

NORTHWOOD NEWS

PUBLISHED BIMONTHLY BY THE NORTHWOOD-FOUR CORNERS CIVIC ASSOCIATION ■ OCTOBER 2003

Strange Developments for North Four Corners Park Expansion

By Jim Zepp

The NFCCA has been actively following the sometimes bizarre developments concerning the facilities planning for the North Four Corners Park expansion. This includes two site design options (Alternatives A and B) developed by the County Parks Department that incorporate combinations of athletic facilities, 10-foot wide paved paths, and planted areas; a massive proposed

senior/community center and parking lot by the County Recreation Department; and a site design (Alternative C) created by NFCCA members that reflects the desires expressed by local residents.

Among the strange issues being raised is that the Rec Dept.'s proposed senior/community center is intended to serve the Kemp Mill community but the county officials charged with selecting a site could not find a suitable location in that area. Along with this facility, new community centers are also being planned for Wheaton and White Oak. No consideration is being given to the potential impact on other nearby community facilities such as the Silver Spring YMCA, Schweinhaut Senior Center, or the Boys/Girls Club on Forest Glen Road.

At this time the Co. Parks and Co. Rec Depts. intend to pursue separate and competing site planning efforts that will only be resolved when they submit two sets of designs and engineering plans to the Planning Board and County Council for the FY2007 Capital Improve-

(continued on page 5)

Next Meeting on October 8th

The next meeting of the Northwood-Four Corners Civic Association will be held on Wednesday, 8 October 2003, at 7:30 p.m. at the North Four Corners Rec Center. The Rec Center is located at the end of Southwood Road, just off Edgewood Drive. Items on the agenda include:

- Voting on changing the bylaws to increase the NFCCA territory; and
- Elections for a new board of directors for the next year (please contact Charlie Pritchard, 301.593.1781, if you're interested in running).

All residents of the Northwood-Four Corners area are invited to attend and express their views. Please note that only paid members of the NFCCA are eligible to vote. Annual dues are \$10 per household and may be paid at the meeting (see page 7). ■

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This issue printed
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Sir Speedy
in Rockville,
301.340.0500.

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PRESIDENT'S MESSAGE

Welcome back! I trust you all had a rewarding, fun, and invigorating summer. Our new season promises to be both exciting and historic. My focus for the upcoming year will be on increasing participation in existing NFCCA activities and on increasing the kinds of activities sponsored by the NFCCA. We have a lot of work to do. We need a lot of good people to do it. I hope to involve many of you who have not previously participated in association activities.

Since we have many new families in our neighborhood who may be unfamiliar with the NFCCA, let me tell you what we are about. NFCCA is a voluntary association. In this regard, we are unlike a homeowner's association. We do not promulgate rules affecting the manner in which our residents use their property. NFCCA exists to promote the general welfare of the community. We do this through various internal and external mechanisms.

Internally, we hold an annual Neighborhood Night Out every August. For those of you who attended the August event, you know it was a rousing success. We conduct annual (and sometimes semi-annual) environmental clean-ups of the Lockridge Drive tributary. We plant trees in the neighborhood parkland. This year, it has been

suggested that we conduct a neighborhood-wide yard sale, a Halloween party, and an Easter egg roll.

Externally, NFCCA interacts with various state and local agencies to assure that our roads, utilities, and other services are delivered in a suitable manner. NFCCA also troubleshoots on various issues as they arise.

NFCCA's ability to pro-

mote the general welfare of our neighborhood is necessarily limited by the number of people who volunteer for activities. New people are needed to expand the scope of what NFCCA can do for its members. New ideas are needed to expand the kinds of activities NFCCA can sponsor.

