

KPCA News

Newsletter of the Kenwood Park Citizens Association, Inc.

Volume 16, Issue 3 • July 2010

President's Corner

Summer is finally here, and, in addition to the arrival of humidity, it means that the time has come to receive your invitation to join the KPCA for another year. The application is included with this copy of the KPCA News. Because we had more members last year, we can keep the fee for the security service the same for the third year.

As you know from a number of earlier newsletters, we have been starting up a program called Neighbor-to-Neighbor to organize aid for residents of Kenwood Park who might need some help from time to time from others in the neighborhood. We have studied the best practices from the area and around the country to help us create an effective program. However, we have found that there are many legal questions that have not been answered, and so ask if there is any attorney in the neighborhood who might volunteer to help us sort out the answers. If so, please contact me so we can begin to answer the questions and, indeed, to be sure we are asking the right ones.

Finally, on a more personal note: I grew up in an area with huge elm trees arching over our roads, and was saddened when they were felled by Dutch Elm Disease. In addition to their remarkable shape, they grow quite quickly, and will provide shade over a home during the summer, which should lessen the need for air conditioning. I have found a source for trees that have been bred selectively for about forty years to be immune from the disease and have planted one in my yard. If you are interested in having the benefits of an elm, as well as contributing to the tree canopy of the neighborhood, check out the web site of the Elm Research Institute in Keene, NH: www.elmresearch.org. It would be great to see them all over Kenwood Park.

Ken Rubinson
KPCA President

KPCA Calendar

KPCA Board Meeting

Contact pres@KPCAonline.org

Garden Club

Meeting/event not yet determined.

See inside for contact information

Book Club

See inside for information

Suspect Responsible for Numerous Robberies in Bethesda Arrested

(taken from an official Police Department release)

Detectives from the Montgomery County Police 2nd District Investigative Section arrested a suspect wanted for a recent string of street robberies throughout Bethesda and in neighboring Washington, D.C.

Beginning in April, a string of street robberies occurred in the Bethesda area between the hours of 9:20 p.m. and 5:30 a.m. The suspect either followed the victims home or robbed them while they were walking home. In each incident the suspect was described as a black male in his mid-20's weighing between 140 to 150 pounds, armed with a handgun, and driving a silver or tan mid-sized car. At the same time, the area of Washington, next to the Montgomery County line experienced several robberies of the same nature with a similarly described suspect committing those crimes. There were 15 street robberies, a car-jacking, and 2 aggravated assaults (including a shooting) in the Bethesda area and in Washington D.C. next to the Montgomery County line.

(Continued on page 4)

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.kenwoodparkweb.net>

The Real Estate Corner

The Market Continues to be Strong

Homes in the greater Washington area sold quickly this spring, due in large part to the First Time Home Buyers' Credit. Contracts for homes priced no more than \$800,000 had to be ratified by April 30th and go to closing by June 30th for purchasers to qualify. This helped homeowners with lower priced properties sell so that they could then move up. So all price ranges benefitted from this credit. Although the market continues to be strong, there has been something of a slow down since the credit's demise. Homes are continuing to sell however, albeit slightly more slowly and at prices still in concert with the earlier market.

Mortgage rates are still extremely low. Last week a 30 year fixed rate for a mortgage up to \$729,750 was at 4.625 with no points and lower if below \$417,000. Over \$729,750 it was 5.375 with no points. Jumbo money is more readily available as well. Prices are also low, although in the Metro area they are 4.9% higher than they were first quarter of last year. In 20817, for the month of May, the average sales price was up 11.39% from this time last year. The median sales price was up 3.12%. And the average sales price as a percentage of the average list price was 95.46% as opposed to 86.64% last year.

Currently (as of 6/30) in Kenwood Park there is one home on the market for \$849,000. It has been active for 27 days. Seven homes are under contract, listed between \$854,900 and \$1,100,000 with median days on market of 35. Six homes have gone to settlement, with sold prices from \$850,000 to \$1,049,000 with median days on the market at 7.

All in all, the market here looks like it has a strong footing. Both buyers and sellers seem to be satisfied with the balance. Kenwood Park remains strong and desirable. And we welcome all of our new neighbors!

*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.

