

# NORTHWOOD NEWS

PUBLISHED BIMONTHLY BY THE NORTHWOOD-FOUR CORNERS CIVIC ASSOCIATION ■ APRIL 2022

## County Council District 5 Candidate Forum at NFCCA Mtg.

By Linda Perlman

The 13 April 2022 virtual meeting of the Northwood-Four Corners Civic Association will be a forum for candidates for Montgomery County Council District 5. As of this newsletter’s press date, eight candidates have filed with the Board of Elections to run for the new County Council 5th District seat: Brian Anleu, Fatmata Barrie, Christopher Bolton, Daniel

Koroma, Cary Lamari, Kristin Mink, William “Chip” Montier, and Jeremiah Pope. The candidate filing deadline has been extended to 15 April.

Montgomery County has a new County Council district map, after voters approved enlarging the County Council from five to seven districts while retaining four at-large Council seats. The redistricting process also was necessary because the 2020 U.S. Census showed that there have been substantial changes in our county’s population and demographics over the past decade. The census found that Montgomery County’s population increased by more than 91,000 and became more diverse over the preceding decade. Montgomery County has been a “majority-minority” jurisdiction for some time now and the 2020 census found that almost 60 percent of the County’s residents identify as Latino, Black, or Asian. The federal Voting Rights Act requires all voting districts to be substantially equal in population.

The NFCCA area has been placed in a new County Council

## Next Meeting on Wed., 13 April

The next meeting of the Northwood-Four Corners Civic Association will be held on Wednesday, 13 April 2022, at 7:30 p.m. **The meeting will be held virtually.**

To find the access codes for the online meeting, go to the NFCCA website at [www.nfcca.org](http://www.nfcca.org); the codes will be posted the week of the meeting. At the April meeting, NFCCA will be hosting a forum for all candidates running for County Council for District 5 (see details at left).

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 online or mailed.) ■

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[WWW.NFCCA.ORG](http://WWW.NFCCA.ORG)

## PRESIDENT'S MESSAGE

Please join the Northwood-Four Corners Civic Association meeting on Wednesday, 13 April 2022, at 7:30 p.m. The meeting program will feature a candidate forum with the candidates for Montgomery County District 5. All homes in NFCCA territory are part of the newly redrawn County Council District 5, which stretches from Four Corners to Burtonsville and includes Colesville and Leisure World.

The April NFCCA meeting and candidate forum will be held via Zoom. The Zoom link for this meeting/candidate forum will be publicized via the NFCCA *Groups.io* list serv and Nextdoor/Northwood-Four Corners and will be available on the NFCCA website at *nfcca.org*. All residents of the Northwood-Four Corners-Forest Knolls area are encouraged to attend this virtual meeting/candidate forum. There are eight candidates who have filed with the Board of Elections for the District 5 County Council seat; all are Democrats. As of press time, all of the candidates have confirmed their participation in our candidate forum. With such a crowded field of candidates, the District 5 County Council Forum will be the only agenda item at the 13 April NFCCA meeting.

The last NFCCA general meeting was on 9 February via Zoom. That meeting focused on the Anacostia River and our Northwest Branch stream and trail part of that watershed. Trey Sherard, with Anacostia Riverkeepers, spoke about his organization's work to clean up nearby waterways that drain into the Anacostia River. In December 2021, with funding provided by the Montgomery County Department of Environmental Protection (MC-DEP), Anacostia Riverkeepers installed a trash trap known as a "bandalong"—which is designed to capture debris—on Lockridge Creek, which flows into the Northwest Branch of the Anacostia River. This Lockridge bandalong is the first trash trap in Montgomery County. If it is successful in diminishing debris from washing into waterways, then MC-DEP will place additional trash traps in other areas in the county. So far, most debris captured by the trash trap has been single-use plastic bottles. Anne Ambler, with Neighbors of the Northwest Branch (NNWB), also spoke at the February NFCCA meeting about various efforts to improve the water quality of the Anacostia River. NNWB monitors water quality and microinvertebrates in the Northwest Branch. Anyone interested in volunteering can visit *neighborsnwb.org*.

Finally, NFCCA Board member Ema Perez has agreed to spearhead the formation of a NFCCA Diversity Committee. An informal working group already has met to discuss its role. The preliminary objectives are to: (1) develop a mission statement; (2) conduct a community needs assessment; (3) reach out to underrepresented cultural and racial groups in the neighborhood; (4) translate the *Northwood News* (or

(CONTINUED ON PAGE 3)

## Communicate With Neighbors

### NFCCA Listserv

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](http://www.facebook.com/nfccamoco)

## NORTHWOOD NEWS

*Northwood News* is published by the Northwood-Four Corners Civic Association. The NFCCA represents the 1,500+ 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](http://www.nfcca.org)

# Neighborhood Yard Sale on 7 May

By Julie Whitcomb

Looking for a way to get rid of unwanted items? Too much stuff in your house? Closets and drawers overflowing with clothes that don't fit? NFCCA is having a Neighborhood Yard Sale!

**Date:** Saturday, 7 May 2022

**Time:** 9 a.m. until 1 p.m.

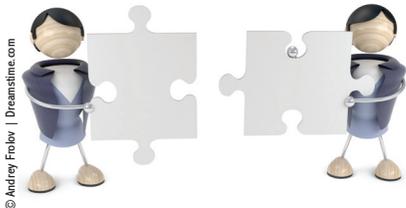
**Place:** Outside in your driveway or front yard

Everyone will hold their own yard sale at their own

## Neighborhood Jigsaw Puzzle Exchange on Sunday, 24 April

Need new puzzles? Wondering what to do with the ones you already finished? A puzzle exchange will be happening on Sunday, 24 April, from 1–3 p.m. at 126 Snowy Owl Drive. Bring a puzzle/Get a puzzle (or 2 or 3 ...)! **The only rule is that every puzzle must have all of its pieces.**

For more information, contact Lissa at [LLF126@hotmail.com](mailto:LLF126@hotmail.com).



house on the same day at the same time! How's that for convenient?

