



# NORTHWOOD NEWS

Published Bimonthly by the Northwood-Four Corners Civic Association ■ June 2007

## North Four Corners Park Meeting on 12th of June

By Carole Barth

MNCPPC has called a meeting for June 12, at 7:00 p.m. at MNCPPC Headquarters (8787 Georgia Ave.). At this meeting they will present and receive input on their assessment of soccer field needs and alternative design concepts for North Four Corners Park. As you remember, last year the County Council ordered Park and Planning to take another crack at the plan and explicitly ordered them to fully develop a no-field alternative and to pro-

vide updated needs information for the Council's consideration as part of the FY09-FY12 Capital Improvement Program.

The current budget process is winding down, which means preparations are beginning for the next budget cycle. Still, a suspicious person might note that summer is traditionally the worst time to seek public input since most civic associations (including NFCCA) have a summer hiatus. Indeed, we have complained several times during our four-year defense of the park that MNCPPC has a pattern of disappearing for long stretches only to come back to the community in a sudden hurry to wrap things up. As usual, their outreach also leaves something to be desired. Some of us (I don't know how many) received this notice in the mail, yet the web page on our park plan, [mcparkandplanning.org/silverspring/public\\_projects/fourcorners\\_park.shtm](http://mcparkandplanning.org/silverspring/public_projects/fourcorners_park.shtm), has not been updated since September of 2005.

In this case, however, the park meeting is set for the night before our next NFCCA meeting (June 13). I know it's a lot to ask people to at-

tend two meetings in the same week, but I would like to show MNCPPC that we haven't gone away and that we still care. I would also

*(continued on page 3)*

## NFCCA Meeting On 13th of June

The next meeting of the Northwood-Four Corners Civic Association will be held on Wednesday, 13 June 2007 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.

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. (Annual dues are \$10 per household and may be paid at the meeting.)■

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Montgomery County Public Schools intends to install stadium lights at Northwood High School. There will be a public hearing in June.

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					1	2
3	4	5	6	7	8	9
10	11	12	<b>13</b>	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
<b>S</b>	<b>M</b>	<b>T</b>	<b>W</b>	<b>T</b>	<b>F</b>	<b>S</b>

## PRESIDENT'S MESSAGE

Here we are preparing for the June Association meeting and the end of another NFCCA year. It hardly seems possible that the time has flown so quickly. Still, even though we are officially on hiatus from June until October, there's a lot going on. Summer events like the Pool Party (see page 6) and Neighborhood Night Out (see page 9) are opportunities for us to get together as a community and have fun.

The issues we care about, unfortunately, do not take a summer vacation, so we have to be alert and respond as best we can over the summer. Please join the NFCCA list serve (at right), so we can keep you up-to-date while the newsletter editor gets a well-earned rest. This is also the time of year we need to put together a slate of candidates for the 2007-2008 NFCCA Board, so if you've ever thought about getting more involved, now's your chance.

Of course you don't have to become a Board member to be involved. You can participate in events like the creek cleanup and the neighborhood yard sale or even help organize an event. In fact, if there's something you'd like to see become a new neighborhood event or project (Frog Fest? Fun Run? Holiday Decoration Award? Neighborhood Directory?), we'd love to help you give it a try.

One very important thing everyone can do is to be sure you paid your membership dues for this year. Dues enable NFCCA to pay for events, but, more importantly, as a member, you can vote. It is your votes that determine what positions and actions we take as a civic association. We will be happy to accept your dues at the June meeting, or you can give them to any Board member if you are unable to attend on the 13th.

Once again, I want to thank the Board for their stellar work this year. Have a wonderful summer!

—Carole A. Barth

## Noticing the All-Night McDonald's

By Carole Barth

If you've been by the Four Corners McDonald's recently, you may have noticed the new banners advertising "open 24 hours." When McDonald's first took over that lot, the company got a special exception for its drive-through. One of the conditions of the approval was that this would *not* be a 24-hour

location. With that understanding, Four Corners area civic associations ceased their opposition to the company's plans.

Presumably McDonald's would need county approval to make such a change. NFCCA and the Woodmoor Pinecrest Association will be looking into this, so stay tuned. ■

## Join One or Both NFCCA EMail Lists

NFCCA sponsors two email lists. One is the general NFCCA List Serve, with general community news, including crime news. Send an email to [nfcca-subscribe@yahoogroups.com](mailto:nfcca-subscribe@yahoogroups.com) to join.