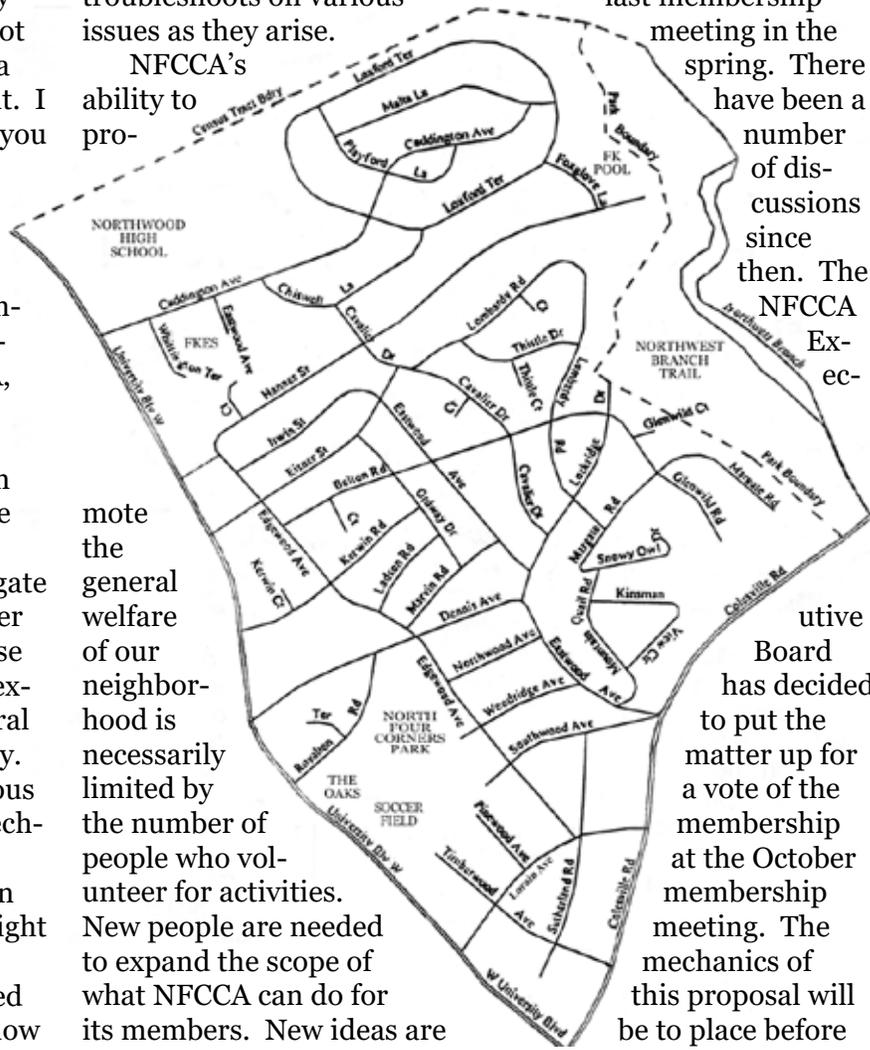
This brings me to the most important issue facing the NFCCA. The NFCCA's bylaws define its boundaries as: University Blvd., Colesville Road, Northwest Branch

Park, and Eisner Street extended to the Northwest Branch. A group of residents living north of Eisner Street has requested that we invite them to join NFCCA. They currently do not have an association.

Representatives of this group attended our last membership meeting in the spring. There have been a number of discussions since then. The NFCCA Executive

Board has decided to put the matter up for a vote of the membership at the October membership meeting. The mechanics of this proposal will be to place before the membership a proposed amendment to the bylaws to redefine the NFCCA's boundaries as follows:

"The boundaries of the NFCCA shall be as follows:
(continued on page 3)



New Sidewalks, At Long Last!

By Ken Hawkins

In early August, county contractors began installing sidewalks on Lorain, Sutherland, and Eastwood Avenues. First requested by NFCCA in 1998 and renewed in 2000, the sidewalks were again delayed by this summer's record rainfall. Once the skies cleared, work proceeded rapidly.

The construction appears to be substantial, with solid curbs, driveway aprons, and corner ramps, with small retaining walls where needed.

Shortly after the cement cured, neighbors tried the sidewalks out. Two little

girls on scooters gave their thumbs-up to the Lorain Avenue sidewalk.

Thanks to everyone in the NFCCA and neighborhood who supported the campaign to install the sidewalks. Our neighborhood is a safer place to walk now! ■

PRESIDENT'S MESSAGE

(continued from page 2)
University Boulevard, Colesville Road, the Northwest Branch, and the Northwood High School.”

This will have the effect of moving the northern boundary of the association from Eisner Street to the grounds of Northwood High School (see map on page 2). The proposed expansion will include Forest Knolls Elementary School within the boundaries of the association. It will add to the NFCCA the homes on Caddington Avenue, Cavalier Drive (north of Eisner), Chiswell Lane, Edgewood Avenue (north of Eisner), Foxglove Lane, Hannes Street, Hannes Court, Irwin Street, Loxford Terrace, Malta Lane, Playford Lane, and Whittington Terrace. It will expand the NFCCA membership by approximately 535 homes.

