

NORTHWOOD NEWS

PUBLISHED BIMONTHLY BY THE NORTHWOOD-FOUR CORNERS CIVIC ASSOCIATION ■ DECEMBER 2020

Listserv Transitions to Groups.io

By Sharon Canavan

By the time this article is published, you may already be using NFCCA's new listserv—nfcca@groups.io. Yahoo, which has been gradually reducing its Yahoo Groups service for the last few years, will be fully shut down on 15 December 2020. Anyone using nfcca@yahoogroups.com will no longer be able to send or receive emails on that listserv.

The NFCCA Board decided to transition our com-

munity's listserv to a service provider called Groups.io. Several neighborhood volunteers helpfully stepped up to make this happen by transferring the NFCCA yahoo listserv members' information to the new listserv nfcca@groups.io, so this changeover should be seamless.

There are a number of advantages that Groups.io offers for a neighborhood listserv. Users can better manage their email overload by muting specific topics or keywords. Or personal delivery options can be set to receive only the first message in a topic, and decide later whether or not to follow the full thread.

Groups.io also improves how archives can be organized with hashtags. For example, you can tag a message topic #plumber and, next time you are searching for a recommendation, it will be easier to find.

Also, because this is a subscription service there are *no* ads or user tracking. Photos and files can be uploaded. A calendar is available to post community meetings and events with automatic reminders. Groups.io also offers the ability to poll neigh-

Next Meeting on December Ninth

The next meeting of the Northwood-Four Corners Civic Association will be held on Wednesday, 9 December 2020, at 7:30 p.m. *The meeting will be held virtually.*

You must register to receive the access codes. Go to <https://forms.gle/dc6c1wfamFVeyu6i8>; once you complete the form, the Zoom meeting details will populate. (This link is also on the nfcca.org website's home page.)

The meeting topic will be Community Safety.

All residents of the Northwood-Four Corners-Forest Knolls area are invited to attend and express their views. Please note that only paid members of the NFCCA are eligible to vote. See page 7 to see if you're a member as of press time. (Annual dues are only \$10 per household.) ■

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WWW.NFCCA.ORG

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PRESIDENT'S MESSAGE

At the October NFCCA meeting, I was elected as president for the 2020–21 year. I would like to thank all of our Board members and volunteers for their service during the preceding year. I'd also like to introduce our new Board of Directors members, who are the same as our old Board members: Ed Levy (vice president), Sondra Katz (treasurer), Robin Loube (secretary), Julie Whitcomb (at large), Karen Williams (at large), and Sharon Canavan (at large). Samantha Jones also will remain on the Board as past president.

I am moving into the presidency after many years on the NFCCA Board, first as treasurer and then as secretary. I have lived in my Caddington Avenue house for the last 14 years, but I also grew up in this house. My parents purchased a new house in the then-new Forest Knolls neighborhood for \$19,000 in November 1957. My brother and I lived, with our parents, on Caddington Avenue until we grew up and left home after college. We swam at the Forest Knolls Pool during the summers and attended Forest Knolls Elementary School, Sligo Junior High School (not middle school), and Northwood High School (home of the Indians, not the Gladiators). After my mother's death and my (now deceased) father's decision to move to Riderwood (retirement) Village, I purchased the family home and moved back to Forest Knolls. I am now retired after more than 36 years as a lawyer, most of those years as a partner in a small Takoma Park law firm.

Due to the COVID-19 pandemic, the October NFCCA meeting was conducted remotely, via Zoom. The 9 December NFCCA meeting also will be an online Zoom meeting. I do not expect in-person meetings or events to resume until mid-2021 or perhaps even later.

NFCCA remains committed to supporting residents of the NFCCA area during the COVID-19 pandemic. Towards that end, we have created a Community Cares Network to pair residents who need assistance with volunteers willing to help. Assistance might include pickup and delivery of groceries, medication, and other essentials; phone calls for social and emotional support; technical support, such as computer help and Zoom training; and pet care. Please reach out if you need help or are willing to volunteer. More information about the Community Cares Network is available on the NFCCA web site at nfcca.org or by email to [nfcca_cares AT gmail DOT com](mailto:nfcca_cares@gmail.com).

Despite not being able to meet in person, NFCCA plans a year filled with informative and fun events. Our October 2020 meeting featured a presentation and question-and-answer session with David Naimon, secretary of the Montgomery County Board of Elections and former Forest Knolls resident (he grew up on Loxford Terrace), who answered res-

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Communicate With Neighbors

NFCCA Listserv [NEW! See pg. 1!]

