



NORTHWOOD NEWS

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

NFCCA Dues Increased to \$15

By Sharon Canavan

For as long as any of us can remember, the NFCCA annual membership dues have been set at \$10 per year. But the time has come for a modest increase so the association will remain financially viable. The NFCCA Board held a special meeting in July to discuss the association's finances. At that meeting, the Board decided to raise the annual membership dues from \$10 to \$15 *per household* (not per person) per year.

The dues increase will be considered for ratification by a membership vote, as stipulated in the NFCCA's bylaws, at the upcoming general meeting on 12 October. Any household that is current on its dues is eligible to vote. If you are unsure whether you are up to date on your dues, NFCCA has an online tool on its website at nfcca.org to check your membership status.

NFCCA's main annual expense is for printing the *Northwood News*. Inflation has hit our printing expenses and advertising income is insufficient to cover the newsletter costs. The Board discussed implementing other measures, such as reducing the number of issues per year or publishing *Northwood News* online-only, rather than delivering the *News* to every house in the NFCCA territory. After discussion, the Board decided that increasing dues to \$15 annually would preserve a printed newsletter while still leaving sufficient funds to cover our increased communication subscription expenses (Zoom meetings and the NFCCA website and listserv), as well as reasonable expenses for NFCCA-

Next Meeting on 12 Oct. @ FKES!

The next meeting of the Northwood-Four Corners Civic Association will be held on Wednesday, 12 October 2022, at 7:30 p.m. ***The meeting will be held both in person at Forest Knolls Elementary School and virtually.***

To find the access codes for the online meeting, go to the NFCCA website at www.nfcca.org; the codes will be posted the week of the meeting.

Items on the agenda include election of a new board of directors.

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 \$15 per household and may be paid at the meeting.)■

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WWW.NFCCA.ORG

PRESIDENT'S MESSAGE

Fall is here, along with a new NFCCA meeting year. Because of the COVID-19 pandemic, the 12 October meeting at Forest Knolls Elementary School will be the first NFCCA in-person meeting since I became President in October 2020. (The October meeting also will be simulcast on Zoom.) Our speaker will be Community Service Officer Kathryn Beard.

I will be stepping down as President after the October meeting, although I intend to continue to be active in the NFCCA as Immediate Past President. After 16 years as a civic association officer, it is time for me to move on.

We have an excellent group of NFCCA volunteers, from the editor of the *Northwood News* to the volunteers who write for and deliver this newsletter to the officers and board members who organize and coordinate meetings and events and look out for our community when public actions are considered that may impact our neighborhood. But we need additional volunteers and members—and more diverse volunteers and members—to maintain the NFCCA as an active civic organization and to ensure that the NFCCA represents our entire community. Joining the NFCCA Board is a good way to promote neighborhood issues, meet your neighbors, and be a part of a collegial and friendly group.

Despite the ongoing public health crisis, the NFCCA has sponsored many activities during my two years as president:

- Community and social activities, including: (1) National Night Out celebration (see page 10), (2) Family Bike Rides (another bike ride is scheduled for October, see page 8), (3) multifamily Neighborhood Yard Sale, (4) Halloween house and pet decorating contests (see page 9), (5) Home Tree Care Workshop with an arborist from Conservation Montgomery, and (6) Good Neighborhood Award to John and Bette Hill for their years of work bagging and delivering the 1,500+ *Northwood News* newsletters five times per year.

- Our Zoom meetings on topics ranging from the Vision Zero program to voting and election procedures to the “Buy Nothing” movement to COVID vaccine distribution to Maryland General Assembly updates to community policing and traffic enforcement to the Anacostia River and the Northwest Branch-Lockridge Tributary “bandalong” trash trap to candidate forums for District 5 and At Large County Council seats.

At the General Membership Meeting on 12 October, neighbors will be selecting officers and board members to lead the NFCCA for the next year, as well as ratifying the first NFCCA dues increase in 20+ years (see page 1). You must be a paid NFCCA member to vote, but the meeting is open to all.