Signs will be posted around the neighborhood.

A map of participating houses will be on the NFCCA website and the Listserv. Maps will also be printed to hand out as people walk from house to house (each house on the map should have some).

Meet your neighbors as you walk around our neighborhood and shop all the sales!

If you are interested or have any questions, please email Julie at [veep@nfcca.org](mailto:veep@nfcca.org).

Rain date to be determined (probably not Sunday, 8 May, as it is Mother's Day), so check the NFCCA website ([www.nfcca.org](http://www.nfcca.org)). We are hoping for sunny skies on 7 May! ■

### PRESIDENT'S MESSAGE

(CONTINUED FROM PAGE 2) sections of the newsletter) and/or other civic information for non-native English speakers; and (5) recommend ways to increase participation in NFCCA by more diverse groups. At this informal organizational meeting, the group brainstormed about ways to make information easier to share with our diverse community, such as through a neighborhood podcast, profiles of neighbors in the newsletter, and sharing cultures by means such as sharing native foods and recipes.

—Linda Perlman

### 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 2022) are:

#### President

Linda Perlman  
1203 Caddington Avenue  
301.681.3735  
*president AT nfcca DOT org*

#### Vice President

Julie Whitcomb  
1019 Chiswell Lane  
301.509.5534  
*veep AT nfcca DOT org*

#### Treasurer

Sondra Katz  
10905 Lombardy Road  
301.593.4542  
*treasurer AT nfcca DOT org*

#### Secretary

Sharon Canavan  
10213 Edgewood Avenue  
301.593.0487  
*secretary AT nfcca DOT org*

#### At Large

Robin Loube  
10601 Cavalier Drive  
301.681.4987  
*robin AT nfcca DOT org*

Mario "Ema" Perez  
10608 Margate Road  
703.400.9560  
*ema AT nfcca DOT org*

John Prochilo  
114 Southwood Avenue  
978.502.4412  
*john AT nfcca DOT org*

#### 'Raffle Lady'

Fiona Morrissey  
10301 Edgewood Avenue  
301.593.4026  
*fiona AT nfcca DOT org*

#### Immediate Past President

Edward Levy  
212 Thistle Court  
240.988.8200  
*ipp AT nfcca DOT org*

# April Meeting to be Candidates Forum for District 5

(CONTINUED FROM PAGE 1)

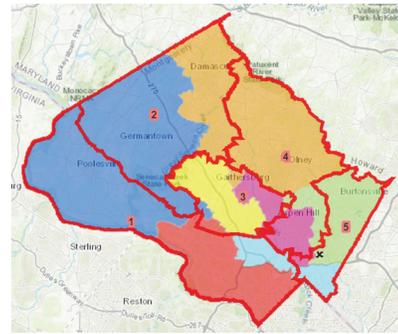
cil District 5 that includes such northeastern Montgomery County communities as North Four Corners (i.e., the NFCCA area), White Oak, Burtonsville, Colesville, and Leisure World. The newly redrawn District 5 cuts out downtown Silver Spring and Takoma Park where the current County Council representative Tom Hucker resides. Before Councilmember Hucker, the NFCCA neighborhoods had been moved back and forth between the East County/Burtonsville (former District 4) and downtown Silver Spring-Takoma Park (former District 5) County Council districts.

Blacks form a plurality in the new County Council District 5. The demographics of the new 5th District are: Total Population 48,184, consisting of Black 37.1%, White 25.4%, Hispanic 20.5%, Asian 12.1%, and Other 4.9%.

Maryland's primary elec-

tion had been scheduled for late June, but on 15 March 2022, the Court of Appeals, Maryland's highest court, postponed the state's primary election to 19 July 2022. The Court delayed the primary election to allow time to decide legal challenges to the validity of a state redistricting plan adopted by the Maryland General Assembly. Maryland's redrawn congressional districts map also is being challenged by lawsuits in the Anne Arundel County Circuit Court. The revised Montgomery County Council district map that added two Council districts and redrew the boundaries of the other districts, which the County Council approved in December, is not being challenged.

Maryland primary elections are closed party primaries. You must be a registered Democrat or Republican to vote for that party's candidates for all elective offices other than nonpartisan Board of Education offices. All candidates who have currently



*The dark outlines and numbers indicate the former five districts. The shaded areas show the new seven district delineations. The 'x' marks our neighborhood, which remains in District 5.*

filed for election to Montgomery County Council District 5 are Democrats and only Democratic voters may vote for those candidates in the primary election. The primary election will be held on 19 July 2022. Early voting and voting by mail will be available for the primary election, as well as voting in person at Forest Knolls Elementary School, the polling place for Precinct 13-11. ■

## 2022 GUBERNATORIAL PRIMARY ELECTION DATES

**Registration/Party Affiliation Change Deadline—7 June**

**Early Voting—Primary Election 16–23 June**

**Election Day—Primary Election TUESDAY, 28 JUNE**

**Early Voting—General Election 27 October–3 November**

**Election Day—General Election TUESDAY, 8 NOVEMBER**

*Further Details in the June Issue*



**Brian Anleu**



**Fatmata Barrie**



**Chris Bolton**



**Daniel Koroma**



**Cary Lamari**



**Kristin Mink**



**William Montier**



**Jeremiah Pope**

# Ride Along! Join the Northwood Bicycle Club (NBC)

By Bart Desmet

With the cold days behind us and nature at its finest, many of us are back on the bike, or looking forward to getting out. No better time to launch the Northwood Bicycle Club! We aim to be an inclusive group of cyclists from the neighborhood, of all ages and skill levels.

