

KPCA News

Newsletter of the Kenwood Park Citizens Association, Inc.

Promoting and enhancing the Kenwood Park neighborhood

Volume 29, Issue 2 • July 2023

Radnor School (Radnor Center) Update

The KPCA Radnor team has gotten the County to clean up the school yard and remove the trailers that were parked there. The second phase is now underway. A questionnaire was distributed to the community on the listserv. There were 113 total responses. This high number reflects how interested the community is in improving the space at the Radnor Center. Here are the results:

- 88% support for a new playground
- 67% support for a small community center
- 65% support for a pavilion
- 59% support for a track
- 50% support for a tennis court
- 13% support for a community pool (note that this was not one of the provided options, but it was written in by 13% of respondents)
- 9% support for pickle ball courts (note that this was not one of the provided options, but it was written in by 9% of respondents)

Traffic and Safety

The Traffic and Safety team requested a traffic and safety evaluation at the intersection of Radnor Road and Brite Drive as part of supporting the traffic and pedestrian safety needs at this extremely dangerous intersection. The County Department of Transportation studied the problem and has determined that they will add a four-way stop sign at the intersection and other adjustments to ensure the safety of drivers, kids and pedestrians. The project will start in July and should be completed soon afterwards. If there are any questions reach out to community@kpcaonline.org.

Save the Date for the KPCA Annual Summer Meeting

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

Sunday, July 30
3:00 – 4:15 p.m.

Zoom link: <https://us02web.zoom.us/j/89678878938?pwd=TC9XSmNXdW1YSUZkdmJGaktBb0lYUT09>.

Meeting ID: 896 7887 8938

Passcode: 630296

This will be published again on the listserv. For questions please contact our president at: pres@kpcaonline.org.

Our guest speaker will be announced on the KPCA Listserv.

Agenda topics to be discussed at the meeting include urbanization of Bethesda and Kenwood Park, update on the Radnor school project, review of KPCA activities in 2023, and proposed events/calendar and volunteer opportunities.

We will vote on the one-year term of the candidates for Director-At-Large. They are:

Ed Elson	Herb Rosenthal
Sinaly Roy	Ken Nankin
Pam Miller	Issa Khozeimeh

Foroud Arsanjani, *President* pres@KPCAonline.org

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

The Bridge Club

Fabiola Bishop (301 674-8556) and Gloria Fitchett (301-229-8480) are interested in forming a group to play bridge in person. Depending on the response, they could decide on the frequency and location (e.g., weekly, bi-monthly). You can also contact Gloria at bridge@kpcaonline.org.



Book Club

Contact Sandy Gust at book@kpcaonline.org for more information.

FRONT YARD FRIDAYS

These are being organized by Neda Arsanjani and Cathy Yoon. 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.kpcaonline.org/community-events/>

Fall Festival

Look for announcements on our listserve.

Acknowledgments

We would like to thank Ken Chaletzky for his expert layout of this newsletter and Hannah Elson for contributions.

Edward Elson news@kpcaonline.org

Neighborhood Services

Anyone wishing to offer services, or looking for services, can do it by emailing our listserve at kpca@listserve.com. We can list leaf rakers, snow shovelers, pet sitters, and baby-sitters here also:

Audrey Haile, age 16, mother's helper and babysitter. Safe Sitter certified and fully vaccinated. 11th grader at Whitman High School. Contact audreykathaile@gmail.com.

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

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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.

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www.bmavillage.org

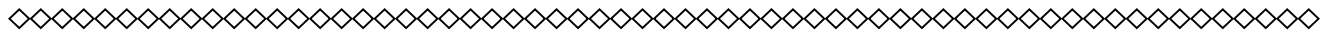
240-630-2628

info@bmavillage.org

Time to Renew Membership or Join KPCA

As eloquently stated recently by a neighbor: "I would say between numerous attempts to steal from our car parked on the street and now someone stealing the mail we put in mailboxes there is even more reason for as many neighbors as possible to support Urban Alarm and get cameras. Clearly, people with bad intentions are coming into our neighborhood looking to commit crimes."

Thank you for your support. The number of listserve users has really grown. We have updated the listserve rules and will publish them on the listserve. This valuable neighborhood resource is full of timely local information, updates and recommendations. It's such a delight to see so many new families moving into the neighborhood. For those of you who are new or did not realize this, the listserve and many other neighborhood activities are paid for by the Kenwood Park Citizens Association, through member dues. If you have been enjoying the services then please fill in the form below and join KPCA. Thank you and we look forward to seeing you at our next function very soon!



KPCA MEMBERSHIP FORM

July 1, 2023 to June 30, 2024

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

Resident membership alone: \$39

LAST NAME: _____ FIRST NAME: _____

LAST NAME: _____ FIRST NAME: _____

STREET ADDRESS: _____

HOME PHONE: _____

E-MAIL ADDRESS: _____

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

If you are not already on the Kenwood Park list serve, 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 ___

To learn more about KPCA and the Security Patrol, see our web site at www.kpcaonline.org. 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

KPCA Garden and Landscaping News

garden@kpcaonline.org

The public spaces are being maintained by KPCA, thanks to Sinaly Roy. See the improvements at the Durbin Triangle, the Lenox Circle, and the two Goldsboro/Millwood corners.