The second is for Northwood Parents. To join that list, send an email to [northwoodparents-subscribe@yahoogroups.com](mailto:northwoodparents-subscribe@yahoogroups.com).

Please note that you do not need to be a member of the Civic Association to participate in either NFCCA list, but we do restrict access to neighborhood residents only. ■

## NORTHWOOD NEWS

*Northwood News* is published by the Northwood-Four Corners Civic Association. The NFCCA represents the 1,493 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.

*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

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## Summer NFCCA Events

### Meet and Greet Pool Party

Forest Knolls Pool, 11105 Foxglove Lane  
(Between Loxford Terrace and Hannes Street)

**Sunday, 24 June 2007**

(rain date: 15 July)

See page 6 for details.

### Neighborhood Night Out

North Four Corners Park  
211 Southwood Avenue (at Edgewood Avenue)

**Tuesday, 7 August 2007**

See page 9 for details.

MARK YOUR CALENDARS!

## No. FC Park Meeting on 12 June

(continued from page 1)

like to take advantage of the chance for us to strategize as a community on the 13th.

I do not know what they will present on the 12th. As I reported earlier, Mary Bradford (Parks Director) suggested putting the new soccer field close to University Avenue and building a wall between the new and old portions of the park. They may feel that this, combined with removing the goal posts from the old field, is a compromise. It may or may not be their new preferred alternative. Although they were required to develop a no-field alternative, we do know their hearts aren't in it.

I also don't know if they will present any new needs information on the 12th. Everything I can find shows that in general, they are still relying on the ridiculous LPPRP (Land Preservation, Parks, and Recreation Plan) document from December 2005. How-

ever, we know that Park staff has in the past ginned up dubious information (Heidi Sussmans's so-called survey of middle school students) to support their plans. I will, of course, be trying to find out as much as I can between now and the 12th.

Please come to park and planning's meeting on the 12th to ask questions and speak your mind. Please write/email MNCPPC, the press, and elected officials. Remember, MNCPPC characterized three years of united community opposition to their plans as "a few residents near the park do not support the approved plan," so it's important that a wider group hears our objections. The Parks Department is located at 9500 Brunett Avenue, Silver Spring, MD 20901. The Planner is Heidi Sussmann and her email is [heidi.sussmann@mncppc-mc.org](mailto:heidi.sussmann@mncppc-mc.org). The Parks Director is Mary Bradford. ■

## 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. Current officers for 2006-2007 are:

### President

Carole Barth  
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## Northwood Real Estate Report

June 2007

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### Northwood Settled Properties

(April 14, 2007 – May 11, 2007)

Address	Sale Price	Style	BR	BA	DOM
10028 Brunett Ave	\$370,000	Cottage	2	1	13
309 Dennis Ave	\$449,500	Colonial	4	1/1	20
1007 Kerwin Rd	\$424,900	Cape Cod	4	3	31
49 Kinsman View Cir	\$392,000	Townhouse	4	3/1	24
317 Ladson Rd	\$380,000	Cape Cod	4	1	104
311 Marvin Rd	\$460,000	Colonial	3	1/1	18

### Montgomery County/Neighborhood Sales

(DOM-Days on Market from List Date to Contract Date)  
(Year-to-Year Comparison of Period: January 1-May 11)