After discussion and voting on this proposal, the general election will follow. Only members current in their dues will be permitted to vote. Given the significance of the issues involved, I expect to see a big turn out.

—Vince Jankoski ■

NFCCA BOARD

The Board of Directors for the Northwood-Four Corners Civic Association meets five times a year, in October, December, February, April, and June. All Board meetings are open to the public.

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NORTHWOOD NEWS

The *Northwood News* is published by the Northwood-Four Corners Civic Association, which represents the 950 households in the area bounded by Colesville Road (Route 29), University Blvd. (Route 193), Eisner Street, 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.

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.

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Readers



Strange Developments for North Four Corners Park Expansion

(continued from page 1)
ments Plan. Those bodies will then decide which site design will be funded for construction. The NFCCA is actively involved in trying to find a reasonable and cost-effective solution for the site that will also more closely satisfy the residents' concerns and desires for the park.

The following timeline shows the sequence of major events.

September 23, 1985

The Yeshiva High School purchases six acre property at 315 West University Boulevard.

1996

Yeshiva High School decides to move and requests rezoning of site in order to allow 48 townhouse development.

December 18, 1996

Four Corners Master Plan adopted, which includes a denial of Yeshiva rezoning request and recommendation for purchasing of property for park land.

January 20, 1998

The Maryland-National Capital Parks and Planning Commission (MNCPPC) purchases the site for expansion of the adjacent North Four Corners Park.

July 1, 2002

The Parks Department authorized to begin its facilities planning effort.

January 30, 2003

Parks Dept. holds first public meeting to receive input from residents about issues and suggestions for the park expansion. Co. Recreation Dept. staff indicate that this site is also being considered for a 33,000-sq.-ft. senior/community center and 190-space parking lot intended to serve the Kemp Mill community.

June 19, 2003

Parks Dept. holds second public hearing to obtain residents' response to the two alternative draft facilities plans developed by its staff and consultant Grace Fielding. Co. Recreation Dept. staff confirm that the site has been selected for the proposed senior/community center.

August 5, 2003

NFCCA facilities design alternative first exhibited for community comment at Neighborhood Night Out event.

August 13, 2003

Meeting with Mid-County Regional Services Director and Co. Rec Dept. staff to discuss the proposed senior/community center for site. County staff state that nothing has reached a final decision stage.

A report on the status of the park expansion and recommendations for future actions will be presented at the October 8th meeting of the NFCCA. ■

Seahawks Win Divisional Meet

By Pat Cochran

The Forest Knolls Seahawks, the swim team at Forest Knolls Pool, moved up to division "L" this season and won their Montgomery County Swim League Divisional Meet on Saturday, July 26, at East Gate pool in Potomac. The win secured a second place tie finish for the Seahawks this year in their division.

The final rankings are based on points accumulated throughout the season. The Seahawks had moved up to the "L" division this season because they were undefeated last year.

The Montgomery County Swim League (MCSL) sponsors competitive swimming among area pools. With an extremely wet June, the team of 75 members, ranging in age from five to 18, had limited practice time to work on improving individual strokes but the team persevered. Over the seven-week season, the Seahawks competed against five area pools, ending the season with two wins and three losses. But the season ended on a high-note with the Seahawks winning against all five teams at the divisional championship.

The Seahawks are an integral part of Forest Knolls Pool and every child is encouraged to participate, no matter what their individual swim level. Look for future notices in the *Northwood News* for signing up for next season. ■

Northwood High School to Reopen, Focus on 4 'Academies'

The Downcounty Consortium is comprised of five high schools (Montgomery Blair, Albert Einstein, John F. Kennedy, Northwood, and Wheaton) plus feeder middle and elementary schools. Students will have the opportunity to choose from a number of unique academy programs at each high school.

Parents of every eighth grader in the county should have received a packet of material and forms in the mail regarding their choice of high school for next year. (Information is also available on the DCC website and informational meetings will be held at each DCC middle school throughout this month.) Students are *only* guaranteed their base school, during the choice process in December, if it is written as their first or second choice.

Northwood High School will reopen with a ninth grade in August 2004. The high school will then add one grade each year, over the subsequent three years. Facility upgrades begin July 2004 and are expected to be completed by July 2006.