We have had an ongoing issue with large vehicles jumping the curb on the Circle, knocking over the small boulders on the mulch bed, ripping up the mulch/underlayment materials and leaving tire tracks through the bed surrounding the tree. Sinaly put in a request with the County's Department of Transportation to look into the situation at the circle and see what steps can be taken to better protect the circle from traffic tire assaults. The County put in the four signs on posts around the circle.

Thank you to Herb Rosenthal for painting the white stones around the circle with reflective paint (seen at nighttime).

During periods of drought, remember that it is best to water deeply, with a slow sprinkler method, in the

early morning (not during the middle of the day) to maximize absorption, minimize water evaporation and conserve water.

Would anyone like to help to reimagine and run the garden club, which has been inactive since before the Pandemic? Sinaly would be happy to work with anyone interested....no gardening experience is needed...just enthusiasm.



From the KP Kennel Club

by Neda Arsanjani
kpkennel@kpcaonline.org

Tips for safe travel with your Pet:

Now that we have Covid behind us as you plan your trips, don't forget an important member of the family. Your pet! Here are a few quick tips to consider when you plan your vacation.

Travel in a car – Consider keeping your pet enclosed in a carrier or wear a seatbelt harness or belt.

Travel on a plane – Most airlines will allow you to bring a dog on board if your dog is 20 pounds or less and is able to fit in a carrier under the seat in front of you while in flight. If your dog weighs more than 20 pounds, consider leaving it at home with a trusted pet sitter, unless it is an emotional support animal. In that case no crate is required but it cannot block the aisle.

Travel on a boat or cruise – Most cruise lines do not allow dogs on board with the exception of service dogs.

Travel on a train – U.S. Amtrak allows a 20 pound or less dog on board, as long as it is in a pet carrier.

Travel in a Taxi, Uber or Lyft – Uber has the most pet-friendly ride option using UberX, while Lyft leaves it up to the individual driver. However, service dogs are always permitted.

Other tips for safe travel with your dog:

- Maintain a routine of feeding and walks at the same time as usual.
- Plan and prioritize meals and water breaks
- A dog travel bag to pack food, water bowls, treats and a few toys.
- Plan ahead for emergency situations by contacting pharmacies and veterinary clinics in your vacation destination.
- Make sure pet is identifiable. Have your pet microchipped or always attach ID tags while traveling.

Everyone wants to know how the market is

“Inventory is low” is the cry in the real estate industry today. And yesterday. And the day before that. The truth is inventory has been low for a number of years. Seniors are aging in place. Housing prices have risen so much first-time buyers are being priced out of the market. And with high interest rates buying has become an unattainable dream for many. High interest rates also keep people from selling. Many homeowners refinanced and took advantage of the low rates when they were around, and they are very reluctant to give those rates up to buy a new house, particularly if a move is discretionary.

When there is low inventory the demand for housing is hot! One indication is simply in the open house visits. Historically, Saturday was an extremely slow day for open houses and so they rarely were scheduled. Sunday was the open house standard. But now Saturday and Sunday have both become important, with Saturday actually overtaking Sunday in the numbers of people showing up. And both days having been attracting huge numbers of visitors.

The competition to “get” a house is intense. Multiple offers are still plentiful. Buyers are trying to do whatever they can to please the seller and win the house. It is not uncommon for them to conduct multiple pre-offer inspections before they eventually are successful in a bid. And buyers are willing to risk their deposits by giving up financing contingencies.

Of course, all of this is true only if the price of the house is commensurate with its location and condition. Houses still need to show well, although they don’t necessarily need to be updated as long as they are priced properly.

And let’s talk about price for a moment. In Kenwood Park in 2022, 15 houses were sold. Eleven of those were from \$1M to \$1.75M. Three were in the mid \$2M range and one was \$3.134M, the highest price of the year.

In 2023 there have been 15 homes on the market and two are coming soon. (And there are others that are in the works.) Of those 15, the prices ranged from \$1.128M to \$1.710M on the lower end. One was in the low \$2M range and one in the high \$2M range. However, there have been four homes over \$3M and one is coming on the market at \$4.19M. Because so many homes are being torn down, the prices are beginning to skew into the upper brackets.

Inventory is low in part because affordable structures are disappearing.

Right now, there are four rentals on the market, from \$5500 to \$7500 and one for \$15,000 on Goldsboro Road.

*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.

SIDEWALK UPDATE

This note was sent by Lori Main from Montgomery County:

“We are having a survey performed in order to create revised plans to eliminate most tree removals.

The plans will be shared with the community for comment prior to any decision being made. Unfortunately, I cannot say at this time when the revised plans will be finalized or shared with the community. Please feel free to check status moving forward.”

Peter Dressner - PC Repair Specialist

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KPCA News

Kenwood Park Citizens Association, Inc.

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Glen Echo, MD 20812

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Link available on our listserve a week prior

Via Zoom

**Sunday, July 30
3 - 4:15 PM**

KPCA Annual Summer Meeting

Join Us at the