To join:

nfcca+subscribe@groups.io

[add "un" to unsubscribe]

To send messages to group:

nfcca@groups.io

Nextdoor/Northwood-Four Corners

<https://nextdoor.com>; enter your street address; choose "Northwood-Four Corners."

Twitter: @NFCCAMoCo

Facebook: www.facebook.com/nfccamoco

Park [on FB]: NFCCAPark ■

NORTHWOOD NEWS

Northwood News is published by the Northwood-Four Corners Civic Association. The NFCCA represents the ~1,485 households in the area bounded by Colesville Rd. (Rte. 29), University Blvd. (Rte. 193), Caddington Ave., and the Northwest Branch.

Any resident of this area is eligible to join the NFCCA. Annual dues are \$10 per household and may be paid at any Association meeting or mailed to the treasurer.

The *Northwood News* is published five times a year—in October, December, February, April, and June. To place an ad or discuss a story, please contact the editor.

Editor

Jacquie Bokow
10603 Cavalier Drive
Silver Spring, MD 20901
301.593.8566
editor AT nfcca DOT org

Visit Our Website

www.nfcca.org

PRESIDENT'S MESSAGE

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idents' questions about voting and election procedures. The next (virtual) NFCCA meeting will be on 9 December 2020, and it is expected to focus on community safety. You can register for the meeting—and obtain the Zoom meeting passcode—at nfcca.org.

A dedicated corps of neighborhood volunteers—including Xiah Kragie, Jen Cox, and others—joined together to give the children in our neighborhood a fun and socially distant Halloween. Instead of children knocking on doors,

trick-or-treating took place outside, allowing residents to safely distribute treats to children without contact; some residents even created elaborate chutes and other candy delivery systems. NFCCA also sponsored community Halloween contests, including a pet costume contest and Halloween decorating contests. Photos of the Halloween contest winning entries appear in this newsletter. Thanks to the awesome efforts of the neighborhood Halloween committee for a fun Halloween celebration in these challenging times.

—Linda Perlman

Halloween Winners



Robin Loube

Fall Festival: 10601 Cavalier



Rosanne Mirabal-Beltran

Pet Costume Contest First Place winner was Cimba the Cheerleader (Glenwild Road).

Listserv Change

(CONTINUED FROM PAGE 1)

borhood residents on questions of interest. These are just a few of the advantages of a Groups.io list serve.

Of course, any new system can be hard to get used to, so, if you are having trouble or have a question, you may want to take a look at the groups.io member manual, which can be found at <https://groups.io/helpcenter/membersmanual>.

As Yahoo groups became less useful over the past couple of years, many NFCCA residents signed up on *Nextdoor.com* instead. That choice certainly remains an option for how you find out about neighborhood comings and goings, but the advantages of our new nfcca@groups.io listserv may be sufficient to pique your interest in joining. ■

NFCCA BOARD

The Board of Directors for the Northwood-Four Corners Civic Association serves for one year and meets every month except July and August. Current officers (until October 2021) are:

President

Linda Perlman
1203 Caddington Avenue
301.681.3735
president AT nfcca DOT org

Vice President

Edward Levy
212 Thistle Court
240.988.8200
veep AT nfcca DOT org

Treasurer

Sondra Katz
10905 Lombardy Road
301.593.4542
treasurer AT nfcca DOT org

Secretary

Robin Loube
10601 Cavalier Drive
301.681.4987
secretary AT nfcca DOT org

At Large

Sharon Canavan
10213 Edgewood Avenue
301.593.0487
sharon AT nfcca DOT org

Julie Whitcomb
1019 Chiswell Lane
301.509.5534
julie AT nfcca DOT org

Karen Williams
100 Snowy Owl Drive
301.346.7815
karen AT nfcca DOT org

'Raffle Lady'

Fiona Morrissey
10301 Edgewood Avenue
301.593.4026
fiona AT nfcca DOT org

Immediate Past President

Samantha Jones
10702 Glenwild Road
301.395.2722
ipp AT nfcca DOT org

The Rise of the Suburban Coyote

By Jennifer McGuire Cox

The increased presence of coyotes over the last several years has generated some alarm within local suburban communities. Historically a species of the western United States, they have gradually expanded their range to the east coast as competing predators, such as wolves, have been eliminated from the ecosystem. First spotted in Maryland in 1972 in the areas of Frederick, Cecil, and Washington counties, coyotes have since expanded their range statewide.

