoodie. She phoned her father, at which point the man left onto Goodview Street, and her father drove over and picked her up. Our patrol, Urban Alarm, increased their coverage of the neighborhood during the morning to have a more visible presence then and hopefully discourage that individual. This incident was posted on our list serve in the hopes that someone's security camera may have gotten some film footage of this person.

There were four reports of thefts from (probably) unlocked cars:

September 6th on the 5800 block of Plainview Road

December 3rd on the 6100 block of Plainview Road

December 14th on the 6000 block of Durbin Road and on Marbury Road (block not reported)

There also was a car tossed on the 6100 block of Plainview Road on December 2nd, but nothing was noticed missing.

There was one theft/burglary reported on October 11th on the 5800 block of Durbin Road.

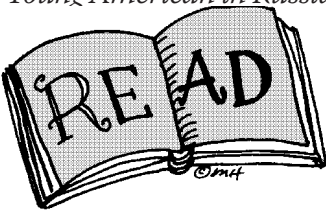
According to one theft-from-car victim, "The argument some people use that [security] cameras stop this type of stuff is ridiculous. A deterrent like a patrol car is the only thing that will keep them away from our neighborhood. I have three Ring cameras in my front yard - the lights all came on. It didn't matter."

Those security camera videos would be useful in identifying the thief, however, after he is caught. To take advantage of the deterrence factor of our security patrol more effectively, we will have additional signs posted at our entrance near Bradley Blvd and Durbin Road, and at Plainview Road and Whittier Blvd. We could also have more hours of patrolling if more neighbors would chip in and support the patrol, so they could confront suspicious cars and outsiders. Security members benefit because the patrol officer has their phone number if he sees something amiss, like an open garage door or piled up papers and packages. Members can request house checks when they are out of town. To conserve their limited time here, we plan to limit the patrols to just the streets that have security members.

## Book Club

The book club met on December 2 to discuss Cicely Tyson's memoir *Just As I Am*. We chose for our next book Marvin Kalb's memoir *The Year I was Peter the Great: 1956 - Khrushchev, Stalin's Ghost, and A Young American in Russia*. Our next Zoom book club

meeting will be on Tuesday, January 11 at 7:30 p.m. New members are welcome; please contact: [sgust@uwalumni.com](mailto:sgust@uwalumni.com).



## Peter Dressner - PC Repair Specialist

MS Windows, Apple OS X, Linux

Serving Bethesda Inside Beltway + Adjacent Neighborhoods

Networking, Virus Removal, PC Problem Resolution

Data Recovery and Data Backup, Parental Controls

New PC Setup and Data Transfer, Pre-Purchase Advice

Located in Kenwood Park, Bethesda

Flexible Hours (24/7) Email: [bethesdapcrepair@gmail.com](mailto:bethesdapcrepair@gmail.com)

Tel: 301-718-1088 Blog: [bethesdapcrepair.wordpress.com](http://bethesdapcrepair.wordpress.com)

## Linda Chaletzky

Realtor Licensed in MD, DC & VA

*Incomparable Service... Incredible Results!*



c: 301.938.2630 | o: 202.364.1700

[lchaletzky@eversco.com](mailto:lchaletzky@eversco.com)

[www.lindachaletzky.com](http://www.lindachaletzky.com)

## EVERS & Co.

REAL ESTATE

A LONG & FOSTER COMPANY





# Trees Brought Down in Storms

Around the country this year we have seen major storm disasters. While we have luckily escaped these, we have had some storms that brought down big trees in Kenwood Park in spectacular fashion.

In May 2021 a neighbor's giant Poplar fell on a house on Durbin Road. See the photo of the damage that was done to this house, which was deemed beyond repair. The owners were home. They heard a sound like a bomb, turned in its direction and saw the upstairs bedroom collapse into the living room a mere five feet from them. They both luckily escaped, but their furniture and lifetime collections were lost.



In September 2021, at 11 pm, a big tree came down on Marbury Road between Pemberton Street and Tanglewood Drive. The top of the tree was in the road, which was impassable. Power lines were down. Pepco was alerted and had the lights back on by 11 am the next morning

---

---

## Kennel Club



The Kennel Club had a Doggy Halloween Parade in the center of Kenwood Park this past Halloween. Here is a photo of the four-legged participants in their costumes.