Please consider getting involved in our neighborhood civic association and helping to guide the future direction of the NFCCA. My years as an NFCCA officer and board member have been fun; yours can be, too!

—Linda Perlman

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 ■

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 \$15 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

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Visit Our Website

www.nfcca.org

NFCCA Dues Increased to \$15

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sponsored social events, such as National Night Out, neighborhood bike rides, and other activities.

Most NFCCA members pay their dues online so, to make payments easier going forward, there will no longer be an added \$1/year PayPal service fee. There are several convenient ways to pay your NFCCA dues:

- Mail your check, payable to “NFCCA,” to our Treasurer, Sondra Katz (10905 Lombardy Road). Please don’t mail cash. **Use the envelope attached to this issue!**

- Deliver your dues to the Treasurer at her home through her mail slot.

- Pay your dues (cash or check) to the Treasurer or any other NFCCA Board member

at a meeting.

- Contact *Northwood News* Editor Jacquie Bokow (301.593.8566 LL) and a Board member will pick up your payment and, if in cash, will give you a receipt upon request.

- Go online to nfcca.org and click on “Pay Dues” to ... pay your dues.

The annual NFCCA dues drive kicks off in October. A pre-addressed dues envelope is included with this issue of the *Northwood News*.

If you own or operate a local business, another way to help your business and the NFCCA thrive is to advertise your business in the *Northwood News*. Also, you can help by reaching out to encourage your neighbors, especially the newcomers, to join the NFCCA. ■

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

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10905 Lombardy Road
301.593.4542
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Secretary

Sharon Canavan
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703.400.9560
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‘Raffle Lady’

Fiona Morrissey
10301 Edgewood Avenue
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fiona AT nfcca DOT org

Immediate Past President

Edward Levy
212 Thistle Court
240.988.8200
ipp AT nfcca DOT org

Donate Your Used Bikes on 10/14

MoCo Dept. of Transportation is collecting child and adult bikes with Rockville

Bike Hub and Bikes for the World. Bikes will be collected rain or shine (details below).



Celebrate Community Service Month with
MCDOT on Friday, October 14, 2022

DONATE A BIKE

7:00 a.m. to 2:00 p.m.
Outside the Council Office Building Garage,
E. Jefferson & Monroe Streets, Rockville

The Montgomery County Department of Transportation and Rockville Bike Hub have partnered to collect child & adult bikes in fair condition and bike parts. Donation tax receipts available upon request.

Please: No Bike Helmets

For more information, contact:
commuter.services@montgomerycountymd.gov



County Council Moves Toward Final Consideration of Thrive Montgomery 2050 Despite Opposition

By Sharon Canavan

Thrive Montgomery 2050 is the strategic planning effort currently underway at the Montgomery County Council. The TM 2050 draft plan sets out a vision for growth and development in Montgomery County; it makes broad, county-wide policy recommendations addressing land use, zoning, housing, the economy, equity, transportation, parks and open space, and the environment.

In March 2021, the Council directed the MoCo Planning Board to commission an outreach effort to identify ways that the TM 2050 planning effort could promote racial equity and social justice to better serve the needs of lower income communities and residents, as well as to address past discrimination and the economic challenges facing communities of color. The consultants who conducted this outreach effort presented their report to the Council on 13 September.

The Council has scheduled additional work sessions in September and October to consider further changes to the draft TM 2050 plan. The Council's goal is to adopt a resolution finalizing the TM 2050 plan by 25 October.

There is considerable pushback to the Council's fast track for final consideration of the TM 2050 plan. Notably, County Executive Marc Elrich sent a letter to the Council on 12 September stating that, "Based on the findings of the

consultant team and the significant changes they recommend, I urge the Council to disapprove Thrive 2050 to allow more outreach to BIPOC and low-income residents." (See www.montgomerycountymd.gov/OPI/Resources/Files/2022/Thrive2050_CE_memo_9-12-22.pdf.)

