



KPCA News

Newsletter of the Kenwood Park Community Association

Promoting and enhancing the Kenwood Park neighborhood

Volume 30, Issue 2 • June 2024

Social Events

The July 4 Block Party is Back

Join your neighbors to celebrate Independence Day at KPCA's July 4th Block Party! The festivities will take place from 10:00 am to 1:00 pm on Thursday, July 4, on Marbury Court (off Marbury Road between Plainview and Durbin Roads). Enjoy complimentary refreshments, games and crafts for young people and fresh music by a prominent local DJ.

As in past years, the highlight of the party will be the bike parade featuring the Glen Echo Fire Department. The fire truck-led bike parade will begin at Marbury Court at about 11:45 am. Prior to that time, materials will be provided on Marbury Court so kids can decorate their bikes. The route will be around the block, from Marbury to Plainview to Durbin and back.



Save the Date for the KPCA Annual Summer Meeting

An in-person as well as Zoom meeting is scheduled for Sunday, July 28, 2024, from 3 to 4:15 PM, at the Connie Morella Library.

Topics include re-election of our Officers and Directors, and any updates to our local issues that may have developed in the last half year. Our candidates are:

- Re-Election of Officers to two-year terms:

President:	Foroud Arsanjani
Vice-President:	Mandana Tavakoli
Secretary:	Patty McAllister
Treasurer:	Hannah Elson
- Re-Election of Directors-at-Large to one-year terms:
Sinaly Roy, Herb Rosenthal, Issa Khozeimeh and Ken Nankin

Volunteers for Director-at-Large position will be taken at the meeting

Zoom link, meeting ID and passcode for the summer meeting will appear on the KPCA neighborhood listserve shortly before the meeting, or contact our president at: pres@kpcasonline.org

Marbury Court will be closed to vehicle traffic for the duration of the event, and the parade route will be closed from about 11:30 am to 12:30 pm. KPCA will be posting signs regarding the street closures.

If you would like to help with the party or have any questions, please contact Ken Nankin at knankin@gmail.com.

Foroud Arsanjani, President pres@KPCAonline.org

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

Tips for Car Safety

Montgomery County has seen a tremendous increase in car thefts and break-ins in the last few 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.

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 17, mother's helper and babysitter. Safe Sitter certified and fully vaccinated. Rising senior at Whitman High School. Contact audreykathaile@gmail.com.

Dogwalker: Dog loving and responsible high school student available in the summer to walk friendly neighborhood dogs anytime between 4 and 6 pm Monday through Thursday. Please email me if you are interested. He plans to charge ten dollars for a twenty minute walk (longer walks available). kristencane@yahoo.com.

My son of 15 and daughter of 17 are available most of the summer holiday to do any chores you need doing and are willing to pay for such as dog walking, help with packing and moving, decluttering of your basement, and babysitting. They have been helping out in the neighborhood already, so they have references. mkuzee@gmail.com

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

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240-630-2628

info@bmavillage.org



WELCOME TO KENWOOD PARK

Where Community and Comfort Intersect

JOIN KENWOOD PARK CITIZENS ASSOCIATION



Enhanced Security

Gain peace of mind with Urban Alarm's vigilant security patrols, safeguarding our neighborhood against threats and ensuring the safety of our residents.



Engaging Committees & Programs

Participate in a diverse array of community programs and events organized by our dedicated committees. From social gatherings to educational workshops, there's something for everyone to enjoy and connect with neighbors.



Advocacy & Empowerment

Join forces with fellow residents to address county, state, and other projects or regulations that may impact our community. Together, we wield a stronger voice and advocate for solutions that uphold our collective interests.



Foster a Vibrant Community

Experience the warmth and camaraderie of Kenwood Park, where every resident is welcomed into a nurturing and inclusive environment. Together, we cultivate a thriving community where all can flourish and enjoy the pleasures of suburban living.

READY TO JOIN?

VISIT OUR WEBSITE WWW.KPCAONLINE.ORG TO SIGN UP AND ACCESS MORE DETAILS, INCLUDING NEWSLETTERS AND UPDATES. TOGETHER, LET'S SHAPE THE FUTURE OF KENWOOD PARK AND CREATE A PLACE WE'RE PROUD TO CALL HOME.

Kenwood Park Community Association Membership Form

July 1, 2024 to June 30, 2025

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

Resident membership alone is only: \$39

LAST NAME: _____ FIRST NAME: _____

LAST NAME: _____ FIRST NAME: _____

STREET ADDRESS: _____

HOME PHONE: (____) _____ - _____

E-MAIL: _____

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

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

Safeguard Your Pet's Paws from Hot Summer Surfaces

85 degrees Fahrenheit may not seem that hot when you step outside. But according to the Journal of the American Medical Association at that air temperature the asphalt heats up to 135 degrees. It is certainly hot enough to burn our pet's paw pads.

If you are not sure whether a surface is too hot to handle, just place your hand or your bare foot on it for 10 seconds. If you wouldn't want to walk on it barefoot, you shouldn't make your pooch walk on it either.

Signs of Paw Damage:

- Red dog paws
- Cracked or blistered paws
- Licking, biting or chewing the paw pads
- Limping or holding the paws off the ground
- Reluctant to walk

If you discover burns, immerse them in cool water, or wrap them in clean wash cloths moistened with cold water and contact your vet.

Methods to Protect Dog Paws from Hot Pavement

- Take your dogs for short walks earlier in the morning when the weather is still mild to help acclimate


their paws to rough surfaces and build up heat tolerance.