Our Web Site

Please join our new website: www.kenwoodparkweb.net. Upon arriving there you will observe a site serving all of Montgomery County, providing a large variety of business and community services. Our local neighborhood site can be accessed by clicking on "My Community." If you are using the site for the first time click on "Register" and follow the directions. The only essential information we need is your name and either address or phone number. Our webmaster can then follow up and ascertain whether or not you are a Kenwood Park resident. We are restricting the Kenwood Park part of the web site to Kenwood Park residents.

You can elect whether or not to join a community listserv, which is a list of e-mail addresses enabling you to send or receive emails to or from other members of the list. On the other hand, you do not have to submit an email address.

We will be increasingly using the web site to announce community events and describe issues of community interest. Back issues of the newsletter will be placed in the site. The site will be especially useful to communicate matters of community interest more rapidly than the newsletter can.

If you are perplexed or uncertain about some aspects of the registration, please feel free to query our President, Ken Rubinson at pres@KPCAonline.org.

Request from Editor for Information


From time to time Board members are told by residents that they are not receiving the KPCA Newsletter. The Board does not know how widespread this problem is. Normally the Newsletter letter is sent by bulk rate. This edition is being sent first class and should reach all residents. If anyone has not been receiving the Newsletter the editor would appreciate being advised. Please email NEWS@KPCAonline.org or call (301) 320-2837.

Crime Reports Online

County residents can now track crime reports online, using www.crimereports.com. Small icons representing types of crime appear on a Google map. Users can set the parameters for a search, including a specific time period.

Crime reports are automatically uploaded to the site daily. Each incident identified on the site will have a report number that residents can use to obtain the actual police report at a station.

A County Police spokesperson informed us that another website, www.Connectedcommunities.us, is a very good source of crime statistics. This site focuses entirely on Montgomery County.



Kenwood Park Book Group

The Kenwood Park Book Club is reading *American Creation: Triumphs and Tragedies at the Founding of the Republic*, by Joseph Ellis. Next meeting is July 12.

Contact sgust@msn.com for more information.

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. Non-members can easily sign up by contacting Ken Rubinson by phone or email, pres@KPCAonline.org.

Neighborhood Services Available

Baby Sitters

Jill Sorcher (Certified)	(301) 229-2328
J. Peyser (Certified)	(301) 320-2558
J. Flaherty	(301) 229-2602
C. Goldman	(301) 320-1582
Michelle Dressner	(301) 652-5453
Kendall Eisenberg (and odd jobs, mother's helper)	(301) 263-9169
Leigh Fishman	(301) 229-3650
Alexandra (Allie) Fishman (certified sitter and first aid provider)	(301) 437-1025
Olivia Barber	(301) 760-7535
Anna Moulton (pet sitter, dog walker)	(301) 229-1661
Katie Choppin (certified)	(301) 229-9139
Anne Charpentier (certified)	(301) 320-4310

Leaf Rakers, Snowshovelers, Odd Jobs

Chris John (mowing)	(301) 229-2648
Shafi Noss	(301) 325-8360
Amber White (apamberpower@gmail.com) (loving and reliable dog walker)	(301) 588-6474

GET LISTED HERE FREE:

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

The Garden Club

The Garden Club Co-Chairs, Michael Berg and Carol Logun welcome ideas for projects and events, and volunteers.

Contact Michael Berg at mdberg@verizon.net, or Carol Logun at jclogun@earthlink.net.

Bridge

Interested in playing bridge or starting a bridge club in Kenwood Park? Please call KP residents Gloria Fitchett at (301) 229-8480 or Christina Lobo at (301) 229-3490. This is just to start the ball rolling, we could start playing in the Fall

Our "Stats."

We presently have 252 residents subscribing to the security service and 41 social memberships. This newsletter goes to 640 homes in Kenwood Park.

Real Estate Advice

Real Estate Licensure and Professionalism

The National Association of Realtors was founded in 1908 as the National Association of Real Estate Exchanges, the founding group being located in Chicago, IL. In 1916, the National Association of Real Estate Exchanges changed its name to The National Association of Real Estate Boards. The current name was adopted in 1974.

NAR's membership is composed of residential and commercial real estate brokers, real estate salespeople, and others engaged in all aspects of the real estate industry, where a state license to practice is required. Members belong to one or more of some 1,600 local Realtor boards or associations. They are pledged to a code of ethics and standards of practice, which includes duties to clients and customers, the public, and other Realtors.

Realtor is a frequently-used word in many countries to describe any person or company involved in the real estate trade, regardless of their NAR status or American residence. However, in the United States, the National Association of Realtors in 1949 and 1950 obtained registrations for the words "Realtor" and "Realtors" as collective trade marks.

