

# KPCA News

Newsletter of the Kenwood Park Citizens Association, Inc.

**Promoting and enhancing the Kenwood Park neighborhood**

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## Radnor School Project Update

by Susanna Leaf  
[community@kpcaonline.org](mailto:community@kpcaonline.org)

Members of the KPCA Radnor Team, including Foroud, Pam Miller and Susanna Leaf, met with Montgomery County Public Schools (MCPS) officials at the school on November 18 to walk the property and discuss ongoing efforts to clean up and enhance the property. Since that time, all the unsightly temporary classroom trailers have been removed from the site. Grounds clean-up may need to wait until the spring when grass can grow more easily. KPCA plans to prepare a proposal for neighborhood use of the grounds and mixed-use occupancy to share with MCPS as part of ongoing efforts to utilize the site for the benefit of Kenwood Park as well as the county.

## Update on Thrive Montgomery 2050

by Patricia McAllister  
[secretary@kpcaonline.org](mailto:secretary@kpcaonline.org)

On October 25, 2022, the Montgomery County Council unanimously approved Thrive Montgomery 2050, a 30-year growth plan that calls for denser development including allowing duplexes, triplexes and small apartment building in neighborhoods zoned for single-family housing. Among other things, the approved plan includes River Road from the D.C. line to the Beltway as a "growth corridor" where housing density could quadruple along a 500-foot corridor of the road. Despite efforts by KPCA as well as a River Road Coalition to eliminate River Road as a growth corridor, it remained in the approved plan.

*Continued on Page 2*

## Save the Date for the KPCA Annual Winter Meeting

Please plan on attending the KPCA annual meeting virtually on Zoom on:

**Sunday, January 8**  
**3:00 – 4:30 p.m.**

### Summary of Proposed Topics:

Andrew Friedson, Montgomery County Council member for District 1 and incoming Vice President of the Council, accepted KPCA's invitation to provide remarks at the meeting.

Other agenda topics to be discussed at the meeting include Thrive Montgomery 2050, update on the Radnor school project, review of KPCA activities in 2022 and proposed 2023 events/calendar and volunteer opportunities.

On the security front, Ken Nankin continues to be engaged in efforts to establish a Neighborhood Watch program in KP. A group of over 25 volunteers has been assembled, and awaits training by Officer Stroman. The Board will pursue efforts to articulate the value of having a security patrol car in the neighborhood as part of ongoing efforts to increase security.

*Zoom Information for the meeting cannot be provided this far in advance. Look for the Zoom link on our KPCA listserv a week before the meeting, or contact our president at: [pres@kpcaonline.org](mailto:pres@kpcaonline.org)*

Foroud Arsanjani, *President* [pres@KPCAonline.org](mailto:pres@KPCAonline.org)  
Visit the KPCA web site: <http://www.kpcaonline.org> for the latest news and events

## Thrive Montgomery 2050 (Continued from page 1)

A recent communication from the County Council to KPCA about River Road notes there are no master or sector plans currently underway for Bethesda-Chevy Chase. Next steps involve dialogue around important issues such as pedestrian safety, traffic congestion and housing affordability – all with plenty of public input that will require continued engagement on our part with County Council members.

The community will have an opportunity to obtain additional information and engage with Council member Friedson on this topic on January 8.

## Book Club

The book club will meet again on Tuesday, January 10, at 7:30 pm, to discuss Jennifer Chiaverini's historical fiction *Switchboard Soldiers: a novel of the heroic women who served in the U.S. Army Signal Corps during World War I*. A reminder will be sent to members close to January 10. Contact Sandy Gust at [book@kpcasonline.org](mailto:book@kpcasonline.org) for more information.



## Acknowledgments

We would like to thank Ken Chaletzky for his expert layout of this newsletter, our contributors, and Hannah Elson for editorial assistance.

Edward Elson [news@kpcasonline.org](mailto:news@kpcasonline.org)

## Neighborhood Services

The Covid period and the fact that our listees keep growing up and going off to college has reduced the offerings. Here is what we have at present. For up-to-date offerings anyone wishing to offer services or who is looking for services can do so via the KPCA listserv.

Audrey Haile, age 15 for mother's helper and babysitting. Safe Sitter certified and fully vaccinated. 10th grader at Whitman High school. Contact [audreykathaile@gmail.com](mailto:audreykathaile@gmail.com).

Snow shovelers are encouraged to offer their services on the listserv by emailing [kpca@listserve.com](mailto:kpca@listserve.com)

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

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## 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?

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# Security Update

by Kenneth Nankin  
*security@kpcaonline.org*

Since June 1 of this year, the following crimes in or near Kenwood Park were reported to the Montgomery County Police Department, according to Second District reports:

Location	Date	Crime	Comments
Durbin Terrace, 7300 block	Sept. 9 @ 3:00 pm	Attempted theft from vehicle	n/a
Highboro Drive, 6000 block	Nov. 5 @ 6:00 pm	Theft from vehicle	No force; property was taken
Millwood Road, 6800 block	Nov. 6 @ 11:30 am	Theft from vehicle	No force; property was taken
Durbin Road, 5700 block	Dec. 3 @ 1:00 pm	Residential burglary	Forced entry; nothing was taken

According to a University of North Carolina study that examined “the decision-making processes of 422 randomly-selected, incarcerated male and female burglars,” the interviewees identified a “visible security sign” as one of the “more effective deterrents.” KPCA Security Members receive a spiffy, high-visibility yard sign, in addition to vacation checks by our patrol service and other benefits. The signs are expertly assembled and cheerfully delivered by yours truly, who is also available to install your sign.