Organizations opposing quick adoption of TM 2050 believe there have been insufficient opportunities for the public to weigh in on the plan's potentially significant impacts. The Montgomery County Civic Federation, Inc. (MCCF), whose membership is made up of the county's civic associations, adopted a resolution asking the Council to disapprove the TM 2050 plan and continue deliberations after the new County Council is seated in December. MCCF noted that, "...there has been grossly inadequate public outreach and community engagement," adding that the draft plan has "serious shortcomings, ...specifically related to the issues of affordable housing, gentrification, environmental sustainability, economic development and racial justice and social equity." (See montgomerycivic.org/resolutions.html.)

Proponents—such as the coalition Montgomery for All, representing housing, economic development, and environmental advocacy groups—argue that TM 2050 "...unabashedly embraces urbanism and smart growth as the most sustainable and

equitable way for Montgomery County to grow and provide opportunities for everyone." This coalition urges the Council to review and officially approve TM 2050 before the end of the term. (Further information about this organization is at Montgomery for All, montgomery4all.org.)

TM 2050 does not directly implement planning or zoning changes. It is clear, however, that this planning document will serve as the conceptual framework for evaluating and deciding upon consideration of the plan's recommendations for future zoning text amendments as well as county initiatives or investments. To get more information about the draft TM 2050 plan, go to the Thrive Montgomery 2050 website (montgomeryplanning.org/planning/master-plan-list/general-plans/thrive-montgomery-2050).

Increasing Housing Density: YIMBY versus NIMBY ('Yes In My Backyard' versus 'Not In My Backyard')

The MoCo Planning Board projects the need to increase housing supply to meet the demand of an estimated additional 200,000 county residents by 2045 (there's no explanation as to where they got this figure). The recommendation calling for zoning text changes to allow greater housing density in single-family residential zones county-wide has sparked perhaps the most opposition to the TM 2050 plan. If adopted, these

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Thrive 2050

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zoning text amendments would encourage compact infill development and redevelopment with a particular emphasis on higher density along growth corridors served by public transit.

More specifically, TM 2050 proposes making amendments to the zoning code to allow “by right” redevelopment of properties as duplexes or triplexes in single-family residential zones. This means investors and developers would no longer need to seek approval from the Planning Board to redevelop formerly single-family properties at this higher density, although they would still need to get a building permit. The draft plan also envisions zoning changes allowing even greater density—such as quadplexes and small 20-unit multifamily housing—near major transit corridors.

Proponents argue that there is an insufficient supply of reasonably priced mid-range “Missing Middle” housing to meet the county’s current and future needs for more moderately priced rental and for-purchase housing. Opponents are concerned that zoning changes allowing higher density in single-family residential areas could dramatically change close-in, older neighborhoods, increase gentrification, and add pressure to over-burdened municipal services; it is also unlikely new construction would be moderately priced.

If you are concerned about these issues, the following sec-

tion provides some of the pro and con arguments.

Pro: Support Swift Passage of Thrive Montgomery 2050

■ Access to housing is an equitable concern for present or future county residents who are unable to afford rising housing prices in this high-cost county. TM 2050 will promote racial equity and social justice by reversing inequities of the past and better serving the needs of lower income communities and residents by increasing the share of racially and economically mixed neighborhoods and schools across the county.

■ The county needs to plan for anticipated population growth by promoting ways to encourage additional development of market-rate and income-restricted housing for people of all socioeconomic backgrounds.

■ TM 2050 would restore an emphasis on the eastern areas of the county and promote east-west growth for equity, connectivity, and competitiveness.

■ Future growth should focus along centers of activity and growth corridors where there is existing infrastructure. Growth should be compact and include a mix of uses—commercial and residential—to support walking and biking, and to encourage social interaction.

■ Allowing a greater range of housing types in single-family residential areas will offer more choices to meet a greater diversity of housing needs (e.g., first-time buyers, downsizing seniors, etc.) at more affordable price points.

