

# KPCA News

Newsletter of the Kenwood Park Citizens Association, Inc.

**Promoting and enhancing the Kenwood Park neighborhood**

Volume 25, Issue 1 • May 2019

## From the Board of Directors

Thank you all for actively supporting the KPCA and participating in our programs to keep our community safe, clean, green and enjoyable. A key tool in keeping our community informed, especially in cases of emergency, is our own list serve, supported by our web site, [kpcaonline.org](http://kpcaonline.org).

The Board is continuing to discuss the possibility that our Newsletter goes entirely digital to reduce expenses. This would accompany an effort to heighten use of our own list serve by our membership and to make our web site an important mode of communication which members would frequently access. To join our new list serve simply provide a name, house address, and email address to [pres@kpcaonline.org](mailto:pres@kpcaonline.org).

We very much encourage you to attend the **ANNUAL MEETING** on June 12 at Waltman H.S. Cafeteria at 8 PM. This is a great opportunity for citizen input. We will be happy to hear from anyone, especially concerning ways the Association can better serve you. According to the KPCA by-laws, **ELECTIONS** are held at this time. All the Directors-at-Large, who serve for one year, are up for re-election this year. The Officers were elected to a two-year term last year. The standing committee chairs, who are voting members of the board, are appointed by the President.

One Officer position is open this year, that of **PRESIDENT**. The President is the general manager and chief executive officer of the Association and has general supervision, direction and control of the business and Officers of the Association. The President shall preside at all meetings of the Board, and appoints

*Continued on Page 6*

## CALENDAR:

**June 12**

**KPCA Annual Meeting  
Walt Whitman H.S. Cafeteria  
8 – 10 PM.**

Election of Board of Directors and agenda items.

**July 4th**

**Parade with Fire Truck**

**September 1**

**Back to School Ice Cream Social  
with Neighbors at Maiden Lane Park**

**End of October, TBA  
Community Fall Festival  
and Halloween Parade.**

**FRONT YARD  
FRIDAYS  
ARE BACK!**

**YAY!**

Each Friday during the summer a different neighbor hosts a gathering in their front yard from 5 to 7 PM. It's a chance to stop by and visit with friends, meet new neighbors, and welcome the weekend together. Hosts provide soft drinks, snacks and chairs, guests are welcome to bring adult drinks and snacks. No need to RSVP. Just come for the laidback fun.

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

# KPCA's SURVEY OF MEMBER INTERESTS

In January 2019 the Board of KPCA conducted a survey of KPCA's members in order to gauge their interests in building bridges between the generations, strengthening community connections and supporting seniors. The survey was developed by the Community Concerns Committee, Jo-Ann Harrison (Chair), Mariam Lamech and Susan Goda, based on surveys that have been done in neighboring communities to help KPCA's Board plan and organize activities for the coming year. Members were offered two alternative ways to respond to the survey, an on-line survey via Survey Monkey and a paper survey in KPCA's newsletter.

The survey had two major questions: What are your family's most important interests in living in Kenwood Park at this stage in your life, and whether there are any services/assistance that KPCA members are interested in receiving or willing to give to other neighbors.

## Results of the Survey

The response rate was 39%. Seventy-seven members responded out of about two hundred and thirteen members. Results are presented below in Tables 1-2. A majority of the respondents used the online survey to respond. The few residents who responded to the paper survey were over the age of 55.

INTERESTS	YES ON PAPER	YES ONLINE	(TOTAL) %
Access to jobs, service	9	57	(66) 85.75%
Educational opportunities	2	39	(41) 52%
Social and recreational	6	35	(41) 52%
Living in green, quiet	10	59	(69) 89.6%
Aging in place	7	34	(41) 52%
Other: access to doctors	1		
Total # answering	11	67	77

## Community Interest: (TABLE 1)

The top two interests are easy access to jobs and recreation in Bethesda and living in a green, relatively quiet well-kept neighborhood. Half of the residents in this survey are interested in educational opportunities, social and recreational activities and aging in place (41 respondents).