Are you looking for riding buddies who live close by? Do you need help or tools to fix up a bike? Have a kid's bike you would like to donate or exchange for a bigger one? Want to find or share beautiful and safe rides starting from our area? Interested in local bike advocacy? Maybe you've dreamt of doing a C&O canal overnight bikepacking tour, but just need that final push? Whatever your reasons, please join us on our email list by sending an empty message to [NorthwoodBicycleClub+subscribe@nfcca.groups.io](mailto:NorthwoodBicycleClub+subscribe@nfcca.groups.io).

We only just started and are currently five households strong. We did a group ride down to Georgetown (see photo) and are planning a family bike ride in the neighborhood (see next page). Looking forward to meeting more cyclists!

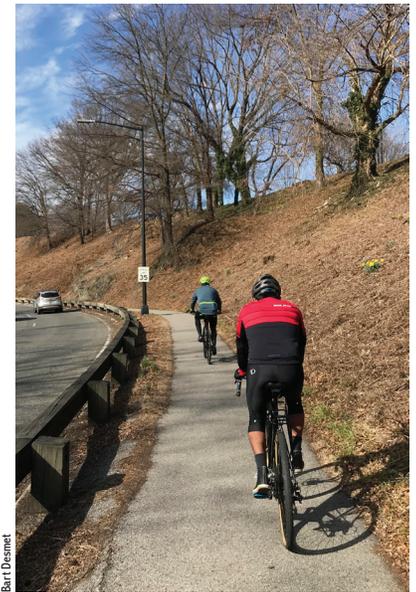
—Bart, Ema, Kevin, Jennifer, John & families

Hola vecinos y vecinas.

Con los días fríos ya en el pasado y la naturaleza con su belleza a pleno, muchos de nosotros comenzamos otra vez a usar nuestras bicicletas y contamos los días para salir a pedalear. ¡La primavera nos parece la temporada ideal para inaugurar el Northwood Bicycle Club!

Northwood Bicycle Club es el nuevo club de ciclismo de nuestro vecindario y apunta a ser un grupo inclusivo, para ciclistas de todas las edades y destrezas.

Entonces, si usted desea participar en paseos en bicicleta con sus vecinos; o posiblemente necesita ayuda o herramientas para reparar su bicicleta; tal vez tiene una bicicleta que su hijo o hija ya no utiliza y desea donarla; a lo mejor le gustaría descubrir bonitos paseos en bicicleta comenzando desde el vecindario; o quizás siempre quiso recorrer el C&O Canal, pero le faltaba un último empujón para emprender una recorrida en bicicleta de larga distancia al estilo mochilero. Cualquiera sea su interés por las bicicletas, acompáñenos y únase al grupo de ciclistas de su vecindario, Northwood Bicycle Club. Para inscribirse solo envíe un email a la siguiente dirección:



*It'll be just an easy ride with the Northwood Bicycle Club.*

[NorthwoodBicycleClub+ subscribe@nfcca.groups.io](mailto:NorthwoodBicycleClub+subscribe@nfcca.groups.io).

El club de ciclistas Northwood Bicycle Club es un grupo bastante nuevo pero activo, recientemente compartimos un paseo en bicicleta comenzando desde nuestro vecindario hasta Georgetown, también estamos organizando un paseo familiar por las calles del vecindario (Mas detalles acerca del paseo familiar en otro artículo en este boletín informativo).

Actualmente existen cinco domicilios miembros de nuestro grupo y hoy usamos este boletín informativo para también extender una invitación a nuestros vecinos y vecinas de habla hispana, el club de ciclistas Northwood Bicycle club los espera.

Saludos,

—Bart, Ema (yo hablo español), Kevin, Jennifer, John & familias

## Don't Have a Cow! ¡No Tenga una Vaca!

Yes, this story and another on the family bike ride appear in both English and Spanish. NFCCA's new Diversity Committee is working to make our neighborhood more inclusive. We all live here, so let's cooperate and remain civil.

# Join Our Family Bike Ride on Earth Day, 23 April

By *Emma Perez*

Hello and Hola, neighbors! The Northwood Bicycle Club invites you to join its first family bike ride in the neighborhood.

On Earth Day, Saturday, 23 April, get out your bicycle and bring along the young cyclists in your family. We will meet at 10 a.m. at North Four Corners park and roll out at 10:30 a.m. for a leisurely paced ride around the neighborhood (see map and turn-by-turn directions).

The streets for the ride were selected to present a fun but also safe route for the younger riders, while a moderate hill will provide a mild workout for the adult riders, but ... worry not, at the end of the ride—courtesy of the NFCCA—there will be pizza and some refreshments for the participants!

Volunteer neighbors will monitor and watch for cars at important points of the route, we will provide event signage to indicate turns and point of return along the route to guide the cyclists.

Bear in mind that this event is designed for all cyclists—the young, the young-at-heart, and the future cyclists as well—so please bring a trailer, a tow-along bike, cargo bike, electric bike, child seat, etc., to cycle along with the even-younger neighbors. After all, this will be a slow-paced adventure.

