

KPCA News

Newsletter of the Kenwood Park Citizens Association, Inc.

Promoting and enhancing the Kenwood Park neighborhood

Volume 28, Issue 2 • June 2022

Traffic Control on Whittier Boulevard

Take note that the speed limit on Whittier Blvd from River Road to Wilson Lane has been reduced from 30 MPH to **25 MPH**. Speed cameras will be set up at a future date. Also take note that the area around Whittier High School is a school zone, which means that from 6:30 am to 4 pm the fines for speeding double.

Please reduce your speed and watch out for the many pedestrians and bike riders in our neighborhood, not only to avoid tickets, but because it is the neighborly thing to do!

Thank you to the many community members and members of Kenwood Park Citizens Association who advocated on this issue with various County departments.

Update on Thrive Montgomery 2050

Thrive Montgomery 2050 is a county planning department initiative whose aim is to increase affordable housing and diversity in the community by increasing housing density. In Kenwood Park, now zoned R90, it would double the housing density. Along a 500-foot corridor along River Road, housing density could quadruple. A River Road Coalition was formed and a letter was written to the County, asking to eliminate River Road as a growth corridor. For now, the review process has been delayed until September. This could be an issue you want to consider when you vote for the next County Council members.

Save the Date for the KPCA Annual Meeting

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

Sunday, July 17 ♦ 3:00 – 4:30 pm.

Agenda:

- Re-Election of Officers to two-year terms:
President: Foroud Arsanjani
Vice-President: Mandana Tavakoli (new)
Secretary: Patty McAllister
Treasurer: Hannah Elson
- Re-Election of Directors-at-Large to one-year terms:
JoAnn Harrison, Ed Elson,
Lindsey Dickenson, Sinaly Roy,
Herb Rosenthal (new), and Ken Nankin
- Discussion of some of our community issues, as time permits.

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@kpcasonline.org

Front Yard Fridays

Each Friday evening during the summer a different neighbor hosts a gathering in their front yard. It's a chance to stop by and visit with friends, meet new neighbors, and welcome the weekend together. Hosts may provide drinks, snacks and chairs, guests are welcome to bring adult drinks. No need to RSVP. Just come for the laid-back fun. Sign up on our KPCA web site <http://www.kpcasonline.org/community-events/>, or here is the sign-up link: <https://www.signupgenius.com/go/10c0a48a9ab2fa5f85-kpca>,

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Foroud Arsanjani, President pres@KPCAonline.org

Visit the KPCA web site: <http://www.kpcasonline.org> for the latest news and events

Fall Festival and Halloween Parade

The KPCA Fall Festival is back! Mark your calendars for October 1st from 4-6 pm on Shady Oak Lane! (Rain date October 2nd.) Keep your eye out for details on the KPCA listserv.

This event for all ages is a great chance to meet neighbors and talk to those you haven't seen for a while. We will have a potluck, food, drinks and games. Everyone in the neighborhood is welcome.

Sponsored by Linda Chaletzky of Evers & Co., a Long and Foster Co.



Value of our Listserv

We are lucky to have the Kenwood Park listserv for fast communication to just our neighborhood. It has helped to retrieve items lost in the street, alerted us to lost animals, told us about wild animals seen, crimes committed, snow plowing dates, community events, and reminded us of delayed trash collections. Items can be sold locally here, and vendors who have worked in our neighborhood can be recommended here.

To join, go to our web site, <http://www.kpcaonline.org>, and click on the "Subscribe" button in the lower right corner. Or just check the "Yes" box on the new Membership Form in this issue.

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.

Snow shovelers are encouraged to offer their services on the listserv.

Add your service to the next newsletter by emailing to news@kpcaonline.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?

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

240-630-2628

info@bmavillage.org

YOUR KENWOOD PARK CITIZENS ASSOCIATION

Kenwood Park is a beautiful suburban neighborhood, close in to the District of Columbia and downtown Bethesda. A very diverse population of professionals, businesspeople, educators, and, because of its proximity to the seat of government, foreign diplomats and economists from many countries live here. Several embassies and foreign offices are situated in Kenwood Park.

The Kenwood Park Citizens Association (KPCA) was formed over 35 years ago in response to an uptick in crime in the neighborhood. While crime is still a concern, KPCA has broadened its interests and activities over the years and now promotes many social activities.

These have the effect of increasing neighborhood cohesion and helping neighbors to meet and know each other. Through its Newsletter, the Kenwood Park-focused list-serv, special mailings, and a number of special interest clubs, residents come together to discuss and act on community concerns.