Subdivision/Area/City	2007				2006		
	# Units	Average Net Price	DOM	% Change Average Price	# Units	Average Net Price	DOM
Burnt Mills/NW Branch	4	\$451,992	36	-15.74%	2	\$536,450	46
Colesville	10	\$590,281	172	-17.61%	17	\$716,468	91
Dumont Oaks	11	\$448,977	118	15.67%	6	\$388,150	12
<b>Forest Knolls</b>	<b>4</b>	<b>\$451,420</b>	<b>123</b>	<b>-1.44%</b>	<b>4</b>	<b>\$458,000</b>	<b>26</b>
Kemp Mill	11	\$466,530	46	-0.04%	19	\$466,732	31
Leisure World	46	\$265,432	111	-5.31%	85	\$280,316	52
<b>Northwood</b>	<b>14</b>	<b>\$419,284</b>	<b>64</b>	<b>-5.63%</b>	<b>20</b>	<b>\$444,278</b>	<b>44</b>
Sligo	19	\$413,744	85	-9.48%	21	\$457,093	43
Springbrook	6	\$487,804	49	-6.31%	10	\$520,647	37
Tivoli	15	\$458,431	81	6.83%	7	\$429,107	17
University Towers	10	\$201,684	80	-11.9%	7	\$228,851	65
Woodmoor	14	\$526,074	68	0.30%	11	\$524,526	73
Woodside	32	\$607,571	65	13.41%	31	\$535,721	57
Forest Glen Metro Area	35	\$464,881	66	0.18%	36	\$464,052	44
Wheaton Metro Area	43	\$452,135	83	0.58%	54	\$449,515	35
Wheaton Regional Park	27	\$507,126	100	-5.88%	20	\$538,798	49
<i>Bethesda</i>	353	\$869,276	88	7.55%	353	\$808,276	54
<i>Chevy Chase</i>	116	\$916,815	78	-10.6%	96	\$1.026M	55
<i>Kensington</i>	83	\$568,546	84	7.69%	82	\$527,924	51
<i>Olney</i>	114	\$489,155	98	2.92%	112	\$475,268	41
<i>Potomac</i>	179	\$954,781	113	-22.5%	171	\$1.232M	100
<i>Rockville</i>	514	\$491,278	85	-2.74%	468	\$505,117	48
<b>Silver Spring</b>	<b>824</b>	<b>\$424,799</b>	<b>84</b>	<b>1.49%</b>	<b>1,079</b>	<b>\$418,567</b>	<b>45</b>
<i>Takoma Park</i>	43	\$450,883	66	-4.46%	62	\$471,945	52
<b>Montgomery County</b>	<b>3,678</b>	<b>\$521,687</b>	<b>90</b>	<b>2.27%</b>	<b>4,367</b>	<b>\$510,100</b>	<b>52</b>

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Data subject to revision.

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This is not intended as a solicitation if your property is already listed with a real estate agent.

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# How to Contract for Home Improvements

by Linda Perlman

As winter turns to spring, and spring to summer, many homeowners in our neighborhood are making arrangements for the performance of home improvements, such as installing a new roof, repaving a driveway, building a deck, or remodeling a kitchen.

In Maryland, home improvement contractors must be licensed by the Maryland Home Improvement Commission ("MHIC"). A home improvement includes the repair, alteration, remodeling, or replacement of a building or part of a building used as a residence and includes an improvement to the land or a structure adjacent to the building. In order to obtain a MHIC license, a contractor must: (1) provide proof of at least 2 years of experience in home improvement work, construction work, and/or related education; (2) pass a licensing examination on home improvement law and business competency; (3) provide proof of financial solvency; (4) maintain at least \$50,000 liability insurance; and (5) pay an assessment to the Home Improvement Guaranty Fund.

The Home Improvement Guaranty Fund applies to work done by licensed contractors and compensates individual homeowners up to \$15,000 for actual monetary losses due to poor workmanship or failure to perform or complete a home improvement contract. It is a criminal offense to do home

improvements without a license and a homeowner who does business with an unlicensed contractor is not protected by the Guaranty Fund.

The Maryland Home Improvement Law requires that all contracts for home improvement work be in writing and signed by the homeowner and the contractor. The contract must include:

- The name, address, and home improvement license number of the contractor and the name and license number of any salesmen for the contractor (the contractor's home improvement license number also must be displayed on the contractor's trucks and advertisements). The contract also must disclose that home improvement contractors and subcontractors must be licensed by the MHIC.

- The approximate date when work will start and when work will be substantially complete.

- A description of the work to be performed and the materials to be used.

- The number, due dates, and amounts of all contract payments, including any finance charges. **HOME IMPROVEMENT CONTACTS CANNOT REQUIRE MORE THAN ONE-THIRD OF THE TOTAL CONTACT PRICE TO BE PAID AT THE TIME THE CONTRACT IS SIGNED.**

- A description of any collateral to be used as security, if applicable.

- If a home improvement

contract includes a clause requiring the arbitration of disputes, then the arbitration clause must be clearly disclosed and initialed by both parties.

- The contract also should contain information about any warranties for materials and workmanship and any other matters that the parties agree upon relating to the home improvement work. Make sure that you get any promises made by the contractor in writing.

Before entering into a contract for home improvement work, you should check the contractor's references and business reputation, as well as the contractor's license status. You can check with the Montgomery County Office of Consumer Protection (phone 240.777.3636; web site [www.montgomerycountymd.gov](http://www.montgomerycountymd.gov)), then click on "departments," then click on "consumer protection") and the Better Business Bureau (phone 202.393.8000 or [www.dc.bbb.org](http://www.dc.bbb.org)) to find out if there have been complaints about a business you are considering using for home improvement work. You also should check with the MHIC, either by phone or at the MHIC website, to determine if a contractor is licensed *before* you do business with that contractor (phone 410.230.6309 or 1.888.218.5925; web site [www.dllr.state.md.us/license/home\\_impr](http://www.dllr.state.md.us/license/home_impr)).