Lastly, we also ask that kids ride their bicycles along and to the right of their responsible adult to keep our younger riders at safe distance

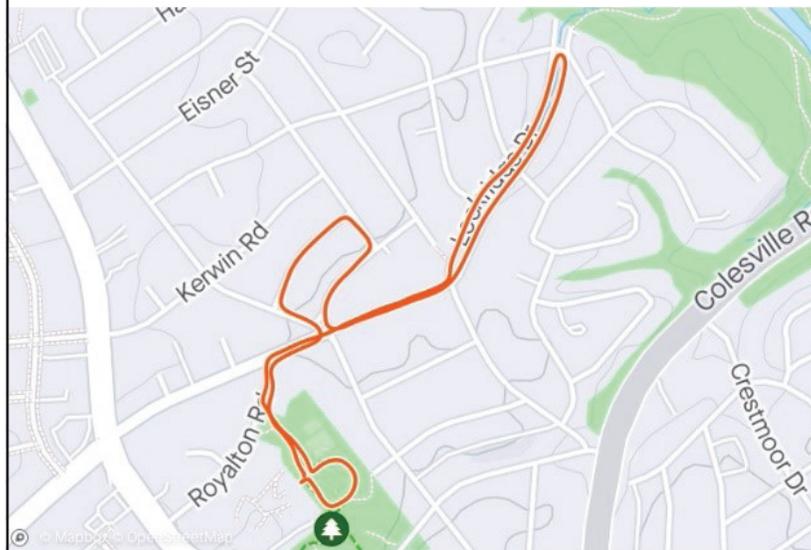
of the vehicular traffic.

The Northwood Bicycle Club hopes for a positive turn out of cyclists. We also want to invite the neighbors along the event's route to come outside, get some fresh air, and to cheer for our neighborhood cyclists.

RSVP with participants' names and ages via text to my cell: 703.400.9560. We hope to see you!

Important: In the event of rain on Saturday, the family bicycle ride will be moved to Sunday, 24 April, at 10 a.m. ■

## Route for the Family Bike Ride



Gather at North Four Corners Park. Meet at the large open lawn area near the big playground at 10 a.m.

Roll out at 10:30 a.m. with a “warm-up” full loop on the paved path that surrounds the meeting place... and off we go!

- Down the paved path (by the tennis and basketball courts) towards Royalton Rd.
- Right turn on Royalton Rd.
- Right turn on Dennis Ave.
- Left turn on Edgewood Ave.
- Right turn on Ladson Rd.

- Right turn on Ordway Dr.
- Right turn on Marvin Rd.
- Left turn on Dennis Ave.
- Left turn on Lockridge Dr.
- U turn back to Lockridge Dr. at Glenwild/Belton Rd. intersection.
- Right turn on Dennis Ave.

■ Left turn on Royalton Rd.  
■ Left turn at park entrance follow paved path back to meeting place.

Enjoy some pizza and beverages; please leave no waste at the park.

Total distance is 1.6 miles; elevation gain is 87 feet.

# Paseo Familiar en Bicicleta por el Día de la Tierra

By Ema Perez

Hola vecinos y vecinas. El grupo de ciclistas Northwood Bicycle Club invita a nuestros vecinos de habla hispana a su primer paseo en bicicleta familiar en el vecindario.

En el Día del Planeta Tierra, sábado 23 de abril, saquen sus bicicletas y traigan a los jóvenes ciclistas de su familia. Nos reuniremos a las 10 a.m. en el parque North Four Corners y saldremos a las 10:30 a.m. para un paseo tranquilo en bicicleta por el vecindario (ver mapa insertado y direcciones de giro por giro adjunto).

Las calles para este paseo fueron seleccionadas para presentar una ruta divertida pero segura para los ciclistas más jóvenes, como también una colina moderada que proporcionará un leve ejercicio para los adultos, ¡Pero no te preocupes! ... al final del paseo y como cortesía de la asociación cívica de nuestro vecindario—NFCCA—habrá pizza y algunos refrescos para los participantes!

También tendremos voluntarios que vigilarán el cruce de automóviles en los puntos importantes de la ruta, y proporcionaremos señalización que indicarán los giros y el punto de retorno a lo largo de la ruta para guiar a los ciclistas.

Tengan en cuenta que este evento está diseñado para ciclistas de todas las edades como también para futuros ciclistas, por eso no dude en traer su tráiler, bici-remolque, o su asiento para transportar a los aún más pequeños y que también puedan disfrutar de

nuestro paso. Por dicho motivo este será una excursión a un ritmo relativamente lento. Por último, pedimos que los niños monten sus bicicletas en proximidad, y a la derecha de su adulto responsable, para mantener a nuestros ciclistas más jóvenes a una distancia segura del tráfico vehicular.

El grupo de ciclistas, Northwood Bicycle Club, anhela una participación positiva de parte de los ciclistas en nuestro vecindario. También

queremos invitar a los vecinos a lo largo de la ruta del evento a salir, tomar un poco de aire fresco y animar a los ciclistas de nuestro vecindario.

Para participar de este evento envíe un mensaje con los nombres y edades de los participantes a mi celular #703.400.9560.

¡Los esperamos!

Importante: si llueve el sábado 23 de abril el evento se mueve al siguiente día, domingo 24 de abril 10 a.m. ■

## Esta es la Ruta para el Paseo Familiar en Bicicleta

(Ver mapa en la página anterior.)

Encuéntrenos en el parque North Four Corners, en la gran área de césped abierto cerca del área de juegos a las 10 a.m.

Partimos a las 10:30 a.m. con una vuelta completa de “calentamiento” en el sendero pavimentado que rodea el lugar de reunión ... y en marcha!

■ Descendemos por el camino pavimentado (junto a las canchas de tenis y baloncesto) hacia Royalton Rd.

■ Gire a la derecha en Royalton Rd.

■ Derecha en Dennis Ave.

