

KPCA News

Newsletter of the Kenwood Park Citizens Association, Inc.

Volume 18, Issue 4 • October 2012

President's Corner

Our new website at www.kpcaonline.org is now operational.

In this issue of the KPCA News you will find announcements for a number of neighborhood activities. One is for the potluck dinner, and another for the kids' Halloween party. Volunteers would be appreciated.

Also, there is an important article about proposed zoning changes in Montgomery County that affect our neighborhood. Please read it and respond.

It has been a long time since our last KPCA News, and I would like to make a belated thank you to the volunteers for the Fourth of July parade and party. Thank you all (in no particular order):

Ilana Tanowitz
Valerie Hollis
Carolina Bate
Michael Bate
Lacey Kurtz
Alyssa Silverstein
Adam Feurstein
Sinaly Roy
Ronnen Roy
Naren Roy
Hilary Berman
Tamara Snyder

And thanks to the Bethesda Fire Department #20 and the Bethesda Chevy Chase Rescue Squad.

Finally, for walking along the roads in the dark, please wear light clothing, and if you do not already have a KPCA flasher to make you visible, request yours. See the information in this edition of the News.

Ken Rubinson
KPCA President

KPCA Calendar

Potluck Dinner

Sunday, October 21, 2012

6:30 to 8:30PM

Concord St. Andrews United Methodist Church

See further details inside

The Garden Club is Back

See Inside

The New Kennel Club

See Inside

KPCA Board Meeting

Contact pres@KPCAonline.org
The "Careers" room, ground floor
Walt Whitman High School

The Halloween Event

See Inside

Book Club

See inside for information

Don't Put Your Leaves in the Street

It's that time of the year again, and we issue our annual guidance on leaf collection. Leaves should be placed in piles or containers on the grass or behind the curb. Placing leaves in streets can disrupt traffic and surface drainage, hamper snow removal operations, or pose a fire hazard to automobiles parked over them.

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>

Help Needed...

Help Needed on the County's Rezoning for Accessory Apartments

All of the Kenwood Park neighborhood should be informed about the County's plan for rezoning for accessory apartments and take action accordingly.

By the County's definition, an accessory apartment is a completely independent living facility with separate cooking, eating, sanitation and sleeping facilities that is either in or added to an existing single-family dwelling or in a separate accessory structure on the same lot as an existing dwelling. The County has been developing new zoning rules, parts of which propose a change to allow accessory apartments to be built "by right," which means that no special exception is needed for it to be built. What is important is that the special exception requires that neighbors be informed of a proposed structure and be allowed to have input on whether it can be built. This input might be called democracy.

The KPCA Board has been communicating with the County Planning Department and with county board members for a year now trying to keep the present requirement for a special exception unchanged in the new zoning code. Many other groups in the county have also done the same but without effect and practically without acknowledgement. Some might call the situation 'railroading' the changes through.

In addition, the proposed new zoning rules have decreased the number of off-street parking spaces required (in a driveway, not in a front yard) for the apartment and with no restriction on the location. The KPCA needs your help in turning back this proposed change to help preserve our neighborhoods of single-family homes. We need you to communicate your opinion to our local councilman Roger Berliner and to the other members of the County Council. Please send an email, letter or a Fax, and ask your friends in other neighborhoods in the County to do the same.

Here are the contact details:

Berliner: Councilmember.Berliner@montgomerycountymd.gov

Council Members: County.Council@montgomerycountymd.gov

Mail: 100 Maryland Avenue, Rockville, MD 20850.

Fax: 240-777-7989

Councilmembers' names:

Phil Andrews (Gaithersburg), Roger Berliner (Potomac), Marc Elrich (Takoma Park), Valerie Ervin (Silver Spring), Nancy Floreen (Garrett Park), George Leventhal (Takoma Park), Nancy Navarro (Calverton), Craig Rice (Germantown), Hans Riemer (Silver Spring).

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 these messages delivered to you, we will encourage you to join our website at www.kpcaonline.org.

KPCA POT LUCK DINNER

Sunday, October 21, 2012

6:30 to 8:30PM

Concord St. Andrew's United Methodist Church
(Corner of Goldsboro and River Road)

Last name starting with:

A – D: Salads ♦ E – P: Main Course

P – Z: Fruit or Desserts

Please bring enough for 8 people. Drinks will be provided.

RSVP: Lucia Gregori (301) 263-0678

lgregori@verizon.net or potluck@kpcaonline.org

KPCA GARDEN CLUB: NOW FORMING!

Would you like to help plan beautification projects for Kenwood Park neighborhood public spaces, benefit from plant swaps or gardening/ landscaping information exchange, or get the kids involved in seasonal and eco-activities? We need your ideas and suggestions for a new garden club. We are planning a meeting soon to discuss a fall gardening project.

Contact: Sinaly Roy at 301-229-3459 or *sinalymroy@gmail.com*

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Low, Low Inventory

The remarkable real estate story of the day is that there is such low inventory, meaning there are relatively few homes for sale. In all of 20817 there are only 108 detached homes on the market and 70 of those are priced between \$1 million and \$4,999,999. That leaves 33 homes between \$500,000 and \$999,000. Kenwood Park reflects the rest of the zip code: There are four homes for sale – one at \$919,000 and three between \$1,395,000 and \$2,299,000.

What does that mean for you? Well, if you were thinking of selling, there would be minimal competition at this point in time. And if you priced your home properly it likely would sell quickly for full price or close to it. The lack of housing stock has not reduced the pool of potential buyers. In the District the competition for homes in Chevy Chase, for example, has been leading to multiple offers (again!) and homes selling for more than the asking price (again!). However, buyers are more cautious this time around, fearing another bubble, so they are not making “crazy” offers the way they did in the hot market of a few years ago. But they are acting quickly when they find the right house.

