

Greetings neighbors. The city manager search is underway. We will soon receive the resumes of the most interesting candidates who applied for the position. From those 15 or so people, we will select about five to be interviewed by the Mayor and Council, the senior City staff and a group of residents. We will receive the feedback from the staff and the residents and hopefully, agree on a person to offer the position to. With a little luck we can have a new City Manager on the job by Thanksgiving.

When the University of Maryland begins its fall semester, Capstone Buildings 5 & 6 will be open, providing 571 new beds to house students on Knox Road, west of the downtown. In the fall of 2005, University View will open providing 1,072 new beds for students. In the fall of 2006, student housing proposed for an area near Prince George's Plaza should be complete. That building would provide about 700 new beds for students and an additional 200+ beds are proposed to be constructed at Berwyn House (now named Parkside at College Park) that should also be available. It appears that every year for a while, significant new student housing should come on line, to help alleviate the shortage of student housing in the area. Previously, Capstone had provided 1,253 new beds at its complex on Knox Road (fall 2001 – fall 2003). The first group of new student housing opened in fall 2000, when University Courtyards opened with beds for 704 students. So, while over 2,500 beds have been added over the past five years, much more is needed to alleviate the shortage which has seen College Park and surrounding communities become overrun with investors, large and small, buying up our stock of single family homes for mini-dorms.

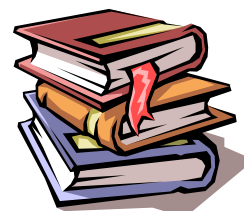
The University View apartment building construction is complete, as far as the height is concerned. At 16 stories, it is large, but not as imposing as I had expected. I had an opportunity to visit the site in mid-August and get a walking tour of the structure. Once you clear the trees, obstructing the view of campus, at about the 10th floor level,

the panorama is impressive. From oversized windows you can see the campus from end to end and little else, except for some high rise apartments in Montgomery County and some DC landmarks. On the lower floors you have a view of trees and the Paint Branch Stream to the west. From other points there is little to see in College Park as most everything that is not adjacent to the building is obscured by all the trees that we have in the City. From the most upper floors one has a limited view of Lake Artemesia to the east. The building is not tall enough to allow one to peer down to the Byrd Stadium field. Perhaps, 20 stories could give one a partial view of gridiron action.

Progress is being made on the downtown redevelopment involving City Hall. Two developers are in the running for a possible mixed-use project (parking garage/residential/retail). Our plans are to show a revised concept to the public before the end of September. We also have authorized the City to entering into negotiations for the acquisition of property. It's going to get interesting!

One item of contention that has arisen is the fee developers should pay in lieu of providing parking downtown. The Sunoco site developer is offering to pay us \$1,500 per space (for 63 spaces) and have us put in parking (in a garage) in the near future. The cost of these spaces will likely be more \$500,000 to the City. While things like parking fees, tickets and property taxes will generate significant revenue, his price is too low. Hopefully, we will hold out for a more reasonable price, perhaps \$5,000 per space. If we don't agree the County will have to decide the appropriate fee.

I hope to see you at Berwyn Day. Please drop off books you wish to donate for the day's book sale on my porch (blue house at 49th and Ruatan). Thanks.



Greetings neighbors, another summer has come and gone and the Berwyn District Civic Association (BDCA) has been busy planning for the upcoming year. For those of you who would like to become more active in improving our neighborhood September is the perfect month to make that commitment.

The Berwyn District Civic Association (BDCA) has many new officers, including myself. We will hold our first BDCA meeting at 8 pm. on Thursday September 16 in Fealy Hall. In this meeting we will plan to have two presentations from builders that are planning new construction projects that will directly affect Berwyn. In addition, I will be hoping to meet many new faces for the first time and try and get some volunteers to help with projects that enhance our community.

Our first big event in September is Berwyn Day which always falls on the second Saturday in September. This year it will be September 11, a very appropriate day for holding a community get together. Again, I hope to see you out there. The picnic will be held at Cherry Park from noon to 4pm, and as always we will be recruiting volunteers to help setup and clean-up. If you want to do more, drop me an e-mail (ttriplett13@comcast.net)! This year will be much like past years, but since I am an avid chess player, I plan to bring four or five chessboards to the picnic and will be looking to teach or play anyone interested.


Another event occurring in late September will be the fourth public Neighborhood Preservation Task Force (NPTF) meeting. While our houses have increased in value, many residents have been concerned with the declining percentage of owner occupied houses in Berwyn. This was a major reason why the BDCA decided to form this special committee and the NPTF has been very active over the summer. They have already created a mission statement, held several meetings, meet with other civic associations, gotten some attention at the State level, and recently succeeded in preventing an absentee landlord from building an inexpensive oversize unit on a small lot. Joining and getting involved with the NPTF is

another great way of helping improve your community, there will be information on how to help the NPTF at both Berwyn Day and at the first BDCA meeting.

Another way of helping the community is to become involved with the Berwyn Neighborhood Watch. The Neighborhood Watch program has a good track record at helping improve and reduce neighborhood crime. But, it depends on volunteers and block captains who monitor and report on problems specific to certain areas of the community. This year I hope to actively recruit as many as five new block captains to help improve upon our current neighborhood watch program. I also, would like to have these captains provide new members of our community with information about the benefits and responsibilities of living in Berwyn.

This year we will be updating our neighbor directory, revising the BDCA bylaws, and providing an informational Berwyn web site. In addition, I hope to add to the calendar a few new exciting community events for either adults or children. But, to do all this, I need volunteers and suggestions, which again is another way to become more involved in helping your community.