## Volunteering: (TABLE 2)

A minority of respondents expressed a need for assistance. Home maintenance and communications were chosen more than other needs. Less than half the respondents expressed some willingness to volunteer assistance to other residents. Over a third said that they are willing to make friendly phone calls and visits. Approximately a third said that they were willing to provide transportation on an errand. The online questionnaire also had an item about crisis support. Approximately a third said they were willing to provide support in times of crisis to a neighbor.

## Conclusions and Plans

The response rate to this survey is considered fairly good. However, we would have liked fuller participation by members. The main interest of respondents is that KPCA should continue to facilitate in the coming year "living in a green, relatively quiet well-kept neighborhood." A second interest that a significant number of respondents chose is Aging in Place. We are exploring how to facilitate this interest at the present time. Two approaches to this are developing a volunteering network of support for residents needing assistance and joining a neighboring Village such as Bethesda Metro Village or Little Falls Village. KPCA members interested in helping explore or develop these approaches are welcome to join this endeavor by getting in touch with Jo-Ann Harrison, *community@kpcanonline.org*.

TYPE	NEED (Paper)	NEED (Online)	TOTAL NEED	PROVIDE (Paper)	PROVIDE Online	TOTAL PROVIDE
TRANSPORT ERRAND	1	3	(4) 5%	6	18	(24) 31%
TRANSPORT MEDICAL	1	4	(5) 6%	3	15	(18) 18%
VISITS		3	(3) 4%	3	29	(32) 42%
COMMUNICATION	1	13	(14) 18%	1	7	(8) 10%
HOME ASSISTANCE	2	13	(15) 19%		7	(7) 9%
SMALL REPAIRS	2	8	(10) 13%		6	(6) 8%
CRISIS SUPPORT		9	(9) 12%			(23) 30%

- Just having a security patrol here is a deterrent to having criminals come to our neighborhood. In addition, your specific house can be checked daily when you are away (up to two weeks a year free).
- Please join by the end of June, so we can know how much funding we have, and therefore how many hours per day we can have our excellent patrol, Urban Alarm, drive around our neighborhood.
- If you need a KPCA sign and post, send a request to news@kpcaconline.org.

# KPCA MEMBERSHIP FORM

July 1, 2019 to June 30, 2020

- Security Patrol plus Resident membership, both for: \$295**
- Resident membership alone: \$85

LAST NAME: \_\_\_\_\_ FIRST NAME: \_\_\_\_\_

SPOUSE's LAST NAME: \_\_\_\_\_ SPOUSE's FIRST NAME: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

KPCA is working on adding street captains for each block. Would you like to receive emails from your street block captain?  Yes  No

Would you like to be a street captain for your block?  Yes  No

**EMERGENCY CONTACT (Someone KPCA can notify in case of an emergency):**

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**SECURITY MEMBERS ONLY:** (The patrol car drives around the neighborhood at varied times during the day or night, but has your phone number only if you are a security patrol member.) In the event the patrolling security officer notices your garage door is open and it is after 11 pm, would you like to receive a call about your garage door being open?  **Yes**  **No**  **n/a**

**You may pay online at <http://kpcaconline.org/join> using your credit card via PayPal, or mail a check payable to Kenwood Park Citizens Association, Inc. (or KPCA) and this form to:**

**KPCA Treasurer  
PO Box 127  
Glen Echo, MD 20812**

## When millennials think about buying a house...

Millennials and baby boomers are the largest buying/selling demographic groups in real estate. It's always good to know what they are thinking about in relationship to home ownership.

Inman News reported that a recent Bank of American survey of millennials revealed that:

- 1) 72% of millennials want to own their own home. This is surprising, compared to the fact that only 44% expressed an interest in having children and only 50% want to get married!
- 2) 79% believe that home ownership is a key part of realizing the American Dream
- 3) 90% of millennials use a real estate agent, even though they like to pour through the research themselves
- 4) They say they like fixer-uppers—where they can have a better value in the end
- 5) Neighborhood is very important to them—they like being a part of a group
- 6) Millennials use their phones for everything...except long conversations
- 7) Trust is the biggest factor in choosing and liking a real estate agent

In the Washington area these seven items seem to be particularly true for first time homebuyers. That's what has driven the the rise of prices in DC and is causing gentrification throughout the city. However,

if millennials choose to move to the suburbs, they are often not first time buyers. They may have had the renovation experience already and are looking for something they can live with for a while prior to making changes beyond painting. Or they are looking for a home that has already been updated. Frequently they are two income couples without the time to embark on time/money consuming projects right off the bat. In that case 75% prefer properties with updated appliances and 66% want a modern layout (read "open concept").