The burglars interviewed for the above study also identified “people walking nearby” as one of the other “more effective deterrents.” So not only is a brisk jaunt good for your health, but it may make the neighborhood safer as well. So, what was identified as the most effective deterrent? “Cameras / Surveillance,” which is not surprising. To me, the study indicates that a balanced approach to neighborhood security, combining electronic and non-electronic elements, is the best approach.

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## From the KP Kennel Club

# Tips on Food to avoid feeding your pets and Tips for Keeping Your Pet Safe

by Neda Arsanjani  
*kpkennel@kpcaonline.org*

### Avoid feeding your pets:

1. Candy, cookies, chocolates, and other sweets - your pup or kitty could be ill with vomiting, diarrhea, cramping, and other digestive discomfort.
2. Caffeine toxicity is very similar to chocolate toxicity in pets, as described above.
3. Yeast dough ingestion can lead to dangerous stomach distension and bloating.
4. Alcohol ingestion can be very dangerous, leading to drops in blood sugar, blood pressure, and body temperature, and difficulty breathing.
5. Seasonings and spices - spicy food can lead to digestive issues. This includes onions and garlic, which can cause red blood cell problems
6. Bones - Bones aren't toxic to pets. They do, however, present other risks: Sharp fragments can punc-

ture their mouth, esophagus, or intestines, or pieces of bone could get stuck between your pet's teeth.

7. Rich, creamy, or fatty foods cause vomiting and diarrhea in your pets and can lead to pancreatitis.

### Here are some ways to keep your furry friend safe while still including them in your festivities:

- Keep food out of your pet's reach. Cover up food that's on the table or kitchen counter.
- Inform guests that table scraps can be dangerous to your pets.
- Secure your trash cans so your pal doesn't dive for scraps.

For more information or pet registration, please contact Neda at *Kpkennel@kpcaonline.org*

# Winter planning—Consider Downsizing your Front Lawn

by Sinaly Roy  
[garden@kpcasonline.org](mailto:garden@kpcasonline.org)

The landscaping of your home can do a lot to enhance the architecture and improve curb appeal. As we become more environmentally aware, you may have read about the negative impacts of residential lawns: the gas emissions from maintenance produce more greenhouse gases than lawns absorb; fertilizers and pesticides can potentially end up in our waterways; and the lack of biodiversity is contributing to the vanishing insect population.

Winter is the perfect time to think about gardening design plans for the season ahead that can put some of that front lawn space to use in a way that will make the approach to your home more inviting, create more privacy, or hide an unattractive feature, while being better for the environment. So this winter, walk around the neighborhood for inspiration from other houses, look on the internet for ideas, i.e. [www.bhg.com/gardening/plans/](http://www.bhg.com/gardening/plans/) provides many design plans that you can download for free.

## Things to keep in mind, as you plan.

- Keep it manageable by starting with *one small area* at a time (removing sod, amending the soil and mulching requires extra time and attention when you are creating a garden spot)
- Focus on using *shrubs and trees* in your design and then think about adding annuals and perennials around them
- Make use of *native plants* that are well adapted to our climate, have low maintenance, and grow quickly (remember groundcovers take time to fill in, so limit them to small areas i.e .between pavers, as edging or in front of larger plants)
- “*Right plant in the right place* “- Use plants that match the light and moisture requirement for your spot, to ensure success.

*KPCA is looking for a volunteer to coordinate a Garden Club Group (no experience necessary, fresh ideas welcome). Please contact Sinaly Roy at [garden@kpcasonline.org](mailto:garden@kpcasonline.org) for more info.*

## Front Yard Friday - July 2022



During nice months, Kenwood Park neighbors are invited to gather in someone's front yard after work to eat and schmooze. Sign-ups are on our web site at <http://www.kpcasonline.org/community-events/>



## No One Has A Crystal Ball!

I'm often asked where I think the market is headed. I always respond that my crystal ball is in the shop. And it's needed more repair in the last six months! In June the mortgage rates were ratcheting up. There was some panic buying and some panic selling. No one really knew what the high rates would mean for the market. For discretionary buyers the market looked unappealing. Those with low mortgage rates certainly didn't (and still don't) want to give those rates up to buy a new house for a "lifestyle change." And those just entering the market found even their compromise homes were out of reach. That led to clogs on both ends of the pipeline. And yet, homes sold, buyers bought and we even saw multiple offers, although not with the feeding frenzy of the last few years. Certainly there have been fewer sales, and prices seem to have stabilized. But there is still a real estate market.

Now we see some rate fluctuation. Last week rates were a tad higher than this week. It's causing some buyers to question when to actually make that loan application, not knowing if next week there will be a small drop again. The Fed has indicated more rate hikes are coming which means more eventual fluctuation in mortgage rates. We can't predict the effect, but we do know that the market perseveres, and the rapidly approaching Spring market will have more buyers come out and more

homes listed. If the last couple of months are any indication, the truth of real estate still holds: If your home is clean, uncluttered and shows well AND it's priced properly, it will sell, regardless of the rates.

Kenwood Park sales bears this out. There were fewer homes that sold in the last six months: just 7. They ranged in price from \$1,000,000 (days on market were 17) for a home needing full renovation or rebuild, to \$2,799,000 for 5 year old home (days on market 61). The rest were only on the market an average of 5.5 days. Currently one home is under contract, listed at \$1,224,900 (days on market 5) and two are active. One is priced at \$1,217,000, selling by the builder who will build new (days on market 101), and the other is \$2,599,000 and has been on and off the market since 2019. There is one new build coming soon at \$3,749,000. Only 7 homes have rented, from \$4950 to \$9000.

(The disparity in prices often relates to whether the home is relatively new or was an original build on the lot.)

*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.

## Doggie Parade Halloween 2022



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# KPCA News

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Link available on our listserve after January 1

Via Zoom

3 - 4:30 PM

Sunday, January 8

KPCA Annual Winter Meeting

Join Us at the