■ Izquierda en Edgewood Ave.

■ Derecha en Ladson Rd.

■ Derecha en Ordway Dr.

■ Derecha en Marvin Rd.

■ Izquierda en Dennis Ave.

■ Izquierda en Lockridge Dr.

■ Gire en “U” para retornar a Lockridge Dr. en la intersección con Glenwild/Belton Rd.

■ Derecha en Dennis Ave.

■ Izquierda en Royalton Rd.

■ Finalmente, gire a la izquierda en la entrada del parque siga el camino pavimentado de regreso al lugar de reunión inicial.

Disfrute de pizza y bebidas junto a sus vecinos; y por favor no deje residuos en el parque.

La distancia total de la vuelta es de 1.6 millas; la ganancia en elevación es de 87 pies.



## Rats and Our Unintentional War on Wildlife

By Jennifer McGuire Cox

With spring comes the blooming of flowers, the budding of trees, and sightings of young birds and deer. One thing we don't look forward to seeing however are *rats*!

Rats may have once just been an issue in urban areas and cities, but have now grown quite common in suburban areas and neighborhood lots like ours. Attracted by food and shelter, rats often move in during the spring months, raising their young and finding their fair share of meals before hopefully moving on in the fall.

No one wants rats in their yard. Beyond the shock factor when you might be out and about in your yard, they can bring with them a number of issues. One of the most common are food-borne illnesses such as salmonella. Rat and

rodent urine can also increase issues with asthma and allergies, especially in young children.

Many of our initial reactions are to kill, to poison. We call our exterminators or go to the hardware store and lay down poison, or rodenticide, in those ubiquitous black boxes. However, these poisons not only kill rats, but other local wildlife as well.

### Rat Poison and Wildlife

A wide variety of wildlife are found in suburban areas and many of these animals are attracted to the enticing flavor of rat poison. Squirrels, chipmunks, and other similarly sized wildlife can enter one of these black boxes and die miserable deaths after eating poison, many slowly bleeding to death.

Many predators can also

become quite sick and possibly die of secondary poisoning. This occurs when animals eat the poisoned rats and other small mammals, their main food source. This most often impacts birds of prey—such as hawks and owls—as well as larger mammals, including foxes, coyotes, and bobcats. Studies have found upwards of 97 percent of red-tailed hawks testing positive for rodenticides. Ironically enough, these are the animals that naturally control rat populations in the wild. Without these predators, there will be even more rats. Even domestic dogs and cats are not immune from illness and potential death due to rat poison in the environment.

### Poison Alternatives

Instead of using poison, what can we try instead? Here are some suggestions:

- Seal gaps under doors or other entry points to your home as well as other locations where you've seen rat activity. Rats can squeeze through holes the size of a quarter. Likewise, if you see sudden holes the size of a quarter or larger in the ground, this could be a sign of a rat infestation. Rats often will create burrows near dense vegetation or shrubs to better hide their activity. Try and cover or otherwise seal these holes as well. Cover the edges of doors, screens, and windows with sheet metal or hardware cloth, which isn't

(CONTINUED ON PAGE 9)



Cape Wildlife Center

*This Bald Eagle was admitted to Cape Wildlife Center [Mass.] after secondary poisoning; staff there were unable to save it.*

## NATURE

(CONTINUED FROM PAGE 8)

easily gnawed through by rats.

■ Limit food waste in your yard. If using a compost bin, it's generally a good idea to not toss cooked food, meat, dairy, eggs, or other strong-smelling items as these often attract rats. You might want to consider pausing adding new food until rats have moved on from your property. Likewise, if throwing out food, make sure trash bags go into a tightly sealed and covered trash can with no holes for the rats to enter through. Remove uneaten pet foods, clean up food spills, and try and limit bird seed in feeders.

■ Avoid yard debris (such as large leaf piles) and "junk piles" in your yard, as these

are great places for rats to hide and seek shelter. Keep your yard nice and clean. If you do have wood and other items in your yard, store them at least 18 inches above the ground and away from walls. Likewise, clean out areas behind wooden steps, especially near your home.

■ Put mint down in highly trafficked rat areas. Either fresh or in the form of an essential oil, rats try to avoid the strong odor of mint if they can.

■ If you want to avoid any close encounters, make noise when you enter known areas of rat sightings. Talking, jingling keys, or banging pots can all do the trick.

*[McGuire Cox, a certified Maryland Master Naturalist, lives on Belton Road.]* ■



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### The Most Difficult Buyers' Market in Memory!

The pressure has built up over the past several years because there have been very few listings. Buyers are now more desperate because they fear inflation and higher interest rates. We are seeing homes sell for 10-20% above recent prices and requiring buyers to drop many contingencies in order to, "win the contract." Agents representing buyers are stressed by competing against multiple contracts. I know agents that have written 6-10 contracts for one buyer and not been able to succeed. *The chart below shows just how few sales we have had in the Northwood area so far in 2022.*

It is a very challenging time in real estate sales, but My Team has been succeeding and I am proud of our success in this most difficult market.

*We already have \$12M in Closed and Pending Sales in 2022, as a result of 18 transactions almost evenly divided between helping sellers and buyers!*

### Do You Want Top Dollar? List in the MLS!

I have never felt more strongly that owners who try to sell their homes by themselves are giving

up significant dollars. They don't realize what possibilities come from the broadest exposure to the Multiple Listing Service (MLS). Some owners get too eager to sell and sometimes accept offers while in Coming Soon status. My owners, who held off for all contracts to come in, did best.

### We Help Home Owners Sell for Top Prices

Sellers who have followed our advice have enjoyed minimal fix-up expenses and received offers well above what they desired. Our professional contacts help prepare homes quickly and for reasonable costs. Our sellers have been satisfied with the clean-up and renovations we helped arrange.