### Kenwood Park

Since our last newsletter in December there has been some, although limited, activity in Kenwood Park. There are currently 5 homes on the market ranging in price from \$987,500 to \$2,097,500. (In May 2018 there were 12 active listings.) Six are under contract from \$848,000 to \$2,590,000. Four homes that have gone to settlement in this time frame ranged from \$995,000 to \$1,249,000. Since January these homes have sold from 94% to 96% of their asking price. In terms of rentals, there are 5 active rentals from \$4250-\$4650 and one pending for \$4300. Of the three that have actually rented since January 1, they rented at \$2995, \$4500 and \$5000.

*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.

## Bridge Club

The Kenwood Park Bridge Club meets on week-day mornings or afternoons in neighbors' homes. We are looking for more singles and couples interested in playing at the intermediate level. Please join us! If you are interested in learning more, call Christina Lobo (301) 229-3490 or Gloria Fitchett (301) 229-8480, or [dfitchett@msn.com](mailto:dfitchett@msn.com).

### Peter Dressner - PC Repair Specialist

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

# Traffic and Safety

by Katherine Kerxton

The Traffic and Safety Committee has been busy! Over the past year, we have been monitoring several areas in the neighborhood that we have noticed continued traffic and safety issues. Here are just a few...

**Millwood Road and Lenox Roads Sidewalk Request**— For our neighborhood “thoroughfares,” KPCA has requested sidewalks for portions of Millwood and Lenox Roads, as well as increasing the size and the repainting of white lines on speed humps along Millwood Road. MCDOT will evaluate these requests and *if they are determined feasible*, KPCA will discuss all options and any possible concerns before changes are implemented.

**Student Driver Safety**— Although it isn’t always the younger generation, by any stretch, we have had several complaints involving student drivers, including one accident in our neighborhood during the school lunch hour which involved a high school student. **Parents**, please discuss with your student-drivers to be extra vigilant when driving through our neighbor-

hood – including no cell phone use --- for everyone’s safety!

**Parking at River Road Unitarian Church**— Our neighbors who live on the neighboring streets of the River Road Unitarian Church, including Highboro Drive, have been working with the church administration and MCPD to control parking issues that have plagued their streets for years. If you, or anyone you know, attend the church for its various activities, please - NO parking on your neighbors’ lawns and NO blocking driveways.

**Walkers in the dark** – Please wear light colored clothing or carry a flasher if taking a walk, or walking the dog, in the dark. Drivers in cars cannot see you!

## TRAFFIC SAFETY CONCERN?

Send questions, complaints or requests to:

[2DTrafficComplaints@montgomerycountymd](mailto:2DTrafficComplaints@montgomerycountymd)

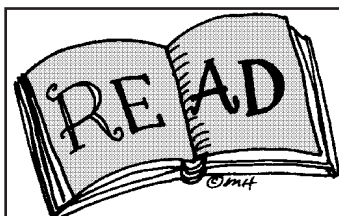
or contact [traffic@kpcaonline.org](mailto:traffic@kpcaonline.org).

## FRONT YARD FRIDAYS

(continued from front page)

Check the web site and list serve for addresses: <https://www.signupgenius.com/go/60b0e49a9a82e5-front2> and sign up there if you would like to host. We look forward to another great summer of neighborly fun! Thanks to Elizabeth Haile for setting up the signup genius site.

Here are some tips for the event: Give your neighbors on your block a week or two notice, if possible, by dropping off a flyer at their house. KPCA can provide you with a sign for the front yard. Make a plan in case of rain; either cancel or move the table into the garage or onto a porch. Tie up dogs, as some people are allergic.