If a building or other permit is required for the home

(continued on page 6)

# Northwood-Four Corners Meet and Greet Pool Party!



Great things can  
happen when you  
meet your  
neighbors!

Mark your calendars, buy your sunscreen, and get ready to meet and greet your fellow neighbors at the Forest Knolls neighborhood pool!

**SUNDAY, JUNE 24\*, from 2-6 p.m.**

11105 Foxglove Lane 301-593-9883

The North Four Corners Civic Association will provide pizza and asks that guests bring their own beverages and a covered dish.

(No glass or alcoholic beverages, please.)

Raft Night is from 4-6 p.m. only, so bring your rafts or floaties!

Non-Pool Member Admission: \$10/family

RSVP by June 17 to Roxanne at roxmb@yahoo.com (301-754-3828).

Drop-ins are welcomed, but if you know for sure that you will attend, please RSVP since it allows us to provide sufficient lifeguards and pizza!

See you there!

\*Rain date: July 15

## Home Improvements Contracting

(continued from page 5) improvement work, the permit must be issued and in force before the work begins. Permits are generally required for structural changes to a residence or for changes that affect the health and safety of the residents. Permits also are required for projects, such as fences or driveways, which might encroach on a neighbor's property or violate a building setback requirement (*i.e.*, a requirement that a structure be located a certain distance from the prop-

erty line). MHIC law requires that the contractor either obtain the required permit for you or ensure that you get the permit for the work. Local jurisdictions may not issue permits to unlicensed contractors.

If you have questions about permit requirements, then you should contact the Montgomery County Department of Permitting Services at 240.777.6300 or check their website at [permitting.services.montgomerycountymd.gov](http://permitting.services.montgomerycountymd.gov). ■

## New Board to Be Elected in Oct.

As always, a new NFCCA board will be elected in October. Any resident of NFCCA territory (see page 2) may run for office. The term lasts one year and is strictly voluntary. The board usually meets the month before association meetings to discuss items of interest and plan stories for the *Northwood News*.

If you think you might be interested, feel free to call any board member (page 3) with any questions you have. ■



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**Listings in Northwood/Forest Knolls/Kinsman  
3/15/2007–5/18/2007**

<b>Active</b>	<b>List Price</b>	<b>Style</b>	<b>Bedrms</b>	<b>Full Baths</b>	<b>Half Bath</b>	<b>Days on Market</b>
315 Timberwood Ave	\$465,000	Cape Cod	3	2	1	2
11019 Lombardy Rd	\$460,000	Rambler	3	2	0	2
10427 Edgewood Ave	\$469,000	Cape Cod	4	2	1	2
1015 Chiswell Ln	\$449,500	Split Level	3	2	1	4
10609 Edgewood Ave	\$455,000	Rambler	5	2	0	8
10614 Edgewood Ave	\$459,000	Rambler	6	2	0	14
306 Dennis Ave	\$459,000	Cottage	2	2	0	22
10708 Margate Rd	\$505,000	Rambler	5	2	1	23
313 Marvin Rd	\$489,900	Colonial	3	2	0	23
216 Thistle Ct	\$464,875	Split Level	4	2	0	35
10306 Colesville Rd	\$519,000	Cape Cod	4	2	0	37
807 Malta Ln	\$465,000	Split Level	4	2	1	37
709 University Blvd W	\$459,000	Split Level	4	2	1	46
228 Thistle Dr	\$479,900	Split Level	5	2	1	48
10710 Edgewood Ave	\$449,950	Rambler	4	2	0	78
205 Hannes St	\$439,000	Rambler	4	2	0	93
1132 Loxford Ter	\$444,900	Split Level	4	2	0	163
<b>Contract</b>						
406 Kerwin Rd	\$449,000	Cape Cod	4	2	0	6
1303 Caddington Ave	\$390,000	Split Level	4	1	1	5
10506 Edgewood Ave	\$425,000	Split Level	3	2	1	86
404 Royalton Rd	\$459,000	Rambler	3	2	0	63
301 Irwin St	\$425,000	Raised Rambler	3	2	1	19
107 Northwood Ave	\$550,000	Cape Cod	3	2	0	22
10707 Eastwood Ave	\$415,000	Rambler	3	2	0	142
416 Royalton Rd	\$429,000	Cape Cod	4	2	0	45
215 Thistle Dr	\$469,900	Split Level	5	2	1	196