Coyotes have been present in Montgomery County since the late 1980s and sightings were relatively low through the 1990s. In the last ten years or so, the number of sightings has increased dramatically, indicating that coyotes are now established in the area. Coyotes are rumored to now be found in Wheaton Regional Park and even perhaps the Northwest Branch.

The introduction of coyotes has led to negative effects on native animal populations. The red fox, especially, has suffered declines in population and has been forced to less desirable habitats as a result of the much bigger coyote. Impacts, although smaller, are also anticipated for other local predators, including the gray fox and bobcat.

Coyotes are true generalists and can thrive in a variety of different conditions and terrains, including forests,



Shelly Prevost

Coyote

wetlands, open fields, and the greenways and lawns that surround, or are in, many suburban environments.

How do you tell though if you've spotted a coyote, and if one might be frequenting your yard?

Coyote Versus Fox

Coyotes and foxes are similar in that they both are in the Canidae, or canine family, the same family that includes domestic dogs. While the two are generally nocturnal (active at night), they can sometimes be seen during twilight hours as well. As a result of broad physical similarities and active hours, coyotes and foxes are often mistaken for one another.

The most common of the two that you'll likely see in your yard is the red fox (*Vulpes vulpes*). Found across much of North America, the red fox is a very adaptable animal, having easily moved into the suburban environment. Common characteristics include rusty red sides and back, black ears, black lower legs (as though they've wearing dark stockings), and a long tail with a



John Carrel

Red Fox

white tip. Their length, without tail, is about 18–35 inches.

While there are gray foxes (*Urocyon cinereoargenteus*), they tend to be shier, sticking to their forest habitat, and are rarely seen. Roughly the same size as red foxes, common characteristics include a peppery gray back that can be red around the legs and head, no black lower "stockings," a black stripe that runs along the length of the tail, and a black tip to the tail. They are also the only canine in our area that can climb trees!

Coyotes (*Canis latrans*), on the other hand, are much larger than red and gray foxes, with an overall heavy-looking build and length that can exceed 60 inches. Their color can vary but is usually gray to cinnamon gray, with long legs, and a tail shorter than a fox's with a dark tip that tends to hang down when it runs. Some say they can resemble a German shepherd dog.

Should I Be Worried?

While the population, and range, of coyotes is expected to continue to grow, there is little cause for alarm

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Local Coyotes

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to people. Coyotes are rarely seen and will likely continue to roam unnoticed by residents as they have for years. Despite their larger size, a coyote's natural reaction to humans is to run away.

Those that do not shy away have grown accustomed to humans, often as a result of being fed by them. It's never a good idea to feed, pet, or otherwise care for a wild animal. In that case, "hazing" can be used to rehabilitate an animal to fear humans, such as waving your arms, using noisemakers, and spraying them with water. Coyote attacks on humans are quite rare.

While there have been stories about coyotes attacking pets left unattended at night, statistics are hard to pin down. It can be hard to prove a coyote attack oc-



Don Owens

GrayFox

curred based on just injuries alone. Coyotes are omnivores, eating a mixture of plants and animals. Their preferred diet includes rodents, including squirrels, rabbits, insects, birds, deer, snakes, berries, and even roadkill, not your pets. If you've seen a coyote in your yard, make sure all left-out food, including in your trash, is safely secured, as that is a main attractor.

[Jennifer McGuire Cox is a naturalist at Brookside Nature Center and Maydale Conservation Park. She is also a certified Maryland

Tips for Avoiding Conflict with Coyotes

- Give coyotes plenty of respect and space.
- Don't approach or feed them.
- Don't leave food out where coyotes can access it.
- Feed pets inside your home. If you must feed them outside, only provide enough food for one meal.
- Secure your compost and make sure not to add meat to it.
- Make sure your grill is properly cleaned and stored after every use.
- Keep bird feeders out of reach and make sure the ground below is clear of seed.
- Close off crawl spaces or other areas where coyotes can potentially rest and form a den.

Master Naturalist; she lives on Belton Road.] ■

Halloween House Decoration Contest Winners

See the full story on page 11, but look for photos of the

winners throughout this issue. Color photos of all entries will

appear in the online newsletter story. ■



Jean Hickey

Spookiest: 1118 Chiswell Lane



Carol Bannerman

Most Creative: 10819 Margate Road

'Buy Nothing Four Corners' Reuses, Recycles

By Ed Levy

Buy Nothing Four Corners is a hyper-local organization that is part of a worldwide network operating in 30 countries with over 1.2 million members. Each local group is founded on the principles of "Give. Ask. Gratitude."