## Book Club

The Kenwood Park Book Club will meet again on June 4, and is reading *In the Kingdom of Ice*, by historian Hampton Sides. For more information contact Sandy Gust at [book@kpcaonline.org](mailto:book@kpcaonline.org).

## Acknowledgments

The Editor wishes to thank the contributors to this issue and Ken Chaletzky for his contribution to the preparation of the issue. Thanks go also to Hannah Elson for valuable suggestions and editing skills.

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



Join us to visit a home rain garden and learn how you can use Maryland native plants to reduce storm water run off while creating a beautiful landscape in your yard. Rain or Shine at [6212 Goodview Street](https://www.google.com/maps/place/6212+Goodview+Street,+Bethesda,+MD+20814) (1/2 block from Walt Whitman High School). Children welcome. If it rains, you can see the rain garden at work!

For more information and to RSVP: [widacohn@icloud.com](mailto:widacohn@icloud.com) or call 301-229-5023.

## **President's Corner**—Continued from Page 1

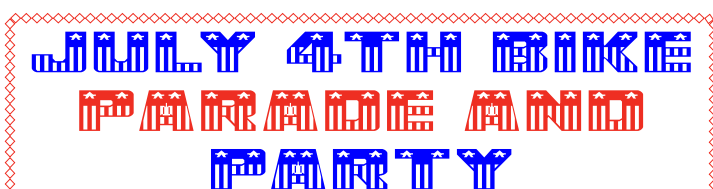
the Chairs of the standing committees. The President would certainly be considered a community leader.

The current **DIRECTORS-AT-LARGE** are Krishna Collie, Katherine Kerxton, Jo-Ann Harrison, Ed Elson, and Lindsey Dickinson. The by-laws say we may have between three and six directors-at-large, who help run the Association. Up for re-election are Jo-Ann Harrison, Krishna Collie, Lindsey Dickinson and Ed Elson. Please consider joining the board and volunteering for this position, by emailing to [pres@kpcaonline.org](mailto:pres@kpcaonline.org).

The **STANDING COMMITTEE CHAIRS** are Jo-Ann Harrison, Community Outreach, and Ed Elson, Communications. We need volunteers for the following Chair positions:

**Security Chair:** This is the liaison to our security patrol contractor, Urban Alarm. On a weekly basis, the daily patrol reports are examined to make sure the patrol is coming every day and patrolling for the agreed upon number of hours on average; the Chair communicates the total number of hours to the Treasurer monthly. He/she distributes the KPCA lawn signs to those residents who request them, and transmits any complaints about the patrol to the Board.

**Membership/Block Captain Chair:** Heads the group of block captains, one or two for each of the



Kenwood Park is looking forward to our 9th Annual Kenwood Park Independence Day parade and celebration. This is one of Kenwood Park's big community events and we are looking for volunteers to help make it happen.

Decorations and treats are provided for the bikers, walkers and pooches. Our local volunteer fire department truck is contacted and music is provided by a generous neighbor. Festivities take place at 10:00 am at Marbury Court.

If you are interested in volunteering to help run this year's event, please contact Katherine at [traffic@kpcaonline.org](mailto:traffic@kpcaonline.org).

24 streets in Kenwood Park. The block captains communicate with the residents and find out what they would like to see the Association do for them. They urge the residents to join the Association and the Security Patrol. They may organize block parties, if they wish.

**Activities Committee Chair:** The Activities Committee Chair oversees the social committees and groups of the Association, and reports on their activities back to the Board. He/she makes sure there is a person who will take charge of each of our community special events.

**Traffic and Safety Committee Chair:** The Traffic and Safety Chair deals with neighborhood requests to monitor and calm traffic, and to put in sidewalks, and any other issues related to the safety of our streets.

**Welcoming Committee Chair:** Our Welcoming Committee Chair compiles a welcome packet, consisting of brochures which can be obtained from Montgomery County, or the Library, with useful information for new residents of our neighborhood. Past Chairs have presented these packets personally, and even given parties for new residents to meet each other and the Board, but that is not required.

Other items will include a review of KPCA's current state, budget issues limiting the security patrol, opportunities and challenges ahead. The amended by-laws will also be presented.