\*\* Information deemed reliable but not guaranteed \*\*

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**The Northwood-Four Corners Civic Association  
invites you and your family to celebrate**

# **National Neighborhood Night Out**

**Tuesday, 7 August – 7 to 9 PM**

North Four Corners Park Rec Center, 211 Southwood Avenue

*It's air conditioned!!!*

Music, activities for children, and a visit from the Montgomery Co. Police and MNCPPC Park Police Departments' motorcade, including McGruff the Crime Dog. Come and meet your neighbors and share an evening's fun.

**Potluck dinner – To have variety of dishes, families with last names starting with the letters A to J should bring a main dish to share, letters K to R bring a side dish, and letters S to Z bring a dessert.**

Volunteers are needed to help and provide entertainment.

Call 301-593-7863 or email [jzepp@mindspring.com](mailto:jzepp@mindspring.com).

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**ADVICE ■ MEDIATION ■ LITIGATION ■ APPEALS**

# Less Trash, More Fun in This Year's Cleanup of Lockridge Creek

By Carole Barth

This year's spring cleanup netted less trash than usual, only 20 bags full. There were no tires and, in fact, hardly any large items. We also found the remains of one cell phone. With less heavy hauling to do, we were able to sort out three blue bins worth of recyclables.

We had beautiful weather and the kids had a wonderful time spotting wildlife as we went. In addition to the tadpoles and caterpillars we expected to see, there was a bullfrog, schools of little fish, and even a duck sitting on a

nest with four eggs.

Working with the neighborhood children is a great pleasure for me. Since we've been doing this cleanup for 17 years, I've even worked with some from the time they were too little to really help much right through their high school years. I like to think in years to come they will remember what Rachel Carson called "the sense of wonder" and share similar experiences with their own children.

Thanks to everyone who participated in the cleanup, and special thanks to Brian Morrissey for the use of his van and to Don Thomas for donating the supplies. Don't forget, we also do a fall cleanup; hope to see you there! ■

## Stadium Lights at Northwood High School?

By Carole Barth

Montgomery County Public Schools intends to install stadium lights at Northwood High School. In order for this to happen, the Planning Board must approve.

There will be a public hearing in June at Park and Planning Headquarters (8787 Georgia Avenue). The date of the hearing will be available after June first. For more information, contact Calvin Nelson, Jr., at 301.495.4619 or [calvin.nelson@mncppc-mc.org](mailto:calvin.nelson@mncppc-mc.org). Refer to case number 07605-MCPS-1. As soon as we get an actual hearing date, we will send a notice over the list serve. ■

## Northwood Baby Network

Do you live in Northwood, Forest Knolls, or Kinsman Farm? Do you have an infant or preschooler? Would you like to meet some of your neighbors in a fun, casual setting? Then you should join the Northwood Baby Network! (It's free!)

We meet once a month, rotating among members' homes. The time and place changes each month.

Contact Kirsi Ampe at [ampejk@bellatlantic.net](mailto:ampejk@bellatlantic.net) or 301.754.0416 to join or to get more information. Get to know your neighbors! ■



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- ◆ Yard Clean-ups
- ◆ Mulching and Wood Chips
- ◆ Landscape Design and Installation
- ◆ Shrub/Tree Installation
- ◆ Lawn Renovation-Seeding/Fertilizing
- ◆ Landscape Consultations
- ◆ Shrub Pruning and Removal
- ◆ Flower-Perennial-Annual Installation

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**Northwood Update**  
 January 1, 2007 - May 15, 2007

**12 ACTIVE (5/15/07)**

10710 EDGEWOOD AVE	\$449,950
517 UNIVERSITY BLVD W	\$474,944
228 THISTLE DR	\$489,900
709 UNIVERSITY BLVD W	\$459,000
10306 COLESVILLE RD	\$519,000
216 THISTLE CT	\$464,875
10708 MARGATE RD	\$505,000
313 MARVIN RD	\$489,900
306 DENNIS AVE	\$515,000
10614 EDGEWOOD AVE	\$459,000
406 KERWIN RD	\$449,000
10609 EDGEWOOD AVE	\$455,000

**14 SOLD**

Average Net Sale Price: \$419,300 Average DOM: 64

**7 UNDER CONTRACT (5/15/07)**

Average List Price: \$453,300 Average DOM: 82



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