Such concerns include traffic calming practices, utility and construction projects, beautification of public spaces in the neighborhood, security and crime prevention, county and state plans to rezone (up-zone) the neighborhood and adjacent neighborhoods.

For years KPCA has operated special events, including a July 4th parade for the children, a Halloween celebration and Fall Festival, and "Front Yard Fridays" in which residents invite neighbors and make their lawns available for outdoor parties during the warm months.

Two Categories of Membership

One can become a Resident Member for \$39 per year. This membership allows participation in all social activities, receipt of all announcements, the ability to vote for members of the Board and become a Board member, and to voice one's opinions and make recommendations to the Board on all matters of concern to the community.

The second category confers all the benefits of Resident membership and also provides the benefits of a Security Patrol. The Security Patrol operates a marked patrol vehicle in the streets of Kenwood Park at random hours every day, varying the specific patrol times in response to analyses provided by the Chair of the Security Committee on the KPCA Board. This Board member is alert to and receives input from citizens of the community.

A member enrolled in the Security Patrol service can request that a patrolman do a daily walk around one's house while one is on vacation, hide flyers, packages and newspapers, and email pictures of the house daily to the requestor after each walk-around. The presence of the Security Patrol acts as a deterrent to vandalism against cars, theft, and loiterers near the schools.

The cost for this service is \$299 per year. Included in this price are all the benefits of Resident membership.

KPCA MEMBERSHIP FORM

July 1, 2022 to June 30, 2023

LAST NAME(1): _____ FIRST NAME(1): _____

LAST NAME(2): _____ FIRST NAME(2): _____

STREET ADDRESS: _____

HOME PHONE: (_____) _____ - _____

E-MAIL: _____

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

Security Patrol plus Resident membership, both included for: \$299

Resident membership alone is only: \$39

If you are not already on the Kenwood Park listserv, would you like to be added? Yes No

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

Are you interested in helping with any of the many activities noted on our website? Yes No

SECURITY MEMBERS ONLY: 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? (Please note the patrol car drives around the neighborhood at varied times during the day or night.

The patrol has your phone number only if you are a security patrol member.) Yes No

Please provide feedback and comments to pres@kpcaonline.org

You may pay online at <http://kpcaonline.org/join> and use the PayPal form, 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

Tips for Car Safety

Montgomery County has seen a tremendous increase in car thefts and break-ins in the last two years. Here are some tips for cars left outside:

- ◆ Lock the car doors and close the windows. This is obvious, but so often overlooked.
- ◆ Don't leave valuables out where they are visible through the car windows.
- ◆ Keep car keys near the door inside the house, not in the car, so it is easy to find them.
- ◆ Keep the car key in a metal container or foil wrap to prevent radio signal transfer.
- ◆ On convertibles, use a locking bar between the steering wheel and pedal.
- ◆ Aim a camera at the car.
- ◆ Have a motion-activated light.
- ◆ Have an app on your phone that can track the car.
- ◆ In addition, if you use a garage, keep the inside door to the house locked.

If you have a garage but leave the car outside, ask yourself if what you are storing in the garage is really more valuable than the car.

Book Club

The book club met last May on Zoom to discuss two books, Deborah Tannen's Finding My Father: His Century-Long Journey From World War I Warsaw and My Quest to Follow, and a novel, Elizabeth Strout's Oh, William!



The book club meets again on Zoom at 7:30 p.m.

on June 22, and our June books will be the nonfiction Unexampled Courage: the blinding of Sgt. Isaac Woodard and the awakening of President Harry S. Truman and Judge J. Waties Waring, and a novel, Ruth Ware's The Woman in Cabin 10.

If you are not a member of the group and would like to join, please let Sandy Gust know at book@kpcaonline.org.

Front Yard Fridays-cont'd

which is a live link in this newsletter that you can find on our web site. Look for announcements of weekly locations on our KPCA listserv and on the web site (via the sign-up genius link). New residents are especially encouraged to come.

Is Pet Insurance Really Worth the Cost?

Here are a few important factors to keep in mind before making that personal decision.

It's about coverage for the unexpected, not routine check-ups: The tipping point to break even in most cases is \$500 in annual preventative care.

Research pet insurance before you buy: Consider the following factors before you make a decision:

1. **Coverage.** There are three types of pet insurance coverage, including:
 - Accident Only – covers the cost of veterinarian treatment in case of an accidental injury but will not cover the cost of treatment of disease or an illness
 - Comprehensive – covers accidents, illnesses, and preventative care
 - Wellness Plans – covers routine visits, vaccinations, and some annual tests.
2. **Benefits.** There are usually four types of benefit limits, including:
 - Unlimited Lifetime - once you pay your deductible, there are no caps on what a provider will pay to cover your vet's bills
 - Annual Maximum – a provider sets a cap on how much it will cover each year
 - Annual Per Incident – this is the maximum amount a provider will cover per year for a particular procedure, illness, or medical condition
 - Lifetime Maximum – this is the maximum amount a provider will cover over the lifetime of your pet in total or for a specific condition.