■ Buildings and transportation account for 90% of the county’s greenhouse gas emissions. By emphasizing public transportation, concentrating growth along transportation corridors, allowing greater housing density, and making it easier to walk or bike, TM 2050 will improve air quality and help to reach climate objectives.

■ TM 2050 does not change current zoning requirements; additional hearings and opportunities for public input would be required before zoning text amendments can be adopted.

Con: TM 2050 Needs Further Public Input Before Passage

Allowing denser housing redevelopment may increase gentrification. Areas of the county with lower-cost housing are likely to be targeted by developers. “By right” redevelopment rewards developers who can purchase a single property and redevelop it with more housing units—reaping gains when they can resell two or more units at or near their original investment (minus development costs).

Private equity investors and corporate landlords are purchasing an increasing share of single-family properties, often for all-cash, competing against potential homebuyers and putting additional upward pressure on housing prices. According to the National Association of Realtors, in July 2022, all-cash sales accounted for 24% of transactions, and 14% of home sales were to investors or second-home buyers, many

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Thrive 2050

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of whom paid cash.

Absentee landlord ownership may lead to other undesirable outcomes, such as reduced property maintenance and aggressive eviction practices, as well as an acceleration of gentrification, as was noted in a 28 June 2022 hearing before the U.S. House of Representatives' Subcommittee on Oversight and Investigations (see financialservices.house.gov/uploadedfiles/hhrg-117-ba09-20220628-sd002.pdf). These are all concerns that TM 2050 with its emphasis on equity should seriously evaluate.

"By right" redevelopment allowing greater housing density does not require any analysis of potential impact on a specific community. Increased housing density could particularly overburden close-in older communities by adding demand for municipal services without adequate consideration of the impact on school crowding, efficient delivery of municipal services, water and sewer capacity, and increased traffic.

TM 2050 does not consider how adding housing density will increase demand for street parking, which could seriously impact the ability of municipal service providers—e.g., firetrucks, ambulances, trash trucks, and snowplows—to drive through narrow streets safely and promptly. Adding density and reducing parking requirements will also reduce walkability. In older communities, the streets are narrow and many lack side-

walks.

TM 2050 places undue reliance on yet-to-be proven solutions for reducing car usage and does not adequately consider how higher housing density will affect livability and exacerbate traffic in close-in yet still auto-dependent communities. It would make more sense to develop pilot projects as strategic proof of concept to evaluate whether residents in suburban residential areas will actually reduce their car use and turn to public transportation and multimodal options in greater numbers.

With the upcoming election of an expanded Council, there should be an opportunity for new Councilmembers to thoroughly evaluate the comprehensive recommenda-

tions in TM 2050. Furthermore, this additional time would offer more opportunity for public input on the current TM 2050 proposal, which has been constrained during the pandemic.

How To Contact the Council

TM 2050 will inform planning decisions for the next 30 years. If you are interested in expressing your views, there is an easy link to email all Montgomery County Council members (www2.montgomerycountymd.gov/CCL>ContactForms/ContactCouncil.aspx).

Contact information for all of our government representatives (county, state, and national) can be found on the NFCCA website at nfcca.org/NSLreps.html. ■

Your Civic Association Needs You!



Psst, Barkley! After decades at \$10, I hear civic association dues are going up to 15 bucks.

Check Your Membership Status and Pay Dues Online at WWW.NFCCA.ORG

Sure, Cookie! Newsletter costs have skyrocketed. But it's still a great deal!

An Anniversary of Resistance: Sam Hanson's Bid for Freedom

Gittings family's forced-labor plantation in Montgomery County just north of the District of Columbia (see the

By Ken Hawkins

Two hundred years ago this summer, a young Black man named Sam Hanson—who had grown up in the area we know today as Four Corners—took actions that risked his life and those around him: He ran away from his enslaver, Thomas Gittings. It was thought that Sam sought his freedom by making for Pennsylvania with a change of clothes, his fur cap, and a forged pass.

