

KPCA Annual Meeting Minutes, July 28, 2024

The meeting was called to order at approximately 3:00pm by President Foroud Arsanjani. He welcomed the participants present at the Connie Morella Library. Other Board members present were Mandana Tavakoli, Hannah Elson, Issa Khozeimeh and Patty McAllister. A meeting agenda had been shared in advance via the KPCA News and the listserv. Unfortunately, the Zoom component of the meeting encountered technical difficulties and was not operational.

Foroud announced the updated association name, our name is officially Kenwood Park Community Association (still KPCA), everyone living in our community can be a member and participate in all we do. Foroud provided an overview of issues facing KPCA including proposed Montgomery County zoning regulations, utility projects, diminishing tree canopy, pedestrian walkways, and the pressing need to have more residents actively engaged in the Association. He noted the changing profile of the neighborhood with more young people and families moving in and the need for more outreach and engagement with these new residents.

Community association membership is not just a civic duty but also an opportunity to shape the environment in which you live. Being an active member allows residents to contribute to the decision-making process, ensuring that the needs and preferences of residents are met. It fosters a sense of belonging and connection with neighbors, enhancing the overall quality of life. We need our new and older residents to volunteer and help, there is a lot to do. Active participation can lead to meeting new neighbors, learning new things. Ultimately, it strengthens the community, making it a more vibrant, inclusive, and supportive place for everyone.

Real Estate Update

Mandana Tavakoli provided an update on real estate activities. She noted that Kenwood Park (KP) is a highly desirable neighborhood due to its location and excellent schools. Homes in the neighborhood sell quickly and often receive multiple offers. Newly constructed homes selling in the \$3 million range may stay on the market a little longer. In response to a question, Mandana noted that there is a high probability of an original KP home being torn down for new construction or major renovation.

Some meeting participants raised concerns about tree removal on tear down properties and noted the loss of tree canopy in the neighborhood as a result. The County does require that new trees be planted but these take years to mature. KPCA plans to keep track of developers who are more oriented to preserving mature trees on tear down properties and are willing to collaborate with KPCA on ways to preserve some old growth trees.

Elections

Foroud noted that the terms of current Board members will be extended by 6 months while efforts to recruit new officers and Directors -at- Large are underway. The next Board election will take place at the annual winter KPCA Community meeting in January, 2025.

Treasurer Report

Hannah Elson noted that for the period from July 2023 through June 2024, KPCA had revenues of \$60,508 and expenses of \$57,679. Non-security expenses were \$9,082 and non-security dues were \$8,660. Reserve funds total \$13,480. The KPCA listserv has 382 subscribers out of 640 plus residences.

Event calendars were discussed, an updated event calendar will be sent out in the coming weeks.

Proposed Montgomery County (MOCO) zoning changes, utility projects, sidewalks

Patty McAllister provided an update on proposed zoning changes in MOCO that would change the zoning law for single family neighborhoods and allow building of duplexes, triplexes and quadraplexes. For growth corridors, including River Road, small apartment buildings, townhomes and 4 story stackable flats would be allowed. The next step in the process will be County Council consideration and possible legislation to implement the zoning proposals. Additional information is available at [Montgomery County Planning Board recommends changes to single-family zoning in Montgomery County - Montgomery Planning Board](#). KPCA will engage with other neighborhood associations to develop a response.

WSSC is currently working in KP to replace water mains and individual water hook ups to homes in Phase I of the water main replacement project. Phase II will begin sometime later this year or next spring. The WSSC Water Tanks project is on hold following extensive concerns expressed by a coalition formed to monitor the project.

Nina Charness reported in advance of the meeting that the KP sidewalk project has been suspended due to lack of support from the neighborhood. Foroud noted that a standing committee on regulatory issues will be created.

Radnor School Improvements

Foroud reviewed the accomplishments that KPCA has achieved to date including cleaning up of the property and removal of temporary trailer classrooms, new playground and installation of a small pavilion. Attention is shifting to plans for the school building which remains empty. We need volunteers to help us follow up with this project for the benefit of the entire community.

Q&A session

The issue of assigning children in KP to different elementary schools was raised with the suggestion that elementary school children in our neighborhood should all go to the same public school and this practice will be investigated. Another issue raised was the KP signage at the Millwood Rd. entrance to the neighborhood, specifically to get new signage or greatly enhance the existing one.

The issue of water pressure going up and down during the WSSC water main replacement project was raised and participants were asked to keep track of any changes.

A suggestion sent in advance of the meeting by Judy Fradkin was that KPCA advocate for sidewalks on River Road in advance of any zoning changes. Need volunteers to follow up on requests such as these.

Need for more members and volunteers

Foroud emphasized the need for more volunteers to work with KPCA on the myriad issues and challenges facing the neighborhood. We will have a list of new committees and need for volunteers; we

need every street and every block to contribute and help us move forward. Several participants in the meeting expressed interest in helping out and further outreach activities to obtain more volunteers will be undertaken over the next six months. Interested volunteers should email pres@kpcaonline.org or secretary@kpcaonline.org.

The meeting was adjourned at 4:30pm.

Notes prepared by Patty McAllister 7-29-2024.