We specialize in helping you make decisions to get the right experts to solve your selling, buying, and moving problems. We will discuss needed declutter and repairs to prepare your home for sale, and possible renovations or yard work. We share our contacts for various home-care professionals, who will service your needs knowing we are very mindful of how they treat our clients and customers.

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

### Sales in Northwood/Forest Knolls Since January 1, 2022

ADDRESS	LIST/SOLD PRICE	LIST PRICE	RATIO (S/L)	CLOSE DATE	STYLE	BR	BA/HBA	DOM	LOT SQ FT	SUBDIVISION
10512 Edgewood Ave	\$535,000	\$550,000	97%	3/4/2022	Split Level	3	2/1	7	6,820	Northwood Knolls
326 Hannes St	\$570,000	\$565,000	100%	2/28/2022	Colonial	4	2/1	1	6,107	Northwood Park
123 Southwood Ave	\$465,000	\$465,000	100%	2/1/2022	Cape Cod	4	2	6	9,931	Northwood Park
302 Ladson Rd	\$449,100	\$429,900	104%	1/31/2022	Rambler	2	2	8	5,671	Northwood Village
510 Dennis Ave	\$750,000	\$649,000	115%	1/14/2022	Rambler	6	3	3	7,405	Northwood Knolls
315 Hannes St	\$531,000	\$525,000	101%	1/7/2022	Colonial	4	3/1	3	7,313	Forest Knolls

For a real-time update for Northwood Sales: [www.ciment.com/northwood](http://www.ciment.com/northwood)

In the above chart, we now show **Sold Price and List Price** and **Ratio of Sold Price to List Price (S/L)**. The **SoldPrice/ListPrice Ratio** gives you a sense of the strength of **Seller Market** versus **Buyer Market**.

**It is a Great Time to Sell!**

**We Need Listings for the Many Buyers Contacting Our Listings**

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

## Did You Know? Services Available in the Community

By Melissa E. Ferguson

Greetings, neighbors! This edition's information sharing on public services focuses on COVID-19 at-home tests, mask rules for transit, and safely disposing of used batteries. Please feel free to share the following information with friends and family. Information is power!

### Free At-Home Test Kits, Masks

Free at-home PCR test kits for COVID-19 are available every day, 9:00 a.m. to 5:00 p.m., at the Dennis Avenue Health Center of the Montgomery County Department of Health and Human Services, 2000 Dennis Avenue, Silver Spring, MD 20902 (close to Georgia Avenue). Test kits are for Montgomery County residents, so have a form of identification ready, such as a driver's license or a household bill with your address. PCR tests are processed in a laboratory to detect the presence of the COVID-19 virus in your body. Residents register when they pick up the tests, administer them at home, and drop the test kits back at 2000 Dennis Avenue for processing. Residents are emailed their results within 48 hours. In-person PCR testing continues as well. For locations and more information, visit the website at <https://montgomerycountymd.gov/covid19/testing.html>.

The Wheaton library has N95 masks and at-home antigen tests for COVID-19—the



rapid tests that show results in 15 minutes—which are now available during all hours that the library is open, while supplies last. Antigen tests look for the immune system's response to the COVID-19 virus. Recently my family picked up our test supplies from the Wheaton Library. Two test kits are allowed per person, and each kit has two tests. The boxes of N95 masks are prepacked with four masks each. The antigen tests available at the Wheaton Library are iHealth brand tests. I have seen some people's nervousness over getting the test instructions wrong, so a video might help ease the nerves. On YouTube, a video by iHealth can be found by searching for "iHealth COVID-19 antigen test" to get to [www.youtube.com/watch?v=\\_juFqYt25iI](http://www.youtube.com/watch?v=_juFqYt25iI).

A reminder that, while local mask mandates have been lifted, that doesn't affect the mask requirements for public transit, which is governed by federal rules. The U.S. Department of Transportation has extended the federal mask mandate on public transit—including RideOn, Metrobus, Metro, and other commuter trains—through 18 April 2022. RideOn bus drivers have masks for passengers boarding without them.

### Used Battery Disposal

In climate protection news, please remember that used batteries don't belong in household garbage. Battery acids can leach into the soil, burn your hands, and start fires! For safe disposal of batteries, take them to the County's Shady Grove Processing Facility and Transfer Station, 16101 Frederick Road, Derwood, MD 20855 (the section of Maryland Route 355 between Rockville and Gaithersburg). MOM's Organic Market also recycles many types of batteries and accepts them for drop-off every day, as well as shoes, eyeglasses, cellphones, food compost, and even oyster shells! The closest MOM's Organic Market locations are 5566 Randolph Road, Rockville, MD 20852, and 9801 Rhode Island Avenue, College Park, MD 20740. More information is available at <https://momsorganicmarket.com/recycle-center>.

Thanks for sharing these announcements for the health, safety, and betterment of our community. Until next time, wishing you kindness and a healthy spring!

*[Melissa E. Ferguson works in grants, contracts, and project management; nonprofit and government partnership; and equitable access to health care and social services. She has lived in North Four Corners since 2013, and Mont. County since 1996. She is also a gardener and an aspiring novelist.]* ■

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# The Beautiful Bradford Pear, an Ornamental Tree Tied to Maryland, is Now Considered a Menace

By Karen A. Williams

In open fields and forest edges along local roads in Maryland in early spring, the view of hundreds of small trees bursting forth with white flowers inspires a feeling of euphoria that winter has finally ended. What is not obvious is that many of these trees are non-native pears spread by birds that carry the seeds from our neighborhoods and city streets to forest margins, abandoned fields, and other areas. These trees are crowding out wild cherries, plums, and other native plants in Maryland and are recognized as invasive by the Maryland Invasive Species Council.