### New Year Resolutions for Pet Owners

1. *Plan out a health calendar. Regular check-ups make you catch any health issue.*
2. *Feed your pet only the best food. We are what we eat and so are our pets.*
3. *Exercise with dogs. Do more than throwing a ball and commanding your dog to get it.*
4. *Plan a trip. Make an adventurous road trip with your four-legged friend.*
5. *Learn your pet's body language. When you expect your pet to understand your body language and what you say, why can't we do the same? It also improves your bonding with them.*
6. *Do not leave your pet alone for a more extended period. It can cause separation anxiety.*

*This information was collected from [mywaggle.com](http://mywaggle.com). More information can be found in their website.*



## Low Inventory Persists and Mortgage Rates Will Be Going Up!

With 2021 now over and in the books the question about what 2022 will bring in the real estate market looms large. When asked, I've said that if my crystal ball was not on the fritz and in the shop I'd answer that! What with inflation, supply chain interruptions and mortgage rates on the rise, I don't think we will see a dramatic jump in home prices. The Fed plans to raise rates three times this year. I don't think that will impact the spring market, which I expect will be strong. But with the other economic factors, by summer we may have buyers being priced out of the market. Increased rates mean that for buyers the same dollars will buy less house. As the cost of everything else rises, including homeowners' insurance, what it takes to afford a home will for some, be prohibitive. What that means for sellers is that their pricing should not be aggressive (if ever there was a time for that!) and that, in fact, pricing should be conservative in order to attract buyers whose dollar goes less far. There are still plenty of eager buyers out there and I believe we will still see multiple offers on properties that are properly priced. Those have been flying off the shelf. In real estate we say "the market speaks." If a home is properly priced it will sell within a matter of a couple of weeks. If not, the market is sending a message.

The shortage of inventory for sale has been around for few years now, but in Kenwood Park, 25 homes sold this year compared to only 9 in 2020. The astronomical increase in prices in 2019 and early 2020 may have contributed to decisions to sell. And once the vaccinations were available it's possible some sellers took advantage of the opportunity to complete previously derailed plans to relocate.

One thing we do know: the virus did not stop the market. There were scores of buyers hungry for new homes throughout the pandemic and that has not abated. Towards the end of the year we saw homes for sale still experiencing multiple offers, although perhaps fewer than previously. They were still selling for more than the list price if they were properly priced in the beginning. Experience has shown us that the omicron virus likely will not stop the market now either. My inbox is full of agents asking if there are any listings coming up that would suit their buyers, because there is a dearth of homes for sale right now! The spring market, (which we consider starts at the end of January), generally brings a lot of new listings. I think this year will bear that out. If as predicted by some the virus will peak at the end of this month and then diminish, the impact on the spring market will be negligible.

25 homes sold in Kenwood Park in 2021. They ranged in price from \$957,000 to \$3,525,000. Five of the homes sold for more than \$2 million, except for one, built in 2014, all were built in 2020 or later. For those that sold under \$2 million, the highest price was \$1,674,000. Five of those were in the \$1.3 millions. There were 11 properties rented ranging from \$3900 to \$8500, with all but the \$8500 (Goldsboro Rd.) topping out at \$6500.

Best wishes to you all for a HEALTHY, joyful and prosperous new year filled with kindness. (And when my crystal ball is repaired I'll be sure to let you know!)

*contributed by Linda Chaletzky  
lchaletzky@eversco.com*

\*Statistics are taken from the Bright MLS system for these areas: Washington, D.C., Montgomery County, Maryland, and Fairfax County, Arlington, Alexandria, and Falls Church in Virginia.

### Neighborhood Services

Audrey Haile, age 14 for mother's helper and baby-sitting. Safe Sitter certified and fully vaccinated. 9th grader\_at Whitman High school. Contact [audreykathaile@gmail.com](mailto:audreykathaile@gmail.com).

Snow shovelers are encouraged to offer their services on the list serve.

Add your service to the next newsletter by emailing to [news@kpcaonline.org](mailto:news@kpcaonline.org)

### Bridge Club

The Kenwood Park Bridge Club normally meets on weekday mornings or afternoons in neighbors' homes. We are looking for more singles and couples interested in playing at the intermediate level. Please join us! Because of Covid-19 our meetings are suspended at this time. For more information call Gloria Fitchett (301) 229-8480, or [dfitchett@msn.com](mailto:dfitchett@msn.com). Gloria Fitchett is also interested in forming an Italian language club. Let her know if you are interested.

# KPCA News

Kenwood Park Citizens Association, Inc.

P.O. Box 127

Glen Echo, MD 20812

*More information on page 1*

**Sunday, January 23<sup>rd</sup>, 3:00 – 4:15 pm**

**Marc Korman**

Featuring Maryland Delegate, District 16

**on Zoom**

**KPCA ANNUAL WINTER MEETING**

**“See” You at the**