



The Berwyn News

Published by the Berwyn District Civic Association, Inc.



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P.O. Box 535, College Park, MD 20740

Volume 16, Issue 10

www.myberwyn.org

December 2008

Annual Christmas Holiday Party
December 13, 2008
Fealy Hall
1:00-3:00 PM

Please come out to the annual Christmas Holiday Party!!

Bring a dish of your favorite food and enjoy the company!

Fealy Hall is at the corner of Berwyn Road and 49th Ave.

Hope to see you there!

Auction of College Park Surplus Vehicles
December 16, 2008
Department of Public Works, Davis Hall

Submit your sealed bids for the public auction until 11 a.m. on December 16.

Feel free to inspect vehicles weekdays from 7:30 a.m. until 3:30 p.m.

Visit the College Park website at <http://www.collegeparkmd.gov/> for more information.



Happy
Holidays!!!

Berwyn District Civic Association

No meeting in December!!

Next meeting is Thursday,
January 15, 2009

Meetings are held the THIRD THURSDAY of
the month from 8-10 PM in Fealy Hall

BDCA 2008-2009 Officers

President	Jerry Anzulovic
Vice President	Kevin Young
Corresponding Secretary	Timothy Triplett
Recording Secretary	Liesl Koch
Treasurer	Lori Young
Board of Directors	Harry Pitt, Jack Perry, & Terrance Rucker
Neighborhood Watch Director	Kevin Carter
Berwyn News Editor	Antoinette Byrd

THE NEXT ISSUE of The Berwyn News will be distributed on the weekend of **January 10th**. The deadline for articles & ads is **January 5th**.

Send articles and ads to Antoinette Byrd at asb418@gmail.com

Stay informed about neighborhood activities. Visit the Berwyn web site at <http://www.myberwyn.org/> for news, photos, maps, meeting minutes, and much more.

COUNCILMAN VIEWS AND COMMENTS

Bob Catlin

301-345-0742 or Catcprtc@aol.com

Greetings neighbors. As the Washington Post recently noted in a front-page story that "Building Slowdown Turns Grand Visions into Vapor," current economic conditions have adversely affected projects in College Park. Last month the plug got pulled on JPI East and West, a proposed \$110 million project at Route 1 and Cherokee Street that had all necessary approvals to build. We may be better off than most jurisdictions though in that our large student housing projects still appear viable to build. The one billion dollar East Campus project also appears to be in serious trouble, too. Even so, the proposed construction of four major student housing projects containing almost 4,000 beds will do a lot to revitalize the Route 1 corridor in the central part of the City as well as to add about \$1.25 million to the revenue side of the City's budget over the next three years. The initiative to update the Route 1 sector plan is underway. The effort that is to conclude in Spring 2010, will guide the City's development for many years to come. I hope many of you are able to attend some of the design charrette series that is taking place from December 5th through December 10th.

It appears the City will be making a grant application through the College Park Housing authority (Attick Tower) for at least one million dollars from the Neighborhood Stabilization Program of the State. The program, funded by HUD, provides funds to assist in addressing abandoned and foreclosed homes. The program goals are to increase affordable workforce housing, promote revitalization and stabilize neighborhoods. While the City's foreclosure problem is not too bad at the time, with about 50 homes currently in foreclosure, I have some concern that the construction of a lot of student housing will lead to the foreclosure of some investor properties, where the homes were purchased at ridiculously high prices in 2005 and 2006.

December is grant month for the City Council. The City provides annual grants to local fire departments (\$24,000 total, \$8,000 times 3 grants), public schools (\$15,000 total, \$5,000 grants for Hollywood and Paint Branch Elementary schools, plus 5 \$1,000 grants to other schools) and community service grants (\$21,000 total, up to \$3,000 per grant request, though most requests are not fully funded). Some of the programs which have requested funds this year include the National Language Museum, Boy Scouts and Cub Scouts, Lakeland Community Heritage Project, Meals on Wheels of College Park, Pregnancy Aid Center's Food Pantry, and the American Legion Auxiliary's Miss College Park Pageant. The City Council also funds the College Park Arts Exchange in the amount of \$32,000. The College Park Boys and Girls Club also receive an annual \$20,000 grant, too. All told about \$112,000 in

grants is awarded annually. The grants amount to almost one percent of the City's annual operating budget. All of these groups, with the possible exception of the schools' programs, rely heavily or entirely on the efforts of volunteer labor. No one doubts that non-profit groups in Prince George's County lack the resources available to similar groups in most other regional jurisdictions. This program began about ten years ago with \$15,000 in fire department grants and has gradually expanded to the current program. Remember no BDCA meeting this month, but we do have our annual Christmas Party at Fealy Hall on Saturday.