When we bought our house on Snowy Owl Drive in 2000, there was a medium-sized Bradford pear tree in the front yard. Alan Friedman, who has lived on the street since the houses were built in 1985, recalled that the developer planted either a Bradford pear or a pin oak in every front yard on Mountain Quail Road, Margate Road, and Snowy Owl Drive in the Kinsman Farm community. The result was a lot of Bradford trees in the neighborhood.

Many qualities made Bradford pears popular, including their tolerance to poor soils and drought, resistance to diseases and pests, compact form, beautiful white flowers, pea-sized fruit, and foliage that produced impressive displays in the fall. Thirty-seven years later, most of these trees, including the

one in my yard, are gone, succumbing to structural problems that no one anticipated when they were planted. The branches of Bradford pears are arranged in a way that often results in their splitting away from the main trunk, destroying the tree. One of the only surviving Bradford pears on Snowy Owl Drive was wired early on to support the branches, as pointed out to me by Judith Horne, another original resident on the street. The poor structure of the cultivar has resulted in its losing favor for landscaping; but the environmental damage caused by the spreading of its seeds to natural areas is a much more serious problem that continues to accelerate.

## The Callery Pear Arrival in the U.S.

The Bradford pear is a cultivar of *Pyrus calleryana*, the Callery pear, a species native to China, Korea, Taiwan, and Vietnam. Another species of pear (*Pyrus communis*) is the pear grown commercially for fruit. In the early 1900s, the U.S. pear industry, centered in the western coastal states, was in danger from a severe disease called fire blight. A plant breeder in Oregon, Frank Reimer, discovered that Callery pears already present in the U.S. had some resistance to fire blight and wanted to use them in a breeding program to address the problem, but he needed many more types to test. At his request, the USDA Office of Foreign Seed and Plant Introduction

sent a plant explorer, Frank Meyer, to China for two years to search for Callery pears to bring back to test for the stronger resistance.

The seeds of the Callery pear were sent to the U.S. from China with the best of intentions—to save the pear crop on the West Coast from destruction. Once introduced, the search for resistance to fire blight began. Large numbers of seeds were planted both in Oregon where Reimer worked and at the USDA Plant Introduction Garden in Glenn Dale, Maryland. The resulting plants were purposefully infected with fire blight to see if they could withstand the disease. Plants were also tested to see if they would make good rootstocks for the cultivated pear trees. The Callery pear was found to be very resistant to fire blight and to have other useful characteristics, such as tolerance to drought. Its rootstocks began to be widely used for the common pear.

## Origin of the Bradford Pear

It was in one of plantings of Callery pears at the USDA station in Glenn Dale that the ornamental appeal of the species was first noted. In 1952, a few trees from one of Frank Meyer's collections in China decades earlier were still growing at the site. One thornless tree with an attractive structure caught the eye of John Creech of the USDA. Creech grafted cuttings of the plant onto roots of other types

(CONTINUED ON PAGE 13)

# Bradford Pears

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of Callery pears. All the trees produced from the cuttings were genetically identical (clones) as they came from the same plant.

In 1954, Creech planted 180 of the pear clones along the streets of University Park in Prince George's County as a study of its feasibility as an ornamental street tree. After eight years, the carefully pruned test trees were considered a success. The pruning of these trees undoubtedly helped to hide their unstable structure. The cultivar was named "Bradford" in honor of F.C. Bradford, a horticulturalist who had previously managed the Glenn Dale station; by 1962, the cultivar was available commercially.

## Structural Problems in the Tree

The Bradford pear quickly became one of the most popular street trees in the U.S. and was planted in many residential and urban areas. It was not until the 1980s that the major structural flaw in the trees began to be apparent. The narrow crotch angles of the branches eventually caused most individual trees to split apart during windstorms or under snow loads after approximately 15 to 20 years of growth. After the revelation of flaws in the Bradford pear, other cultivars of the Callery pear with different branching patterns were introduced and planted. Now ornamental pear trees planted in urban areas are often a mix of the Bradford pear and other cultivars.



Martin LaBar

*The narrow angles of the branches caused many Bradford pear trees to split apart during heavy storms. Seeds dropped by birds grew into trees that crowded out native species.*

## Invasive Spread of the Callery Pear

A different type of problem with ornamental pear trees, an environmental problem, did not become obvious until decades after Callery pears became popular ornamentals. In 1965, Callery pears were found to have escaped cultivation in Talbot County, Maryland. By the late 1990s, a number of gardening groups noticed increasing numbers of wild pears invading natural areas in the Mid-Atlantic region, especially in Maryland. By around 2005, wild Callery pears were grow-

ing uncontrolled throughout the southern U.S. in all kinds of environments. They soon appeared on lists of invasive plant species that required special notice and control. The U.S. Fish and Wildlife Service has listed them as a plant invader of natural areas in the Mid Atlantic.

I asked Richard Olsen, Director of the USDA National Arboretum, who has studied the history of the Bradford pear, how scientists could have gone so wrong with the Bradford pear and other Cal-

(CONTINUED ON PAGE 14)

# Bradford Pears

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lery pears.

He explained that, “Science has come a long way since the Bradford pear was released. The possible effects of non-native invasive species only began to be realized about 30 years after this cultivar was developed.”