Each high school will feature several "academies," which give students the opportunity to complete high school graduation requirements plus coursework related to college prep and career themes. The four at Northwood will be: Environmental Sciences, Gilder Lehrman Academy of American History, Humanities and Film,

and Political Science and Advocacy, as follows:

Environmental Sciences

Students who have an interest in improving the environment will have many hands-on opportunities to explore related sciences and careers. This academy will provide students the opportunity to learn about earth
(continued on page 8)

Distributors Will Be Needed

Since the NFCCA will probably expand its territory over to Caddington, additional volunteers will be needed to distribute the *Northwood News* to these homes. (If you live in that area and received this *News*, you'll know the by-law change was approved.)

If you can help, please contact John Ostronic and Nancy Arrigo at 301.593.2064 or nancyarrigo@yahoo.com. ■

Social Events Coordinator Sought

By Margaret Hawkins

In many neighborhoods throughout the area, community members—especially children—have fond memories of the events planned by their local civic associations. Some associations, such as Woodmoor's [across Route 29 from the NFCCA's territory], host annual ice cream socials, Easter Egg hunts, Halloween parades, Christmas decorations contest, and other activities designed to provide socializing opportunities with neighbors and their families.

Such events build community spirit, which has the extra benefit of increasing property values. Realtors point to strong neighborhood associations as adding value to homes in an area.

While Northwood has an established association, there is a lack of community-wide social events in our neighborhood. To help remedy this, the Board of the NFCCA is looking for a volunteer to

serve as Social Chair. This person would lead efforts to establish two to three social events in the upcoming year. The Chair would solicit ideas for events, recruit volunteers to organize and run specific events, and generally help coordinate each occasion.

An alternative to a Social Chair (who would serve for the fiscal year) is to have individuals step forward with ideas for one particular event that they are willing to lead and organize. For example, every year Jim Zepp, a perennial Board member, organizes the Neighborhood Night Out Against Crime in August. This well-attended, popular event involves a potluck dinner and a visit from the police and the crime-fighting dog McGruff.

If anyone in our community is willing to participate, either as the Social Chair or a one-time event organizer, please contact Heather Maurano at 301.593.5809 or hmaurano@aol.com. ■

Just the Dues Facts, Ma'am

By Margaret Hawkins

Last year's goal was 95 households, or 10 percent of the neighborhood. We narrowly missed meeting the goal, with 82 households participating.

Dues are \$10 per household. (Previously, they were \$5 per adult member of a household. To simplify it, the Board voted to change it to a flat \$10 per household.)

Dues run on the fiscal year calendar (October to October of each year.)

Any dues paid this past summer at the Neighborhood Night Out will be applied to the upcoming, FY2003-2004, year.

So far this year we have 10 households which have paid dues. Our goal this year is

still 10 percent of all households. In the next issue of the newsletter, we will provide a list of which percentage of households on each street have become members. (Last year, Edgewood Avenue had the highest number of participating households.)

Dues are used to help finance the newsletter, special flyers, Allied Civic Association dues, rental of the community center for meetings, and to match county grant dollars for such projects as the neighborhood sign.

Dues can be sent in cash, check, or money order to the NFCCA in care of Treasurer Margaret Hawkins, 10205 Lorain Avenue, Silver Spring, MD 20901. ■

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Northwood High's 'Academies'

(continued from page 6)

and its relationship to human society while using technology as an important component of their studies. The approach will allow students to be actively involved in studying environmental conditions and their implications for the community-at-large. Concentrating on the concept of "green schools," students will be involved in the modernization process of Northwood High School, while learning how to conserve energy and reduce consumption of resources in their own building. Their classrooms will include the greenhouse at Northwood High School, Wheaton Regional Park, and many other local resources.

Gilder Lehrman Academy of American History

Students who have a desire to probe deeply into the study of American History will find this academy an inspiring opportunity to experience the history of the world as influenced by American culture. This nationally recognized program encourages interactive and cooperative learning. Enrichment programs are provided by the Gilder Lehrman Institute and the University of Maryland, College Park.

Site visits and the study of public documents will assist the research process as students develop a strong understanding of the history of the United States and insight

into the challenges our nation faces.

Humanities and Film

Imagine having the opportunity to study the impact of film and its effect on our society. The academy will provide a rigorous curriculum emphasizing various genres of language, literature, history, culture, and film studies. Students will learn to produce a variety of film media products that demonstrate an understanding of humanities and the arts and that reflect our multicultural community. A partnership with the American Film Institute highlights this enriching academy experience and will benefit the students' endeavors in their college preparatory work.