Sam had worked since he was a child in 1805 at the

Inventory of the personal Estate of Benjamin Gittings late of Montgomery County deceased Appraised in Dollars and Cents by us the Subscribers being Justly Authorized and Sworn This 25 th day of December 1805		
Manning Appoval of the Dece.		\$ 00
A Negro Man named Nutter About 50 y ^r of Age		100.00
A Negro Girl named Thursday About 15 y ^r of age		120.00
A Negro Girl named Sunday About 15 y ^r of age		120.00
A Negro Girl named Susan About 13 y ^r of age		160.00
A Negro boy named Harry About 11 y ^r of age		150.00
A Negro Man named Andrew About 28 y ^r of age		240.00
A Negro Woman named Pat About 23 y ^r of age		240.00
A Negro boy named Sam About 3 y ^r of age		80.00
A Negro Girl named Mary About 11 Months of age		40.00
A Negro Man named Jerry About 27 y ^r of age		240.00
A Negro Man named George About 58 y ^r of age		50.00
A Negro Woman named Elly About 60 y ^r of age		20.00

Inventory of enslaved people, including Sam, aged 3, listed in the estate of Benjamin Gittings, died 1805. (Maryland State Archives)

FIFTY DOLLARS REWARD.

RUN AWAY from the subscriber, living in Montgomery county, Maryland, on Sunday, the 15th instant, a mulatto lad, named SAM, (alias) Sam Hanson, supposed to be five feet six or eight inches high, about nineteen years of age, spare and thin visage, of rather a red complexion, his lips somewhat thick for one of his color; when spoken to sharply stammers a little; had on, when he went away, a snuff colored broad cloth coat, linen pantaloons, shoes and stockings, and a fur hat much worn. It is believed he took with him other clothing; no particular mark recollected. It is presumed he has obtained a pass, and may change his name accordingly. I will give twenty dollars for apprehending and securing him in jail in this county or the District of Columbia, and the above reward if taken and secured in jail in any other place so that I get him again. I conjecture he will endeavor to go on board of some one of the steam boats, ascend the Potomac in a flour boat, or shape his course for Pennsylvania.

THOMAS GITTINGS.

N. B. All persons are warned against harboring or aiding him in his escape.

July 18—2aw3w

Advertisement to recapture Sam Hanson, Daily National Intelligencer, Washington, District of Columbia, July 18, 1822.

Northwood News, October 2016). He was listed at age three in the estate inventory from that year of Benjamin Gittings, the father of Thomas.

Sam was about twenty years of age when he turned his back on the Gittings and chose liberty.

No further trace of Sam has emerged in the record. But his name did not appear on an 1848 list of others that Thomas Gittings enslaved and that his heirs continued to imprison. So perhaps he did successfully “shape his course for Pennsylvania.”

Today the boundaries of the area's subdivisions, Northwood Park and Woodmoor echo those of the slave plantation run by the Gittings that Sam decided in 1822 to leave behind forever.

[Hawkins, who earned the Ph.D. in history, lives in Northwood Park.]

All-Ages Halloween Bike Ride Sunday, 30 October

Hi and Hola Neighbors. The Northwood Bicycle Club invites cyclists of all ages to join us for our *last ride* of the year, an All-Ages Halloween Bike Ride!

Meet us Sunday, 30 October, at 10 a.m. at our North Four Corners Park (211 Southwood Avenue) for complimentary coffee, donuts, and other treats for those in attendance, courtesy of the NFCCA Board. Bring along your trusty bicycle and don your Halloween costume; we will roll out at 10:30 a.m. for an approximately four-mile ride featuring music-on-wheels with some classic Halloween tunes to jam along the route.

This time we will ride from the park down towards Sligo Creek Parkway and back. As usual, our volunteers will monitor the intersections and assist riders to keep together.