- Limit walks to morning and evening
- Go off-road and stay off the pavement and sidewalk as much as you can without angering your neighbors; stick to the grass
- Use Paw Palms, Paw Wax and Peel and stick-on paw pads to protect their paws

KPCA Kennel Club
kpkennel@kpcaonline.org

Book Club

The Kenwood Park Book Club will meet next on Monday, July 15, 2024. We chose two books to read next - the 2017 novel by George Saunders, *Lincoln in the Bardo*, and the 2023 nonfiction by Anderson Cooper, *Astor*. Contact book@kpcaonline.org for more information.





Radnor School Has New Playground

The KPCA Board has been in contact with the Montgomery County school board to try to get some or all of the Radnor School building converted into a community center we can use. Talks are in progress. In the meantime, some new features have been built in the back. There is a kiddie playground, which would be the second playground in this neighborhood. The other one is behind Walt Whitman High School, where it has engulfed the old Whittier Woods School, on Whittier Blvd. There are four basketball hoops set up. There is a small tented pavilion which could be used for outdoor concerts or meetings. Mainly, a lot of cleanup and maintenance has been done on the grounds by the county.

Mosquito Repelling Gardening

by Sinaly Roy

Mosquitoes are a definite summer nuisance in our area and have a significant impact on the outdoor enjoyment of our homes. Many residents have resorted to mosquito spraying companies, in an effort to banish mosquitoes and take back control of their yard. But, according to the National Wildlife Federation, the most widely used residential mosquito spray companies use insecticides with pyrethrin blends that not only kill mosquitoes, but are highly toxic to beneficial insects, such as pollinators (bees and butterflies) and other insects that are an important food source for birds. Moreover, repeated spraying is often needed to maintain the effect.

So what are the alternatives? Think Repellents; Not Insecticide

Apart from other non-chemical effective measures, such as **eliminating any standing water** around your home (even small amounts, i.e. water in watering can, can become a breeding ground for mosquitoes) or **us-**

ing natural oils (peppermint, camphor, and citronella, which can be used in candles or mixed with water and used as sprays), we can use gardens and landscaping, strategically, to reduce mosquitoes, while maintaining a healthy ecological balance.

1. Use mosquito repellent plants in pots or gardens, as a beautiful, constant, and useful (many are kitchen herbs) mosquito repellent barriers.
2. Encourage pollinators and mosquito-eating birds, like Cardinals and Bluebirds, by planting trees

Here is a list of just a few mosquito repelling flowers and herbs to consider:

(Most require good sun and some do double-duty by attracting bees):

Lavender, Marigolds, Bee Balms, Allium, Lantana, Mums, Thyme

Information is available at garden@kpcaonline.org



A beautiful, mosquito-resistant flower bed of Bee Balm

Real Estate Market Changing?

The one thing you can say about the current real estate market is that it is unpredictable. Notwithstanding all the noise about compensation, (which I will get to in a bit), we have noticed a cooling of the market. Indicators of that are that there are more homes for sale but fewer sales proportionately. Houses are staying on the market before going under contract for a longer period of time, and notably we are seeing a lot of price reductions, which indicates overly aggressive pricing. We all know prices have gone up exponentially in the last couple of years, but pricing of sales where there has been a huge escalation over the asking price risks overpricing, which has a number of negative consequences. Some homes still see multiple offers and escalations over the asking prices, but this is no longer a given!

Condominiums have not, however, seen meteoric rises in prices. Downtown Bethesda and Friendship Heights prices have risen somewhat but not as dramatically as detached homes. (It might be a good time to consider buying that property for your empty nesting days!) Interest rates continue to heavily impact that market as well as the single family market.

About the compensation noise: In August we anticipate we will have new rules. Our multiple list service is working out details. We get updates generally weekly and then there are changes to those updates. Currently, most of us are doing business as we always have. In August we will have new guidelines we can talk about, but until then nothing is written in stone. Then after August, when unanticipated issues arise from new

policies, there will be changes again. I will keep you informed about how this will affect the market, buyers and sellers when there is more concrete information. In the meantime, feel free to call with questions.

Kenwood Park has maintained its steady rate of home sales in the last six months, but who would have thought we'd have homes valued at \$3 or \$4 million dollars! There have been 14 sales, which is average. The least expensive home sold for \$1,050,000 as a tear down. And the next least expensive home sold for \$1,472,000 as a major renovation. There is one home about to come on the market for \$1,499,000 with a pool and some updates. It will be interesting to see whether a builder is willing to pay this price just for a lot. There are currently three homes for sale, one for \$2,298,000, one for \$3,289,000 and one for \$3,450,000, on the market for 142, 121 and 34 days respectively. There are three under contract from \$1,600,000, \$2,195,000 and \$3,199,000, on the market for 36, 6 and 98 days respectively. Other closed sales were for \$2,510,280, \$2,690,000, \$2,800,000 and \$2,835,000 on the market for 34, 232, 134, and 4 days respectively. And we have one new build coming soon for \$4,199,900.

There have been 3 rentals in the MLS for \$6200, \$7500 and \$9000.

Wishing you a relaxing and happy summer,

*contributed by Linda Chaletzky
LindaC@LNF.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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Acknowledgments

We would like to thank Ken Chaletzky for his expert layout of the newsletter. Articles were contributed by Sinaly Roy, Neda Arsanjani, and Kenneth Nankin. .

Hannah Elson news@kpcaonline.org

Bridge Club

We are currently playing every two weeks, on Fridays. For more information call Gloria Fitchett (301) 229-8480, or bridge@kpcaonline.org.



KPCA News

Kenwood Park Community Association
P.O. Box 127
Glen Echo, MD 20812

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Link available on our listserv soon

In-person and via Zoom

3 - 4:15 PM

Sunday, July 28

KPCA Annual Summer Meeting

Join Us at the