The Buy Nothing movement was started in 2013 by two women who lived on Bainbridge Island near Seattle. They wanted to follow the popular motto to "reduce, reuse, recycle." Members reduce their excess possessions by gifting them to neighbors who will reuse them.

Local members post items they want to give away on the group's Facebook site. The Four Corners group has 598 members in its Facebook group. This group's boundaries include people who live north of the Beltway, south of Arcola Avenue, west of Northwest Branch, and east of University Blvd. People who wish to join the group but live outside these boundaries won't be disappointed as there are several other groups surrounding our area including those in South and Southeast Silver Spring.

Local members post items they want to give away on the group's Facebook site. They can also post items they wish to receive. Donors are asked to let their offerings "simmer" for about 24 hours so a larger number of people can see what's on offer. If there are multiple interested parties, donors are encouraged to randomly choose the ultimate recipient.

The group is not a barter organization as neither giving nor asking transactions are dependent on any other action by either party to the exchange. Members are encouraged to feel gratitude for the cooperative arrangement between them and their neighbors.

Community building has been more difficult in the age of COVID, which has limited the face-to-face exchange of items. Members are more likely to leave the items on the

neighbors' porch and wave from a distance as they walk away.

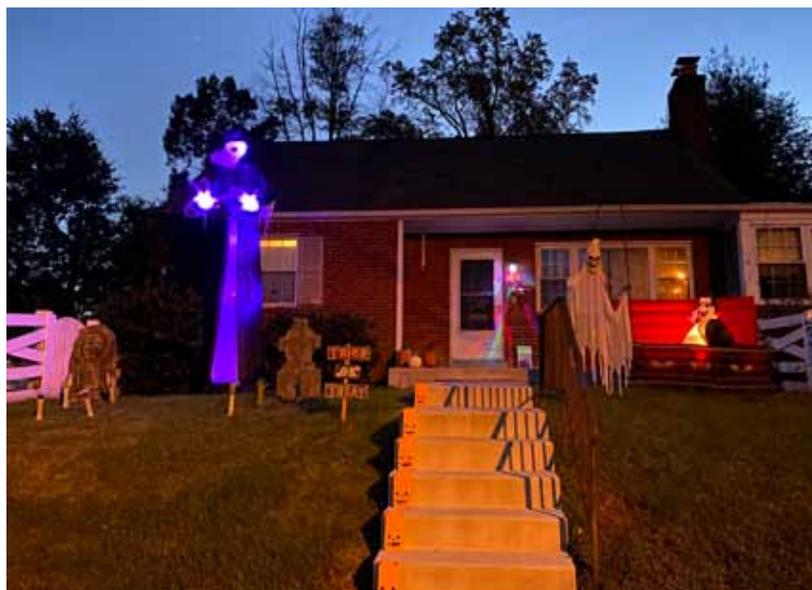
Available items range from baby clothes to cookware to food items. One of the most memorable transactions involved a young woman who had lost a unique baseball cap given to her by her now-deceased father. An identical cap was located on the local Buy Nothing network, leading to abundant gratitude from the young woman. ■

More Halloween Contest Winners



Austin Cox

Best Jack-o-Lantern: 413 Belton Road



Crystal James

Kid's Choice: 10516 Edgewood Avenue



Have You Joined Your Civic Association Yet?

Membership in the Northwood-Four Corners Civic Association as of press time is:

Belton (5/48, 10%) 109, 200, 401, 413, 428	Kerwin (2/42, 4%) 407, 410	Pinewood (1/13, 7%) 319
Caddington (5/81, 6%) 909, 1203, 1302, 1303, 1312	Kinsman View (5/83, 6%) 28, 39, 45, 123, 135	Playford (1/31, 3%) 910
Cavalier (4/53, 7%) 10601, 10603, 10713, 10800	Ladson (1/18, 5%) 304	Royalton (1/31, 3%) 414
Chiswell (4/39, 10%) 1019, 1025, 1112, 1118	Lockridge (5/29, 17%) 10600, 10602, 10607, 10707, 10715	Snowy Owl (2/23, 8%) 100, 107
Colesville (0/22, 0%)	Lombardy (9/88, 10%) 10700, 10904, 10905, 10909, 11013, 11101, 11107, 11201, 11203	Southwood (3/21, 14%) 102, 115, 136
Dennis (3/44, 6%) 411, 500, 506	Lorain (3/22, 13%) 10104, 10207, 10209	Sutherland (3/31, 9%) 10145, 10205, 10209
Eastwood (5/53, 9%) 10427, 10615, 10703, 10709, 10711	Loxford (5/135, 3%) 826, 837, 904, 931, 1145	Thistle (2/22, 9%) 208, 212
Edgewood (7/72, 9%) 10209, 10212, 10213, 10217, 10306, 10404, 10614	Malta (5/45, 11%) 808, 813, 814, 906, 912	Timberwood (2/25, 8%) 202, 317
Eisner (6/32, ?%) 404, 407, 412, 413, 415, 416	Margate (9/50, 18%) 10608, 10611, 10614, 10801, 10811, 10822, 10828, 10829, 10831	University (3/43, 7%) 209, 321, 509
Foxglove (0/4, 0%)	Marvin (2/18, 11%) 300, 314	Whittington (0/15, 0%)
Glenwild (5/32, 18%) 10606, 10610, 10619, 10621, 10711	Mountain Quail (2/23, 8%) 10410, 10428	Woodridge (3/15, 20%) 107, 111, 119
Hannes (3/104, 2%) 229, 404, 10908	Northwood (2/13, 15%) 100, 101	Total: 124/1,475, 8%
Irwin (3/31, 9%) 313, 314, 402	Ordway (3/26, 11%) 10603, 10608, 10702	

If you'd like to support your civic association this fiscal year, please send a check to our treasurer (see page 3) or pay online on the *nfcca.org* website and click on "Join Us." It's only \$10 per household per year! ■

How to Prevent Your Home from Being Burglarized

By Jay Santiago

According to the 2019 Maryland Uniform Crime Report, Montgomery County ranks fourth among the top five counties with the most breaking or entering offenses in the state. About 61 percent involved forcible entry and 67 percent were residential (<https://mdsp.maryland.gov/Document%20Downloads/Crime%20In%20Maryland%202019%20Uniform%20Crime%20Report.pdf>). While these statistics can be unsettling, and we are hunkering down during the Covid-19 pandemic, there are a few things you can do to lower the probability of being victimized.

A few years ago, a group of investigative reporters in Portland, Ore., surveyed 86 inmates serving time for burglary in the Oregon Department of Corrections. The reporters asked seventeen questions ranging from how they made entry, time of day they preferred, and even to which homes they avoided (<https://www.ktvb.com/article/news/crime/we-asked-86-burglars-how-they-broke-into-homes/277-344333696>). What these reporters learned is exactly what I saw during my eight years as a patrol officer in the northern part of Montgomery County. I responded to numerous residential burglaries. In my experience, burglaries happened more often during the day, as noted in the Maryland crime



stats report. In fact, in 2019, 3,878 happened between 6:00 a.m.–6:00 p.m. and 2,530 between 6:00 p.m.–6:00 a.m. I personally noticed that homeowners could have avoided the entire ordeal by simply locking the doors or reinforcing their locks. A good way to identify what you should do is by understanding a burglar's method of operation, which boils down to three steps: selection, approach, and entry.

■ **Selection:** Generally, burglars case the neighborhood to select a home. A burglar looks for a home that appears unoccupied, has poor lighting, or has untrimmed bushes and shrubbery.

■ **Approach:** The burglar must do all he/she can to avoid looking suspicious and to blend in. Some inmates who responded to the questionnaire stated they knocked on doors to see if anyone was home. If there was an answer, they made up an excuse and left quickly.

■ **Entry:** Burglars usually prefer to enter an empty house and an unlocked or

poorly secured window or door can give them the ability to be in and out in minutes.

Here are a few recommendations to make a burglar think twice about selecting your home. Remember, the trick is to make him or her think someone is home at all times and there is no place to hide before they enter.

1. Consider asking your neighbor to pick up your newspapers or deliveries while you are out.

2. Always try to leave a car (or a neighbor's) in your driveway or in front of your home.

3. Open second floor blinds and leave a light on or TV on to make your home look occupied.

4. Trim or cut down all bushes and shrubbery against the home to avoid giving the burglar a place to hide from passersby.

5. Do not put out empty boxes of expensive purchases for recycling until pick-up day.

Make it extremely difficult to approach your property without being seen. While the responses from the inmates varied on security systems, I have known them to serve as great deterrents, especially if the cameras are visible upon approach. To make them hesitate as they approach, consider the following:

1. Invest in motion activated lighting and ensure your front and back yards are well lit.

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2. Ensure surveillance cameras can be seen from the sidewalk.