The Northwood Bicycle Club hopes to close its inaugural year with a great turnout for the first *ever* All-Ages Halloween Bike Ride. Don't hesitate to bring your bike and trailer, cargo bike, e-bike, penny farthing, tow-along, bike and child seat, etc. All bikes are welcome! ...And don't forget to wear your costume!

I'm very glad to see so many of you riding with me. I'm grateful for your participation and also grateful to the NFCCA for their contributions to provide all participants with pre-ride treats.

More announcements and updates about the ride coming to the NFCCA general Listserv

and the Northwood Bicycle Club Listserv.

We hope to see you and ride with you.

—*Ema and the rest of the*

*Northwood Bicycle Club
RSVP with participants' name and ages via text to Ema's cell 703.400.9560.* ■

Paseo en Bicicleta de Halloween El Domingo 30 de Octubre

Hola vecinos. El Northwood Bicycle Club invita a los ciclistas de todas las edades a acompañarnos en nuestro último paseo del año, ¡Un Paseo en Bicicleta de Halloween!

Reúnase con nosotros el domingo 30 de octubre a las 10 a.m. en nuestro parque, North Four Corners (211 Southwood Avenue), para disfrutar de café, donas, y otras delicias para los participantes, cortesía de la asociación cívica de nuestro vecindario, NFCCA. Traiga su bicicleta, ponga su disfraz de Halloween, saldremos a las 10:30 para un viaje de aproximadamente 4 millas con música sobre ruedas tocando algunas canciones de Halloween para disfrutar a lo largo de la ruta.

Esta vez viajaremos desde el parque hacia Sligo Creek Parkway y de regreso. Como de costumbre, nuestros voluntarios controlarán las intersecciones, los cruces y ayudarán a los ciclistas a mantener la formación de bicis.

¡El Northwood Bicycle Club espera cerrar nuestro

año inaugural con una gran cantidad de participantes para nuestro primer paseo en bicicleta de Halloween! No dude en traer su bicicleta y remolque, bicicleta de carga, bicicleta eléctrica, bicicleta con asiento para niños, etc. *todas las bicicletas* son bienvenidas.

Estoy muy contento de ver a tantos de ustedes paseando en bici conmigo, les agradezco por su participación. También quiero dar gracias a el NFCCA por sus contribuciones para poder brindarles a todos los participantes café, donas antes del viaje.

Más anuncios y novedades sobre el paseo en bicicletas llegarán a NFCCA Listserv y a el Northwood Bicycle Club Listserv.

Los esperamos!

—*Ema y el resto del Northwood Bicycle Club*

RSVP su asistencia con el nombre y las edades de los participantes por mensaje de texto a mi celular 703.400.9560. ■

PLEASE NOTE THE HOUSE DECORATING CONTEST IS NOT BEING HELD THIS YEAR.

TENGA EN CUENTA QUE EL CURSO DE DECORACIÓN DE CASAS NO SE REALIZARÁ ESTE AÑO.

Third Annual Halloween Pet Costume Contest

For all you proud pet owners, NFCCA is sponsoring its third annual contest for the best Halloween Pet Costumes. Entering is easy. There are two ways to enter: post a photo of your pet to the NFCCA Facebook page at www.facebook.com/NFCCAMoCo, or email a photo of your pet to NFCCAHalloween@nfcca.org to be posted for you.

The three photos with the most “reactions” on Facebook by Halloween night will be the winners (only one winner per household). ■

Halloween Parade Sunday Afternoon on 30 October

And now for even more Halloween fun! Come join us Sunday, 30 October, in the afternoon for the annual Halloween Parade!

All are invited to wear their Halloween costumes and walk, stroll, or bike over to 10608 Margate Road at 3:00 p.m. The parade will march at the beat of the congas around the block at 3:30 p.m.

Margate Road will be partly closed to traffic on Sunday, 30 October, from 10:00 a.m. to 7:00 p.m. per MCDOT Block Party permit. ■

Desfile de Halloween Domingo Por la Tarde

¡Más diversión de Halloween! ¡Acompáñenos el domingo 30 de octubre por la tarde para el desfile anual de Halloween!