PRESIDENT'S CORNER

Jerry Anzulovic, jvamgnca1@verizon.net

Thanks be to GOD, the election is finally over. All the experts and "talking heads" are pontificating that we should expect to have to put up with extraordinary large numbers of "out of Towner's" who are coming to witness and participate in the inauguration. I hope all of you put your best foot forward and be polite and helpful. Washington D.C. is really and awesome city and can be somewhat overwhelming to the average person. I think we "old hands" tend to forget that and we take our city and the buildings and monuments for grant it. We should be very thankful that we live in an almost recession proof economic environment.

Talking about that, the only "short sales" that I have noticed here in the old neighborhood have been among the absentee landlord holdings. We have been much luckier or should I say smarter than citizens of adjacent neighborhoods. Maybe we did not treat our residences as some sort of ATM machine, but what they are, which is for shelter from elements for me, mom, the kids and any other two or four legged members of the family. The build up in equity is only to be drawn down for a disaster or for substantial improvements to the place, not for play money. We should be always thankful that we have a mostly quiet and tightly woven together neighborhood. We have a good neighborhood watch and I think a good civic association. Naturally, I am prejudice.

Don't forget the jolly old gentleman has promised to visit with us in Berwyn on Saturday, the 13th at Fealy Hall. Everyone young and old is invited to come. A separate flyer is enclosed with this issue to the BERWYN NEWS to remind you of the special event.

The prisoners of war here at Point Lookout Annex wish all the members of the real neighborhood watch (the fellow four legged canine and even the feline kind) a VERY MERRY CHRISTMAS AND A HAPPY NEW YEAR. That also goes for the camp provost as well as this very thankful and humble private.

CITY COUNCIL MUSINGS

Jack Perry, 301-345-7526

Wow, it's December! How time flies! Your Council has been busy with the regular stuff. Buying a loader, listening to a proposal by County Councilman Deronga on TDR (Transfer of Development Rights), new graffiti legislation and, last but not least, ETHICS. Proposed changes for all City Council members, employees, board and committee members. Kinda like Santa, checking on who is naughty and/or nice.

You will notice that I didn't mention development. We still hear from proponents and watch how fast some projects don't move. Much is dependent on the economy. Those who have their finances in order are moving. The State is still dragging their feet in Route 1 development, even as we hear about projects that are moving.

Another study is underway by Park & Planning on Route 1. Lots of money will be made by consultants on meetings and citizen involvement programs for yet another study of this historic roadway. Ever wonder why it is called Route 1? Could it have something to do with its age? There appears to me to be a reluctance to accept the change from a suburban environment to an urban roadway, which it is becoming. Property owners in many areas along this thoroughfare are reluctant to change, and the planning agencies and local governments insist on onerous requirements that are not the same for all applicants.

I also did not mention those development proposals that are outside of the City and the inordinate amount of time that your Council spends on them.

Right here in Berwyn we have some things going on. The improvements to Rhode Island Avenue, south of Quebec Street by the park, are a long time coming. You may have noticed the improvements and reconstruction of 48th Avenue off of Greenbelt Road finally gives those property owners the same type of street that we have come to expect in our city. They have been paying the same taxes as those of us who have a street in front of our homes. That section of 48th Avenue has been a stepchild since the SHA constructed the ramp off of University Boulevard. There are some in our community who remember when there was a traffic light at that intersection with Greenbelt Road.

On the local scene, I want to thank all of you for your concern during my recent hospital stay and recuperation. My list of doctors grows as we speak. I continue to say thanks for modern medicine and those who work in the healthcare field.

Another item. I want to thank you for your submission of the article last month on bird watching. That is what our newsletter is for—share your life experiences with

your neighbors. Bob, Jerry and I welcome more in the Berwyn News than our ramblings. I'm sure you would too!

Can anyone answer the question "Why do some of our neighbors keep their trash carts in front of their house? Why do some in Berwyn ignore our trash collection day?" The City will pick it up—you must put it out!

May God continue to bless this great country and those in it. See you at the Christmas party on Saturday, December 13th.

BERWYN DISTRICT CIVIC ASSOCIATION Annual Membership Dues

Membership dues are \$10 per person or \$15 per family, collected once a year. Paying your dues today will make you an active member through December 2009! Your dues support publication of this newsletter, community events, advocacy for Berwyn issues, and much more. Make checks payable to "Berwyn District Civic Association, Inc."

Please Print Clearly!

Send payment, family name, and street address to:

Berwyn District Civic Association

PO Box 535

College Park, MD 20740

Any individuals or businesses who contribute \$25 or more will be acknowledged on the BDCA website sponsorship page. If you want to contribute but prefer not to be acknowledged, please let us know with your payment. For those contributing \$50 or more, you may provide us with a link to your business or personal website which we'll add to the BDCA site.