3. Install a doorbell camera. Most allow you to answer remotely.

Again, if someone appears to be home, it is less likely a burglar will try to make entry. When you leave your home, even for a quick run to the grocery store, make sure to lock all entry points (doors and windows). Replacing the screws in your door lock's strike plates with 3-inch screws that screw into the 2x4s supporting the frame is a cheap and effective way to secure your door. Reinforced strike plates accompanied by an audible alarm go a long way to thwart entry. It can take seconds for a burglar to enter your home.

Here are three other simple upgrades you can do to increase the time it takes them to enter and the chances of being seen or heard:

1. Add an auxiliary foot lock or lock pin to stop or make it hard for a burglar to force a sliding glass door.

2. Install hinged wedge locks on your windows.

3. Install 8-mil Security Window film on your windows, which prevent windows from shattering (<https://www.amazon.com/Security-Window-Film-Wide-Roll/dp/B004LDBPY2>).

[Jay Santiago is a pseudonym for a former local police officer now in federal law enforcement who grew up in the neighborhood and recently moved back.] ■

Hoover-Fisher Florist is Moving

By Julie Whitcomb

Hoover-Fisher Florist is moving after 65 years in Four Corners at Woodmoor Shopping Center.

The family-owned and -operated business opened in 1954. Bill Fisher—son of one of the original owners—and his wife Ginger own and manage the business today. Their daughter Allie is Marketing and Sales Manager and son Mason is Flower Buyer and Manager.

The new location is only six miles away from Four Corners/Woodmoor Shopping Center at 4100 Howard Avenue in Kensington. Hoover-Fisher Florist will keep the same phone number and website. The move is planned for some time in January 2021.

They will be open and operating fully at the Four Corners location with their gift store and flower deliveries through the holiday season. Before Valentine's Day, they should be fully settled in their

new location, which will include a gift shop and out front parking.

Speaking with Allie, she wanted to reassure all their customers that their delivery areas will remain the same, including Four Corners. She said that everyone at Hoover-Fisher Florist will greatly miss all the wonderful people of the Four Corners neighborhood and the generations of families that they have come to know.

The decision to move was based on several factors, including owning the building instead of renting, opportunity to renovate and modernize their facility, and more space for their business to expand in the future.

This is a bittersweet move for the Fisher family from the Four Corners neighborhood where they grew up, attended school, and owned and managed a business.

Hoover-Fisher Florist will be missed! ■



There are a lot of renovations still to come at Hoover-Fisher Florist's new place in Kensington before its January opening.

NFCCA Responds to Thrive Montgomery 2050 Plan

By Sharon Canavan

In June 2019, the Montgomery County Planning agency and the Maryland-National Capital Park and Planning Commission began laying the groundwork for a new General Plan to guide county-wide development in the coming decades. This effort has been dubbed Thrive Montgomery 2050.

Over the past year, the planning agency has been gathering input from county residents and organizations. To encourage community engagement, Montgomery planning offered a “Meeting in a Box” to facilitate discussions and provide feedback on a variety of topics. In their words, this exercise, which posed questions and solicited priorities, hoped to identify “equity priorities for the county for the next 30 years, such as ensuring that no community is unfairly impacted by the harmful effects of environmental and health hazards, strengthening transportation options between lower-income residents and job opportunities, and ensuring new community amenities, such as libraries, are distributed equitably across the county.”

In January 2020, the NFCCA Board members responded to the agency’s questions on topics ranging from transportation priorities, adequate housing, economic development, environment, parks and open spaces, and design, arts, and culture.

In October, the Thrive Montgomery 2050 Public Hearing Draft Plan was issued

and a November 19th public hearing date was set. NFCCA prepared a written statement outlining our views for submission in the hearing record, which is posted on *nfcca.org*. Although Thrive Montgomery 2050 is a county-wide analysis, NFCCA stressed that “the whole is a sum of its parts” and that little to no formal planning has been done for our community since the last Four Corners Master Plan was adopted 24 years ago in 1996. An in-depth planning effort to evaluate community-specific issues and update the Four Corners Master Plan, in our view, is a critical predicate to the TM 2050 planning exercise.