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Andrea S. Flamer, D.D.S.

Four Corners Medical Center
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Northwood HS

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Political Science and Public Advocacy

In order to prepare for the future, it is vital that students learn the characteristics needed to serve as advocates of self and community. This academy offers students a hands-on opportunity to study government at the local, state, and national level. Students are to become articulate in the areas of policy, citizenship, and advocacy. Instruction will include the study of political science, law, law enforcement, and public safety in order to motivate students to make a difference in their lives and the lives of the community at large.

For more information,

visit the website at www.mcps.k12.md.us/schools/downcounty or call the Downcounty Consortium office at 301.649.8081. You also can contact Northwood High School directly. Call 301.649.8088 and speak to either Principal Henry R. Johnson, Jr. (Henry_Johnson@fc.mcps.k12.md.us) or Academy Coordinator Wendy Gonzales (Wendy_Gonzales@fc.mcps.k12.md.us). ■

Blair Fruit Sale

Blair PTSA is sponsoring its annual citrus sale fundraiser. Order deadline is Nov. 17 with pickup Dec. 13 and 15. Contact Blair parent Chris Simpson at 301.589.8504 or simpson.lorenz@verizon.net. ■

Baby Network Continues to Grow, Thrive

Any home-based parent of a preschooler is invited to join folks in the neighborhood in a similar situation by meeting with members of the Northwood-Four Corners Baby Network. Meetings are free and held in our homes once a month during the day.

Babysitters Sought

In addition, anyone living in the neighborhood who is available for childcare is asked to call to be placed on the Network's babysitter roster.

For more information, contact Jacquie Bokow at 301.593.8566. ■

What the County Law Says About Renting Rooms in Your Own Home

An accessory apartment in a house on Belton Road which has since been sold [see "Making a House an Apartment" in the February 2003 issue] has raised the issue of local zoning ordinances. Just what is allowed? Ron Bielany tracked down the following information on the Montgomery County laws that cover this issue.

The following explanations have been excerpted directly from the Montgomery County Housing Code Enforcement website at <http://hca.emontgomery.org/Housing/roomrentalhtml.htm>:

General Information

An owner occupying his/her own property can rent to two individual tenants without obtaining a rental facility license; however, if an owner rents to more than two tenants, the property could be considered a rooming house, and the owner may need to obtain a license from the Montgomery County Health Department.

An owner not occupying his/her property can rent rooms to five unrelated persons living as a family with one kitchen. Renting to more than five persons is a violation of Chapter 59, *Zoning Ordinance*, of the Montgom-

ery County Code.

Basement Rooms

Landlords often rent the lower level of their homes to tenants and these units often have certain safety concerns. Tenants who are renting rooms in a basement need to be sure that the room in which they sleep:

1. Has a window that is at least 20 inches wide, 22 inches in height, and is not more than 44 inches off the ground;
2. Has a working smoke detector;
3. Has a ceiling height of at least seven feet; and
4. Has an exit door that has a thumb turn latch on the inside.

Tenants renting basement rooms that are missing any of the requirements listed above are living in potentially dangerous units. Please call Housing Code Enforcement at 240-777-3785 if you have any questions regarding the safety or legality of a basement room.

Accessory Apartments

A basement room rental that contains cooking facilities is considered an accessory apartment and must be licensed and in compliance with the County Code. Landlords are not allowed to have accessory apartments in townhouses. If you have questions regarding accessory apartments, please call Housing Code Enforcement at the number above. ■

Thanks to National Night Out Volunteers

By Jim Zepp

The NFCCA participated in the National Night Out celebration on August 5 which included communities across the country. Nearly 100 adults and children attended the event held at the North Four Corners Park.

There was music, a potluck dinner, games and balloons for the kids, and a visit by the Montgomery County Police Department's motorcade with McGruff the Crime Dog. A big attraction was the mounted police officer who rode a large draft horse.

We would like to express our appreciation to the following individuals who contributed to the evening's success:

- Jeff and Leah de La Beaujardiere and Rolf Taffs provided live musical entertainment.
- Brad Reiss of the Entertainment Nexus supplied DJ services with recorded music.
- Liz and Philip Sequeira and Robin Loube oversaw the children's games and balloons.
- Charles Pritchard contributed an exceptionally generous share of the food.
- Other residents were very helpful in setting up and cleaning the park center building afterwards. ■

Have a Story?