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Information Provided by
Jerry Anzulovic
of Bright and Associates

Properties Sold or Rented (Berwyn 2, Branchville 0)

- 8520 Potomac Avenue**, \$329,000, (\$375,000), DOM 250, ss \$10,000, 3 bedrooms, 2 baths, 1,470 sf, Douglas E. Turda & Anne L. Elam, Owner occupants, SA Marshall Henderson marshall@bestbuyersagent.com SB The Buyers Edge Co. Inc. Bethesda, Md., 301-657-1475.
- 4709 Tecumseh Street**, Unit 103, \$185,000, (\$200,000), 2 bedrooms, 2 baths, 1023 sf, Brooke-Allison LLC, Absentee owner, c/o Douglas Norton, 1236 River Bay Road, Annapolis, Md., 21409-4916, 410-757-6070.

Properties under Contract (Berwyn 4, Branchville 0)

- 8315 Potomac Avenue**, \$339,000, 5 bedrooms, 3 baths, Lynn E. & Emma Ingram, Owner occupants since 3/9/2005.
- 5009 Quebec Street**, \$398,500, 4 bedrooms, 2 baths, 1,248 sf, Linda M. & Robert L. Brown, Owner occupants since 3/9/2005.
- 5004 Roanoke Place**, \$350,000, 6 bedrooms, 3 baths, Jose H. & Aurelia Cruz, Owner occupants since 2/17/2006.
- 4702 Tecumseh Street**, \$350,000, Alfredo G. Orozco, Owner occupant since 05/02/2006.

Properties for Sale or Rent (Berwyn 13, Branchville 1)

- 4812 Berwyn Road**, 354,900, 2 bedrooms, 1 & ½ baths, Kathleen L. Kiley & Calvin Lee, Owner occupants since 10/4/2001.
- 5047 Berwyn Road**, \$1,650 per month, 3 bedrooms, 2 ½ baths, Andrew H. C. Lowe, Owner occupant since 5/11/1990.
- 5055 Berwyn Road**, \$329,000, 4 bedrooms, 2 ½ baths, Tanya Walentowica, Absentee owner since 7/22/1997.
- 4705 Greenbelt Road**, \$449,000, William J. & Ellen F. Roberts, Absentee owners since 6/22/2006.
- 8400 Potomac Avenue**, \$369,900, Scott A. Roberts, Absentee owner since 11/23/1998.
- 8521 Potomac Avenue**, \$319,900, 4 bedrooms, 2 baths, Charles R. Bailey, Absentee owner since 9/15/2006.
- 5007 Quebec Street**, \$349,900, Russell R. Dickerson, Owner occupant since 03/24/1988.
- 5106 Roanoke Place**, \$310,000, 5 bedrooms, 2 baths, Rolando Crespín & Rut I. Valladares, Absentee owners since 12/8/2005.
- 4705 Tecumseh Street**, Unit 102, \$219,922, Vinnett Riley-Baptiste, Owner occupant since 10/30/2006.
- 4705 Tecumseh Street**, Unit 301, \$259,900, Sushil K. Goel & Suraiya Moin, Owner occupants since 8/16/2007.
- 4709 Tecumseh Street**, Unit 104, \$220,000, 2 bedrooms, 2 baths, Sonia I. Mercado-Caceres & Delsa M. Mercado, Owner occupants since 6/28/2007.
- 4709 Tecumseh Street**, Unit 304, \$224,999, 2 bedrooms, 2 baths, Jack B. Johnson, Absentee owner since 12/7/2006.
- 8513 48th Avenue**, \$260,000, 4 bedrooms, 2 baths, Juan P. Martinez, Owner occupant since 1/18/2006.
- 8901 48th Avenue**, \$349,900, Jose Zavala & Ana C. Aguilar, Absentee owners since 9/29/2005.

DOM means day on the market from listing to filing of deed at courthouse. Underline means a new listing.
* means a change in offered price, LA means living area only (NOT the basement or lower level).

Visit the Berwyn online MESSAGE BOARD!

Post your questions, items for sale, announcements, and more at www.myberwyn.org.
Click "BDCA Message Board" at the top-center of the page and post your message.

Your Ad Here!

Have a business in the neighborhood, a home-based business, or some other ad that you need people to see? The *Berwyn News* has great rates for ads and over 500 copies are delivered throughout the Berwyn neighborhood each month (and is also available online).

Have something to share with your neighbors?

We're interested in your neighborhood stories, photos, opinions, and community interest items. Send them to asb418@gmail.com and we'll try to get them in the next issue of the *Berwyn News*.