3. **Deductibles and Reimbursements and pricing**

Pre-existing conditions are never covered. There is not one plan when it comes to buying Pet Insurance. Pet owners need to be aware of their available options.

Kenwood Park Kennel Club

kpkenel@kpcaonline.org

Acknowledgments

The Editor wishes to thank the contributors to this newsletter and Hannah Elson for editorial assistance. Special thanks goes to Ken Chaletzky of Copy General for preparation of this issue. .

Edward Elson news@kpcaonline.org

Neighborhood Landscaping Projects



The Kenwood Park Landscaping Committee, under the leadership of Sinaly Roy, has been busy making sure that our public places are nicely landscaped. Our Kenwood Park stone signs were repaired, the grounds were cleared, with the weeds and shrubs removed, and the corners at Millwood and Goldsboro were made much more presentable.

The Durbin Triangle at the corner of Durbin and Radnor Road was overseen by Sinaly. The dead tree was removed, and Sinaly put in lovely new plants.



The Millwood circle, at the intersection of Millwood and Lenox Roads, was cleared and made neat. Plantings are being considered in the future.

Maintenance of our Public Spaces is supported by your membership contributions. Please make sure to join KPCA and renew your membership. If you are interested in helping with our landscaping efforts, please email Sinaly at garden@kpcasonline.org.

The Housing Market As of This Week Only!

Unless you close your eyes and plug your ears you can't avoid all the talk of a cooling real estate market. Is it slowing down? Are there still buyers? How long is it taking for homes to sell? Are prices still going up? What about rates? These questions are indicative of anxiety about home values. Potential sellers worry they have missed the market for maximizing profit and buyers worry that they've overpaid. Some worry that values will decrease and their equity will shrink. These are all valid concerns, many borne watching the housing bubble burst in 2007/8.

Analysts all say the factors that led to the last crisis do not exist today. The lack of housing supply over the last few years has led to the demand frenzy. I also believe that we have a bottleneck in the pipeline. Seniors are staying in their homes, aided by the aging-in-place movement, the ability to buy services, and generally better health. When seniors don't downsize, move-up homes don't become available, and the pipeline gets clogged. This puts pressure on all housing types. Although the housing supply has increased ever so slightly recently, there is still an insufficient amount to meet the demand.

What we are seeing in the market now is akin to confusion. Mortgage rate increases have caused some buyers to drop out of the market completely, and this week's big interest rate jump threatens to keep many others from being able to buy any home, including move-up homes. Others are trying to buy before rates rise even further. Although some homes have been receiving multiple offers, although not as many as during the feeding frenzy, others that seem to be

priced properly and show well, have been sitting for a couple of weeks. Given this week's interest jump predicting the degree of the impact is certainly iffy. Some areas are still hot, including Kenwood Park, but others are beginning to slow. Buyers in the under \$1 million range have been feeling the rate increases more than those in the higher brackets, but this increase may cause even higher end buyers not to escalate in price as high as they might have even two weeks ago. For sellers, aggressive pricing based on closed sales of even 4 weeks ago is a questionable strategy. Week to week the housing market can change. What is true today may not be true a week from today.

In Kenwood Park there are three homes on the market. One is a resale on Highboro Rd. for \$1,675,000 and two were built in 2017 for \$3.125M and \$3.885M. They have been on the market between 2+ weeks and 45+ days. One home on Kenhill is temporarily off the market and one is pending, listed at \$2.495M. In terms of sold properties since 1/1/2022, there were 10 homes that sold with the highest at \$3,134,895 for new construction. The others were resales ranging from \$1,275,500 to \$2.500M, all older homes.

Only 3 houses rented (per Bright MLS) since 1/1/2022, one renting twice in this period. Rentals ranged from \$5000 to \$6000/mo., and all rented quickly.

*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.

Peter Dressner - PC Repair Specialist

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Flexible Hours (24/7) Email: bethesdapcrepair@gmail.com
Tel: 301-718-1088 Blog: bethesdapcrepair.wordpress.com

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 bridge@kpcaonline.org. Gloria 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

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Link available on our listserve after July 12

Via Zoom

Sunday, July 17
3 - 4:30 PM

KPCA Annual Meeting

Join Us at the