The NFCCA statement emphasized that Northwood-Four Corners and our neighboring communities “function together as a racially diverse, cohesive, and appealing community stitched together by a distinct commercial district, shared schools, active church and civic organizations, and small-lot single-family housing stock that remains affordable to moderate- and middle-income families.” However, the NFCCA statement raised deep concern that, historically, the county’s transportation decisions have favored moving heavy traffic volume through Four Corners and facilitated neighborhood cut-through traffic over preserving safety and walkability for community residents. Walkability in Four Corners is not an amenity so much as it is a necessity, as a number of pedestrians have been hit

and even killed, so NFCCA urged the County to install pedestrian safety measures to make their goal of “15-minute living” in walkable communities a reality here in our community.

NFCCA’s statement also noted that “the small-scale businesses in the Four Corners commercial district would benefit from redevelopment to connect the surrounding neighborhoods to a vibrant, well-designed, safely walkable shopping district. A more cohesive redesign that ties the businesses located on the three corners and in the median at this intersection would greatly enhance the interrelation, unity, livability, walkability, attractiveness, and cohesion of the Four Corners communities.”

Presently, there a number of business vacancies in Four Corners; this situation begs for an economic development initiative to take advantage of this opportunity to revitalize this commercial district. Thrive Montgomery 2050 planners may also want to consider locating programs, such as social services, training programs, small business incubation, or community arts programs at the Four Corners intersection, which would leverage easy transportation access for the benefit of the wider community in this part of the county.

Another goal of the Thrive Montgomery 2050 planning exercise is to: “Promote active lifestyles by making parks and open spaces a central element

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Thrive 2050

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of the community.” NFCCA urged the planning agency to build on the success and popularity of the North Four Corners Local Park by re-commissioning the recreation center located there for public use to create a community meeting and gathering space. Other suggestions include installing a meeting circle, gazebo, or combination band shell/movie screen to make this this local park an even more successful community gathering place.

Finally, NFCCA noted our strong support for planning efforts to enhance environmental health and biodiversity conservation. Specifically, the Northwest Branch would benefit from environmental improvements along feeder streambeds by removing overgrowth and invasive vines and installing natural water-filtering plantings.

In closing, NFCCA stressed that the Thrive Montgomery 2050 plan should be compatible with the Montgomery County Climate Action Plan and that its findings should comport with Maryland’s statutory and regulatory requirements for Environmental Impact Studies prior to commencing significant infrastructure changes or developments.

After the November 19th hearing, the Planning Board will continue with work sessions to finalize the TM 2050 planning document, which it intends to present to the Montgomery County Council in March 2021. ■

First House Decorating, Pet Costume Contests Huge Success

This Halloween, NFCCA celebrated the first annual House Decorating and Pet Costume Contests. Initially created to make the holiday more festive despite COVID restrictions, the contests drew more than 30 participants for the House Decorating Contest and another 25 entries for the Pet Costume Contest.

Volunteer judges from the neighborhood—mostly families with young children—determined the winners of the House Decorating Contest. Those winners were:

■ **Spookiest:** Jean Hickey at 1118 Chiswell Lane.

■ **Most Creative:** Carol Bannerman at 10819 Margate Rd.

■ **Fall Festival:** Robin Loube at 10601 Cavalier Dr.

■ **Kid’s Choice:** James family at 10516 Edgewood Ave.

■ **Best Jack-o-Lantern:** Cox Family at 413 Belton Road.

Pet Costume Contest winners were determined by what pet had the most reactions on Facebook. The winners were:

■ **First Place:** Cimba the Cheerleader, entered by Roxanne on Glenwild.

■ **Second Place:** Dawgie Howser, M.D., entered by Lisa on Northwood.

■ **Third Place:** Dogter of Philosophy, entered by Lisa on Northwood.

■ **Runner Up:** Poodle trio, entered by Janet on Lombardy.

Winners in the House Decorating Contest each received a \$25 gift card to Red Maple Restaurant, a sign in their yard for a week displaying their victory, as well as

bragging rights for the year. Pet Contest winners each received a \$15 gift card and a bag of pet goods compliments of Loyal Companion, the pet store located in the Burnt Mills Shopping Center.

Thank you to everyone who participated in the contests, and a special thanks to all our judges who took the time to go through the entries and vote. (Photos of all decorated homes are online.)

In addition, the neighborhood pulled off a successful socially distanced Halloween, with participants using tables and goody bags strategically played in their yards, and even candy shoots, to distribute treats to thankful trick-or-treaters. In the strangest of times; it was a loveliest of evenings. Thank you to those who made the holiday safe and memorable!