Todos están invitados a vestir sus disfraces de Halloween y caminar, pasear o andar en bicicleta hasta 10608 Margate Road a las 3:00 p.m. El desfile marchará al ritmo de las congas alrededor del bloque a las 3:30 p.m.

Margate Road estará parcialmente cerrada al tráfico el domingo, 30 de octubre, de 10 a.m. a 7 p.m. según el permiso MCDOT Block Party. ■

ANA'S HOUSEKEEPING SERVICES

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FLEXIBLE SCHEDULE:

- WEEKLY
- BI-WEEKLY
- TRI-WEEKLY
- MONTHLY

SPECIAL PROJECTS:

- ONE-TIME CLEANING
- MOVE IN
- MOVE OUT



National Night Out Celebrated on Tuesday, 2 August



Robin Loube



Enna Perez

Cherry sno-cones! Yummy!



Enna Perez

'Sno-cone lady' Sharon Canavan became adept at meeting the ever-increasing demand.



Enna Perez



Enna Perez

Kids gather as members of the band 'Phillip and the Flatheads' took turns calling out raffle numbers for free ice cream treats.



Once word got out, the line for free sno-cones ballooned!



Sandra Katz

You didn't have to be a member of Forest Knolls Pool to enjoy a dip at National Night Out. Special thanks to Jen Ritchotte, President of Forest Knolls Pool, for all of her help for NNO.



Robin Loube

Special thanks to neighbor Walter Medrano, center, who once again allowed us to use his sno-cone machine, which was the star attraction!

Your Input is Needed on the Pedestrian Master Plan

By Sharon Canavan

Since 2019, the Montgomery County Planning Department has been working on a Pedestrian Master Plan and has developed a series of recommendations. The goal is to make walking and rolling safer, more comfortable, more convenient, and more accessible for all ages and abilities. Achieving this will require building new sidewalks, adding places to cross streets, improving lighting, and developing traffic calming solutions and strategies to make it easier and safer to get around.

The Pedestrian Level of Comfort analysis found that only 44% of street crossings are comfortable. They must have had Four Corners in mind! In fact, the recommendations specifically note how dangerous our area is, stating that, “As transit corridors such as Georgia Avenue, Veirs Mill Road, and University Boulevard account for 10% of fatalities and severe injuries but only 1.3% of roadway miles, more frequent protected crossings and lower targets speeds are needed on these roads to achieve Vision Zero.” Currently, the Traffic Engineering Study process for evaluating connectivity improvements in a particular location considers low pedestrian volume, among other factors. This needs to change, as the lack of pedestrian activity is often because of inadequate pedestrian facilities or high vehicle speeds.

Acknowledging that rail and bus rapid transit corridors pass through both ur-

ban and suburban areas, the recommendations note that target speeds and spacing for protected crossings are needed to improve pedestrian safety and shorten walking trips. The recommendations call for developing a methodology for “identifying and prioritizing implementation of new protected crossings at mid-block or uncontrolled locations based on roadway characteristics, motor vehicle speeds and volumes, proximity to bus stops, proximity to pedestrian attractors including parks, pedestrian crash history, and other relevant criteria.” This makes sense given the finding in the Existing Conditions Report—16% of severe and fatal pedestrian crashes take place at uncontrolled intersections and 37% of severe and fatal pedestrian crashes take place midblock.

The recommendations also acknowledge that bus riders must cross streets either when boarding a bus or upon their return trip, so bus stops should be located near protected crossings. This recommendation also concludes that “these standards should lead to more protected crossings being constructed.”