## **Neighborhood Services Available**

Julia Choppin (Whitman junior, certified safe and experienced babysitter) I'm available evenings and weekends and I love kids of all ages! 301-229-9139

Esmee Najafi (Senior at Whitman available for babysitting; lots of experience) 202-730-5363 or [esnajafi999@gmail.com](mailto:esnajafi999@gmail.com)

Naren Roy (Junior at Whitman; pet-sitting/dog-walking, love to work with animals, has experience) 202-341-6063 or [narsebrocks@gmail.com](mailto:narsebrocks@gmail.com)

Annabelle Piot (at French International School; babysitting, pet sitting, housesitting) 202-413-0557 or [annabellep03@gmail.com](mailto:annabellep03@gmail.com)

### **GET LISTED HERE FREE:**

Email our Communications Chair at [news@kpcaonline.org](mailto:news@kpcaonline.org)

# Arbitrary Flight Path Changes from VA to Montgomery County Skies Are Being Challenged

by Fawzi P. Bayan, f.bayan@verizon.net)

Aircraft noise complaints locally have skyrocketed increasing from a few hundred to over 20,000 in 2017 alone. With aircraft flying lower and now directly over the Maryland side of the Potomac, all residents in this area are affected in varying degrees from simply annoying to irritating to infuriating. If you are lucky to be in the first category, please consider helping the area residents in the second or third category. Noise reduction will benefit all with an increase in quality of life and also associated property values.

In 2015, the FAA created a new highway in the sky concentrating flight paths into a narrower area. At the same time, and in this area, flights down the river into Reagan National airport have been moved toward the MD side of the Potomac thus increasing noise in the skies of Bethesda and nearby communities. While efficiency is being claimed by the FAA, it appears that political issues are at play as well with McLean having lobbied hard to have the flight paths moved. Other communities downstream including Georgetown are also affected and have been actively protesting this new state of affairs over the last few years.

The State of Maryland on January 16, 2019 filed a Petitioner's Opening Brief in Appellate Court, challenging the FAA's "arbitrary change of aircraft flight paths to Reagan National Airport." The brief states that the FAA "provided no public notice of its plan, performed no noise analysis or any environmental analysis, and did not evaluate the potential impacts." The FAA's altered flight path, the brief states, had the effect of shifting the brunt of the noise from aircraft approaching DCA "from west to east away from Virginia and into Maryland."

Montgomery county has also allocated funds to hire a consultant to support this effort. Discussions are taking place with the FAA with no success so far. Montgomery County hopes that the Court will agree with Maryland and require the FAA to perform the legally required noise and environmental analyses, and to work with the State of Maryland to mitigate the impacts of DCA's aviation traffic on all affected communities. Montgomery County is not necessarily asking the FAA "to move the noise and pollution to other neighborhoods" but instead has asked the FAA for flights over non-noise sensitive areas or varying flight procedures as a way to lessen the impact on any one neighborhood.

Additionally, and very significantly, the Montgomery County Quiet Skies Coalition (MCQSC) is a group of concerned citizens and community associations committed to working with residents, elected officials, the FAA, and others to resolve the issues. It is a strong organization doing a tremendous amount of technical, organizational and political volunteer work on your behalf. It is important to provide support with your time and money if possible. One of the important ways in which residents can contribute is simply filing complaints so that the FAA cannot continue to tell Congress and others that airplane noise is not an issue in Montgomery County. The MCQSC has posted information on its website about how to file complaints with the airport. See [www.mocoquietskies.org](http://www.mocoquietskies.org). Ultimately, as residents, you have ways with MCQSC to challenge arbitrary choices that affect noise in your neighborhood!

*Fawzi P. Bayan is a resident of Kenwood Park for over 20 years. As an aeronautical engineer, he is concerned over aviation issues affecting the area. He can be contacted at f.bayan@verizon.net.*

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# **KPCA News**

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**June 12**

# **KPCA Annual Meeting**

**Walt Whitman H.S. Cafeteria  
8 – 10 PM.**

Election of Board of Directors and agenda items.