The NFCCA Halloween Working Group, which began meeting in August to work out logistics for what a socially distanced Halloween would look like, helped provide guidelines for trick-or-treaters and treat-givers, as well as brainstormed and ran the two contests. Members included: Sharon Canavan, Jennifer Cox, Miranda Hovemeyer, S. Xiah Kragie, Jen Larsen, Emily Schiffrin, and Kate Waybright. The group is collecting lessons-learned and looking to coordinate activities again for next year. Please email *NFCCAHalloween AT gmail DOT com* to volunteer or share your suggestions. ■



barbara@ciment.com
www.ciment.com

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Dear Neighbors and Friends,
I hope you and loved ones are safe and healthy. The Covid-19 pandemic is strongly influencing real estate decisions. People are coming at My Team from all directions looking to buy and sell at a time when the real estate market usually slows down for Fall and Winter Holidays. Not this year!

Marketing Your Home in These Times

Today's buyers are not browsing. They are buying. My listing on 10715 Eastwood Avenue frankly, needed lots of updating to get top price. My owners were not prepared to do that, so I advised that they sweep it clean and do nothing else and sell "as is" with a low Asking Price. We asked \$375,000 and received 22 contracts and just settled at \$451,000! That was below other competing offers but, it had the firmest terms. I can tell many such stories across the County. I make the marketing strategy fit the home and the owner's needs. I also have lots of other professionals to help me execute various plans to get my homes to closing.

A Great Time for Buying or Selling

Interest rates remain at historic lows, encouraging first-time home buyers to leave the rental market. If you are thinking of moving, we have the experience and contacts to solve all your selling problems. Right now, there is a tremendous shortage of listings across Montgomery County. Northwood/Forest Knolls homes are especially desirable right now.

Since 1/1/20 in the Current Pandemic
The Barbara Ciment Team Produced
43 Closed and 10 Pending Sales of Our Listings
29 Closed and 4 Pending Sales Representing Buyers
Resulting in \$34 Million in Closed and Pending Sales

**If You Need Help Selling Your Home or
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We Excel at Making Both Sides Happen Smoothly!

**Call Today for My Free Seller or
Buyer Market Analysis**
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Sales in Northwood/Forest Knolls: Since June 1, 2020

ADDRESS	SALE PRICE	SELLER SUBSIDY	CLOSE DATE	STYLE	BR	BA/HBA	DOM	LOT SQ FT	SUBDIVISION
302 Dennis Ave	\$662,000		10/22/2020	Cape Cod	4	3/1	6	7,796	Northwood Park
314 Dennis Ave	\$649,000		6/25/2020	Cape Cod	3	3/1	5	9,055	Northwood Park
101 Snowy Owl Dr	\$645,000		6/17/2020	Colonial	4	3/1	5	9,339	Northwood Park View
10706 Eastwood Ave	\$580,000		9/22/2020	Cape Cod	3	2/1	6	6,837	Northwood Village
104 Southwood Ave	\$560,000		9/28/2020	Cape Cod	4	2/1	2	8,859	Northwood Park
101 Southwood Ave	\$543,500		8/14/2020	Colonial	3	2	5	12,586	Northwood Park
10831 Margate Rd	\$540,000		8/24/2020	Ranch/Rambler	4	2/1	7	7,117	Northwood Park View
507 Kerwin Ct	\$530,000		9/18/2020	Ranch/Rambler	4	3	9	8,328	Northwood Village
303 Belton Rd	\$515,000		7/2/2020	Ranch/Rambler	4	3	5	6,486	Northwood Park
912 Caddington Ave	\$486,766		7/31/2020	Contemporary	3	2	7	6,266	Forest Knolls
10712 Cavalier Dr	\$484,900		9/11/2020	Bi-level	3	2/1	7	10,786	Northwood Park
214 Thistle Ct	\$479,900	\$2,450	7/27/2020	Split Level	3	2	3	8,099	Northwood Park View
1135 Loxford Ter	\$467,026		8/20/2020	Split Foyer	4	1/2	7	11,192	Forest Knolls
816 Malta Ln	\$455,000		8/12/2020	Split Level	4	2/1	2	8,884	Forest Knolls
10715 Eastwood Ave	\$451,000		11/12/2020	Split Level	4	2/1	4	12,547	Northwood Park
407 Eisner St	\$419,000	\$4,000	8/14/2020	Ranch/Rambler	3	2/1	3	6,127	Northwood Park

Not all referenced properties are from my agent team or my broker. RETS data provided by BrightMLS is subject to change.

Call Today for My Free Market Analysis: 301-346-9126

Northwood Neighborhood Real-Time Report: No Log-In Required: www.ciment.com/northwood