If you have a story pertinent to the community for the *News*, please contact Jacquie Bokow at 301.593.8566. ■

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References aplenty upon request. **MHIC #71419**

Hurricane Isabel did a great deal of damage to roofs, gutters, downspouts, and other exterior parts of local homes. With 30 years experience, I'll beat any estimate you may get. I use the best shingles money can buy — 30 year warranty certainteed. Ask your neighbors about my work. It is *Top Notch!*

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10614 GLENWILD RD	\$345,000	Cape Cod	5	2/1	9
914 MALTA LN	\$329,990	Split Level	4	2/1	7
1141 LOXFORD TER	\$320,000	Split Level	4	2	3
311 MARVIN RD	\$319,000	Colonial	3	1/1	16
409 DENNIS AVE	\$316,000	Rambler	4	2/1	4
1019 CHISWELL LN	\$306,000	Split Level	4	2/1	2
1010 PLAYFORD LN	\$305,000	Split Foyer	5	2/1	10
501 KERWIN RD	\$301,000	Cape Cod	4	2	6
209 THISTLE DR	\$300,000	Split Level	4	2	29
901 CADDINGTON AVE	\$300,000	Split Level	4	2/1	55
10907 HANNES CT	\$300,000	Split Level	4	2/1	3
1013 LOXFORD TER	\$300,000	Split Level	4	2/1	11
1010 LOXFORD TER	\$299,900	Split Foyer	4	2/1	5
10607 EASTWOOD AVE	\$297,000	Cape Cod	4	2	12
59 KINSMAN VIEW CIR	\$285,500	Colonial	4	2/1	6
1105 CADDINGTON AVE	\$280,500	Split Level	4	1/1	3
402 KERWIN RD	\$280,000	Rambler	3	2	8
505 EISNER ST	\$279,000	Split Level	4	2/1	5
10615 EASTWOOD AVE	\$275,000	Cape Cod	3	1	12
11000 LOMBARDY RD	\$275,000	Rambler	4	2	16
11107 LOMBARDY RD	\$275,000	Rambler	3	2	19
402 IRWIN ST	\$270,000	Split Level	3	2	17
10627 EASTWOOD AVE	\$270,000	Cape Cod	4	2	71
10302 COLESVILLE RD	\$266,000	Cape Cod	4	2	8

Silver Spring Subdivision Sales

(June 1, 2003 – August 31, 2003)

(DOM - Days on Market from List Date to Contract Date)

SUBDIVISION	# Units Settled	Avg. Sale Price	Avg. DOM
AMERICANA FINMARK	5	\$175,920	6
BALLANTRAE	8	\$281,250	10
BURNT MILLS	10	\$360,610	39
CONN AVE ESTATES	37	\$250,253	24
CONN AVE PARK	12	\$276,029	13
CONNECTICUT	1	\$169,000	10
DUMONT OAKS	10	\$293,440	10
FAIRWAY	4	\$110,000	10
FAIRWAYS	4	\$110,000	10
FOREST ESTATES	12	\$315,075	14
FOREST KNOLLS	7	\$305,913	6
FRANKLIN KNOLLS	3	\$283,667	52
INDIAN SPRING	22	\$355,742	28
KEMP MILL	16	\$336,056	44
LAYHILL SOUTH	4	\$370,000	10
LAYHILL VIEW	6	\$449,817	36
LEISURE WORLD	9	\$203,333	36
LONGMEAD	31	\$286,519	19
NORTH WOODSIDE	6	\$366,450	14
NORTHWOOD	12	\$297,550	16
ROSEWOOD	1	\$230,000	7
ROSSMOOR LEISURE	80	\$207,222	33
SLIGO ESTATES	3	\$276,292	15
SLIGO PARK	10	\$372,690	40
SPRINGBROOK FOREST	2	\$676,225	115
TAKOMA PARK	2	\$444,597	6
TIVOLI	9	\$314,167	5
UNIVERSITY TOWERS	8	\$137,738	11
VEIRS MILL	16	\$226,487	30
WESTCHESTER	3	\$114,017	6
WHEATON HILLS	8	\$278,913	16
WOODMOOR	26	\$353,804	22
WOODSIDE	15	\$392,007	28