The NAR governs the hundreds of local Multiple Listing Services (MLS) which are the information exchanges used across the nation by real estate brokers. (However, there are many MLSs that are independent of NAR, although membership is typically limited to licensed brokers and their agents).

Submitted by Kathleen Ryan
kathleen.ryan@longandfoster.com

Robbery Suspect

(Continued from Page 1)

In a concerted effort to capture the suspects, a taskforce was formed with members from 2nd District patrol units, the 2nd District Special Assignment Team, the 2nd District Investigative Section and the Police Community Action Team (PCAT). They worked in conjunction with patrol and investigative units from the Metropolitan Police Department.

On June 1 at approximately 10:40 p.m., the suspect was spotted driving a silver-colored Chevrolet Malibu in the downtown area of Bethesda. The suspect driver eluded police until he entered Prince George's County and wrecked his vehicle in a heavily wooded median in the area of the Baltimore-Washington Parkway and Route 410. The suspect bailed out of the vehicle and was initially able to get away. The suspect's identity was confirmed and a warrant was obtained. The Bethesda Special Assignment Team found him later that morning hiding in the attic of a relative's home in Capitol Heights in Prince George's County.

James Willie Street, age 29, of the 5400 block of Westbard Avenue in Bethesda was charged with unlawful taking of a motor vehicle, unauthorized removal of property, and theft between \$1,000 and \$10,000. He is being held in the Clarksburg Correctional Facility on a \$150,000 bond for this case.

The subsequent and continuing investigation resulted in detectives charging Street with 17 charges related to this string of street robberies. Specifically, Street was charged with three counts of armed robbery, four counts of first-degree assault, one count of second-degree assault, two counts of theft under \$1,000, one count of theft under \$100, one count of attempt robbery, one count of having a handgun in a vehicle, two counts of the use of a handgun in a violent felony, and two counts of illegal possession of a regulated firearm. Street is also held on a \$750,000 bond for these charges. Additional charges may be forthcoming.

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. However, only such serious problems will be reported. For example, we will not report lost pets in such emails. 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, please enroll on our web site: www.kenwoodparkweb.net and click on "My Community" at the top left. If you prefer typing, use www.kenwoodparkweb.net/association/cahome.cfm To sign up, click on "register" at the top of the column at the left side.

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, to begin their subscriptions this year. Your memberships fund the potluck dinners, the KPCA Newsletter, the neighborhood beautification activities, our website www.kenwoodparkweb.net, the children's Halloween party, the Garden Club, the Book Club, and liaisons with other citizens' organizations in Montgomery County. The KPCA also is a collective voice for our neighborhood with the county government on issues of concern.

In addition to the regular membership, we encourage everyone in the community to subscribe to the security patrol. The additional fee is modest in view of the benefits to our whole neighborhood. If more neighbors participate than in the past, we could have daytime service. Because of last year's response, we have been able to hold the fee the same for the third year.

- ◆ Our security patrol is present every night throughout the year and can respond more quickly than the county police since the patrol car is within a few blocks of your home.
- ◆ Upon advance notification of a vacation, the security officer will check a subscriber's home multiple times a night 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 the alarm goes off and there is no response at the residence. The patrol can check the house and call the county police. The secondary responder can be the county police. This will prevent false alarms to the county, which imposes a charge beginning with the 2nd false alarm. Again, this service is for subscribers 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 new phonebook.

July 1, 2010, to June 30, 2011

Security patrol and KPCA membership together: \$282.

KPCA membership only: \$75.

Last Name **Anillo** First Name **Hortensia** Title

Spouse's Name: First Last (if different)

Street Address **6100 Clearwood Rd** Home Phone (**301**) **229-9195**

Please make checks out to: KPCA (or to the Kenwood Park Citizens' Association)

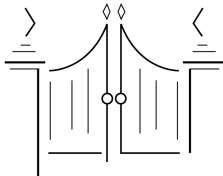
Please mail to: Austin King
 KPCA Treasurer
 6604 Millwood Rd.
 Bethesda, MD 20817

Questions?: pres@kpcaonline.org

KPCA News

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Business card-size ads can be placed here for \$30. Double that size for \$40. Larger size ads also accepted. Contact Edward Elson (301) 320-2837 for more detail, or go to news@kpcaonline.org.

Acknowledgements

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Edward Elson, *Editor*