## Why is the Callery Pear so Invasive in the U.S.?

The reason this species became so invasive can be found in the way the Callery pear is pollinated and the history of the development of cultivars. Neither the Bradford pear nor any of the other Callery pear cultivars are themselves invasive because they cannot pollinate and produce seeds by themselves. Only when they cross pollinate with an unrelated tree will seed in the pear fruits develop, germinate, and have the ability to form new plants. The mix of different cultivars of the Callery pear, along with the occasional sprouting and flowering of the unrelated rootstocks, has led to cross pollination and the production of abundant viable seed for birds to plant far and wide. The resulting trees create a “dead zone” of dense thorny thickets of pears that prevent native species from competing for water, soil, and light.

## What Can Be Done to Stop the Invasive Callery Pear?

The Callery pear is continuing its march into natural habitats in at least 26 states. The area into which it has

spread in the U.S. is currently defined by its limited tolerance to cold weather but, as climate change shifts warmer temperatures north, the potential for spread will increase. It is listed as an invasive plant in several states, including Maryland. Discontinuing use of Callery pear cultivars as landscape plants will eliminate this source of seed for new invasions. Frostburg, Maryland, is one of several communities across the country that has a program to provide free native trees to residents who want to replace a pear tree. Many native trees—including redbud (*Cercis canadensis*), white fringe tree (*Chionanthus virginicus*), common serviceberry (*Amelanchier arborea*), Canadian

serviceberry (*Amelanchier canadensis*), and sweet crabapple (*Malus coronaria*)—make excellent substitutes for the Callery pear and will help support healthy ecosystems. See “Landscaping with Native Plants” ([www.mdflora.org/resources/Publications/GardenersGuidelines/Landscaping-Natives.pdf](http://www.mdflora.org/resources/Publications/GardenersGuidelines/Landscaping-Natives.pdf)) for more information.

For more information, read the 2017 article “The Rise and Fall of the Ornamental Callery Pear” by T. Culley (<https://arboretum.harvard.edu/stories/the-rise-and-fall-of-the-ornamental-callery-pear-tree/>).

[Williams, a USDA botanist, has lived on Snowy Owl Drive for 22 years and in the neighborhood for 35.] ■

## New Bridge for NW Branch Trail



By Jacquie Bokow

A \$45,000 fiberglass bridge with wooden decking and concrete abutments was part of a larger project, years in the making, to increase connectivity for the Northwest Branch Trail on either side of Colesville Road. After Montgomery Parks completed

a sidewalk along the west side of Colesville Road at the Northwest Branch and improvements to the pedestrian crossing at the traffic light, under Phase 2 the bridge was installed over a small stream that sometimes made crossing difficult. So hikers and bikers rejoice, and get out there! ■

# Carousel to Move from Wheaton Regional Park

By Sharon Canavan

The delightful carousel operating in Wheaton Regional Park since 1983 will soon be moved to Ovid Hazen Wells Park in Clarksburg, Maryland. This historic merry-go-round was made in about 1915 by a New-York-based manufacturer, the Herschell-Spillman company, which specialized in hand-carved wooden carousels. It's a beauty—there are 33 jumping horses, three zebras, and two chariots.

Although the full story of the carousel's whereabouts over the last century is unknown, from 1967 to 1981 the carousel operated on the National Mall for the Smithsonian Institution. Jim Wells, a nephew of Hallie and Ovid Wells, was the concessionaire, and he also ran Fairhill Farms Antiques, from which the Maryland-National Capital Park and Planning Commission acquired the carousel.

In 1981, in honor of her husband, Hallie Wells donated farmland to be used as Ovid Hazen Wells Park. But the dedication of that park did not end the travels for this childrens' ride. In the interim, until Ovid Hazen Wells Park was developed sufficiently, the carousel operated

on loan to Wheaton Regional Park where it has been enjoyed for many decades.

Hallie Wells' gift stipulated that the carousel must ultimately be moved to Ovid Hazen Wells Recreational Park. The Deed of Conveyance contained a covenant requiring relocation of the carousel once the Ovid Hazen Wells Park is "serving a sufficient number of park users to justify the placement of a carousel on the property."

It took until 2014 for the Montgomery County Planning Board to approve the park's Master Plan (see 2014 Ovid Hazen Wells Recreational Park Master Plan at [montgomeryparks.org](http://montgomeryparks.org)). The Park Facility Plan for the active recreation area was approved by the Montgomery County Planning Board on 24 September 2015. Although the plans were in place, the county held back on moving the carousel until Ovid Hazen Wells Park had enough "family destination amenities" in place to make it "as successful as it has been at the Wheaton Regional Park." Now that several recreation facilities, a playground, picnic shelters, trails, and a community farming operation are complete at Ovid Hazen Wells Park, the time has come for the merry-go-round to make its move.

The Capital Improvements Program for Montgomery County recommends funding for design and construction of a carousel roundhouse and to cover the cost of relocating the carousel from Wheaton Regional Park to Ovid Hazen



Photos by Gary Nance, National Carousel Association

Wells Park. Once funding is approved by the Montgomery County Council, construction will begin in FY 2023 and be completed by 2025.

There are two expansion phases—the design and construction of Phase I includes the carousel roundhouse and carousel relocation, as well as adding a skate park, amphitheater, ticketing booth and restroom, parking, trails, stormwater management, utilities, additional playground equipment, and landscaping. Even bigger plans are in the works for Phase II, which include an adventure playground, water play area, dog park, community green, additional picnic shelters, climbing/fitness tower, fitness equipment with running track, athletic field improvements, additional parking, maintenance building, trails, open meadows, and landscaping.

We will all miss the sight and sounds of children riding the carousel here in nearby Wheaton Regional Park, but it sure looks like Ovid Hazen Wells Park will be worth the drive once all of the park's amenities are completed over the next few years. ■



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