Let’s talk about timing, since most people are not aware of how quickly the process can proceed. From the time a house goes on the market in the range below \$1million, it likely will go under contract within a month, or maybe two. The escrow period between contract and closing is generally 30-60 days. So it could be as little as under 60 days that a seller would need to move out, but generally within 90-120 days from the time the house goes on the open market. Because the upper bracket market is moving more slowly these time frames will vary.

Reminder: The Homestead Act Tax Credit for owner occupied homes will expire on December 31st if you do not reapply. This benefit caps the increase in your property taxes to no more than 10% per year no matter what your assessment. You must reapply one time to continue the benefit. If you don’t know if you have done so you can check that and find instructions on how to apply at www.lindachaletzky.com. Click on Homestead Act Tax Credit.

*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.

Come kick-off trick-or-treating at the

Kenwood Park Kids' Halloween Party!

**Wednesday, October 31st, 4-6pm
on Marbury Court**

Games and prizes for all!

**If you can assist in planning the party, please contact Meg O’Leary at
301-320-3884 or megoleary4@gmail.com**

Kenwood Park Citizens Association

Did you miss seeing the application in the KPCA News for the Security Patrol and KPCA membership? Did the application accidentally get used for family art?

Fortunately, here is a second chance to renew your membership for this year. Everyone including those who rent their homes should begin or renew their subscriptions. Your memberships fund the potluck dinners, the KPCA Newsletter, the neighborhood beautification activities, our website www.KPCAonline.org and the list-serve, the children's July 4th parade, the Halloween party, the Garden Club, the Book Club, the Kennel Club, and liaisons with other citizens' organizations in Montgomery County. The KPCA also is a collective voice for our neighborhood on issues of concern with the county and state.

In addition to the social membership, we encourage everyone in the community to support the security patrol. Even if you do not need a professional eye on your home while you are gone, the presence of the patrol benefits everyone in the neighborhood. Kenwood Park has one of the lowest crime rates in the area, and the security patrol contributes to that safety. Do your part.

- ◆ 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 information will be used for our records and the upcoming phonebook.

July 1, 2012, to June 30, 2013

Both the security patrol and KPCA membership together: \$282.

Only the KPCA membership: \$85.

Last Name _____ First Name _____ Title _____

Spouse's 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@kpcasonline.org

The New KPCA Kennel Club

Dear KP Kennel Club members,

To introduce your pets to the KP community and support their safety, KP Kennel Club recommends that you register your pet with the club. This will allow us to reunite your pet with you, in case they decide to take a longer than usual stroll/AWOL through the neighborhood !

If interested, please send us your dog's name, photo and best phone number to contact you. We will then have them archived in our KP Kennel Club library/ on line, available for members to see, in case of an emergency.

Please email your information to:
kpkennel@kpcaonline.org.

Our present registry:

- Lucky, 7 year old Yorkie
- Pepito, 2 year old Daschund
- Cinnamon, 9 month old King Cavalier/poodle mix
- Theo, 7-9 year old Schitzu
- Cody, 7 year old mixed lab
- Sophie, 5 year old mixed retriever
- Moca, 3 year old maltese/poodle mix.

All are distinguished citizens of Kenwood Park.



Lucky, Chris Li's 7 year old Yorkie



Moca, 3 year old Maltese/poodle mix, owner?



Anne de Fontana's dog
Pepito

Blinkers

Our dark winter nights start early and make driving in the presence of pedestrians dangerous for both drivers and walkers. Strangely, the winter D.C. dress code of all black clothes seems all too often to be the choice of walkers. We encourage everyone walking to wear at least some white or bright color somewhere. However, to increase the safety of everyone, the KPCA has in stock some bright orange flashers that can be worn when out in the dark such as when walking to the school bus stop in the morning. These are available to KPCA members only with the number limited to the number we already have on hand. If you have them from last fall, please use them before requesting new ones.

Each member home can request a number of blinkers equal to the number of children plus two. These will be dropped off at your home. To get blinkers, please send an email to pres@kpcaonline.org with the header "Blinkers." In the body of the note, mention how many are needed and the address.

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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 who have subscribed to the security patrol. Non-members can easily sign up by contacting Ken Rubinson by phone or email, pres@KPCAonline.org.

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're ready to play!

Traffic Cones

The KPCA has a number of orange traffic cones available for neighborhood events. If anyone in Kenwood Park needs to borrow them, contact pres@kpcaonline.org.

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	

Delivered to every home in Kenwood Park!

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
Olivia Barber	(301) 760-7535
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

Chris John (mowing/snow plowing near 6608 Millwood Road))	(301) 229-2648
Shafi Noss	(301) 325-8360
Amber White	(301) 588-6474
<i>(apamberpower@gmail.com (loving and reliable dog walker)</i>	

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 book club will meet again on October 25 and we will be reading *The Strangest Man: The Hidden Life of Paul Dirac,*

Mystic of the Atom, by Graham Farmelo. Contact sgjst@msn.com for more information.

Massage Therapist

My Daughter, Clio Berney is a Licensed Massage Therapist. She works at THE SPA at EQUINOX, 4905 Elm St, Bethesda, Wed 9:00 to 3:00 and Fri 3:00 to 8:00 Tel: 301-652-1078 or by appointment at our home on Millwood Road. For these appointments please call 301-905-2721

Richard Berney

KPCA News

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Edward Elson, *Editor*