The Planning Department is setting its priorities this fall and working toward drafting a plan for its consideration in 2023. You can use their Pedestrian Prioritization Tool to identify how and where you would like to prioritize pedestrian infrastructure improvements. Your input is needed to make it easier and safer to navigate around the

Four Corners area, as it will be used to inform decision making on the Pedestrian Master Plan’s recommendations and future implementation. The online Pedestrian Prioritization Tool can be found at montgomeryplanning.org/planning/transportation/pedestrian-planning/pedestrian-master-plan/prioritizing-pedestrian-improvements.

A compilation of the Planning Department’s recommendations is available in the “Pedestrian Master Plan: Draft Design, Policy, and Programming Recommendations” (see montgomeryplanning.org/planning/transportation/pedestrian-planning/pedestrian-master-plan/plan-recommendations). ■

Join NFCCA’s Neighborhood Traffic Cmte.

Are you concerned about speeding vehicles on your street? Do you want speed humps installed to slow traffic on our neighborhood streets? Or, perhaps, you’d like to see a traffic circle, bump-out, or other traffic control devices installed to maintain safe streets in our community.

To volunteer for the new Neighborhood Traffic Committee, come to the NFCCA’s 12 October meeting, email Linda Perlman at [lsperlman AT hot-mail DOT com](mailto:lsperlman@hot-mail-dot-com), or contact any NFCCA Board member. ■



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The chart below shows just how few sales we have had in the Northwood area so far in 2022.

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Sales in Northwood/Forest Knolls Since July 1, 2022

ADDRESS	LIST/SOLD PRICE	LIST PRICE	RATIO (S/L)	SELLER SUBSIDY	CLOSE DATE	STYLE	BR	BA/HBA	DOM	LOT SQ FT	SUBDIVISION
120 Woodridge Ave	\$580,000	\$589,900	98%	\$2,500	9/12/2022	Cape Cod	4	2/1	12	9,717	Northwood Park
215 Thistle Dr	\$475,000	\$489,999	96%	\$14,250	9/1/2022	Split Level	5	3	29	6,500	Northwood Park View
107 Snowy Owl Dr	\$800,000	\$750,000	106%		9/1/2022	Colonial	4	3/1	7	9,663	Northwood Park View
10400 Eastwood Ave	\$600,000	\$550,000	109%		8/25/2022	Traditional	4	2/1	6	14,961	Northwood Park
414 Eisner St	\$535,000	\$489,900	109%		8/12/2022	Split Level	3	2	6	6,033	Northwood Park
11111 Foxglove Ln	\$528,000	\$525,000	100%	\$10,000	8/10/2022	Split Level	4	2/1	30	9,548	Forest Knolls
73 Kinsman View Cir	\$477,000	\$435,000	109%		8/5/2022	Townhouse	3	3/1	6	1,632	Northwood Park View
308 Irwin St	\$559,000	\$549,000	101%	\$11,650	8/5/2022	Traditional	5	3	6	6,076	Northwood Park
10430 Mountain Quail Rd	\$725,000	\$699,900	103%		7/27/2022	Colonial	3	2/1	3	6,679	Northwood Park View
851 Loxford Ter	\$610,000	\$619,500	98%		7/25/2022	Split Level	5	3/1	15	10,322	Forest Knolls
918 Malta Ln	\$450,000	\$450,000	100%		7/20/2022	Rambler	3	2	3	6,900	Forest Knolls
10901 Lombardy Rd	\$507,500	\$525,000	96%		7/19/2022	Split Level	4	2	19	6,500	Northwood Park View
10711 Glenwild Rd	\$657,000	\$619,000	106%		7/18/2022	MidCentMod	5	2	6	9,535	Northwood Park View
111 Snowy Owl Dr	\$835,000	\$749,000	111%		7/18/2022	Colonial	5	3/1	5	8,117	Northwood Park View
10611 Glenwild Rd	\$720,000	\$625,000	115%		7/15/2022	Contemporary	4	3	6	10,070	Northwood Park View
821 Malta Ln	\$530,149	\$524,900	101%	\$5,301	7/13/2022	Split Foyer	3	3	33	7,711	Forest Knolls

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**.

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