Finally, if you are busy and can't volunteer this year please consider at least joining the BDCA. It only costs \$10 and primarily helps cover the cost of providing the community with a newsletter. Last year we only had 64 households pay their membership fee. We can do better, because we have a great community.

	RES. 301-474-2912
	OFF. 301-699-5588
	FAX 301-699-1273
JERRY ANZULOVIC	
REAL ESTATE • APPRAISALS	
RESIDENTIAL • COMMERCIAL • INDUSTRIAL	
REPRESENTING	
BRIGHT & ASSOCIATES, REALTORS	
6001 BALTIMORE BLVD.	JVAMGNCA@BELLATLANTIC.NET
RIVERDALE, MD 20737-1998	JERRYANZULOVIC@MRIS.COM

Berwyn Neighborhood Watch Update

By Janeen Miller
Berwyn.watch@juno.com

Recent Incidents: The following alert was sent out to the e-mail group on August 12:

On Saturday morning 8/7/04, around 2 AM, a manager at a downtown College Park restaurant was walking home on Route 1. In front of Koon's Ford, a man pulled up in a car and asked him if he wanted a ride home. When the offer was refused, the man asked the manager if he wanted to engage in a sex act. The manager walked quickly away. A few blocks away, the man drove up in a car again, got out and tried to beat up the manager. The manager fought back and the man drove away before his license number could be written down. The suspect is a white male, about 6 feet 2 inches tall, balding, in good physical shape and about 45 years old.

At about 11 PM on Tuesday, 8/10/04, a neighbor in the 4700 block of Tecumseh went into his backyard to investigate after his cats "went nuts". He discovered a 20-23 year old white male, with dark hair and a "Captain Ahab" type beard (under chin and on cheeks, shaved chin and upper lip) trying to hide. He was described as medium build and was wearing a black t-shirt, denim shorts, and a baseball cap. The neighbor confronted the man and he left the yard. A few minutes later, he saw a neighbor's vehicle across the street with the trunk open. The same white male he had seen in his back yard was rifling through the trunk. The neighbor yelled and he ran away, but he'd broken the windshield and taken valuables. Police were called and responded quickly but no word on if they caught the guy.

Sometime after midnight on 8/9/04, a car on Osage was entered, wires were cut, and the stereo was stolen.

Several curved concrete landscaping blocks were stolen from a yard in the 4800 block of Berwyn Road on 7/29/04.

TIPS: Keep your eyes and ears open, and remember to report all suspicious activity to the police non-emergency number at 301-333-4000. Look outside often, especially at night. Safely investigate any unusual noises or motion detector lights that turn on. Keep outdoor lights on at night. Keep your car doors locked and don't leave anything visible that might tempt a thief. Keep shed doors secured with strong locks. Bicycles should always be kept locked as well, even when inside a shed or garage.

If you would like to be added to the neighborhood watch e-mail alert list, write to me at Berwyn.watch@juno.com. Make sure to provide your name and street address as well.

Over the summer Prince George's County and University of Maryland Police reported several armed robberies, of both citizens and businesses, and three separate waves of car vandalisms (fortunately not in Berwyn) where dozens of cars had their tires slashed in one night. There was also a carjacking that occurred in a gas station along Route 1.

CERT Training: Help protect yourself and your community by becoming a CERT volunteer. CERT (Community Emergency Response Team) training is being offered this fall by the Prince George's County Office of Emergency Management at the Maryland Fire and Rescue Institute in College Park.

Background: The City of College Park is looking for volunteers to be part of their Community Emergency Response Team (CERT). The Federal Emergency Management Agency began promoting nationwide use of the CERT concept in 1994. Since then, CERTs have been established in hundreds of communities to help first responders in emergencies. CERT training includes skills that can help save and sustain lives following a disaster until help arrives. CERT skills also apply to daily emergencies. Additional information is available online at www.training.fema.gov/emiweb/CERT/index.asp.

Training Schedule and Curriculum: The PG-OEM has scheduled training sessions for the northern region of the County at the Maryland Fire & Rescue Institute in College Park on Thursday nights and some Saturday mornings starting September 30 and ending in the middle of December. The curriculum includes Disaster Medical Procedures (First Aid), Fire Safety, CERT Organization, Incident Management System Overview, Light Search & Rescue, CPR Training & Certification, Disaster Psychology, Washington Gas Presentation, Disaster Preparedness, Terrorism and CERT. The training ends with a Disaster Simulation exercise. Successful completion of the CERT training program qualifies you to become a member of the College Park CERT Team.

TO REGISTER for this training class, or for more information, please call me at the Department of Public Services (301-864-8877) or e-mail me at jsmiller@ci.college-park.md.us.

Summer is fast finishing up it's stay. The city council is working on: refilling the city manager's position; deciding on the parking question in downtown College Park; planning on the ultimate redevelopment of the area that will benefit future generations of city tax payers; law suits against the city by absentee landlords and their rental housing industry; addressing the zoning and redevelopment issues on US Route #1; hoping that the state highway folks make the best decision, any decision, that will benefit not only big political contributors, but the Maryland/Prince Georges' taxpayers; rats in the city, they are as big as CATS downtown; last, but not least, bracing ourselves for another season, year, of University of Maryland semester(s).

All landlords receive a copy of the city laws and rules that are expected to be followed by property owners and tenants. Many of the residents say, "I didn't know..." The basic premise is act like you would at home and remember there are others who actually live here. This is our home. These rules and regulations wouldn't be necessary if all took pride in their house and lifestyle. It will never cease to amaze me how some of these folks live and act when they come to College Park.

Think about it...why do we have speed humps? (speeders), noise control officer? (loud parties and excessive noise at all hours), Housing Inspectors? (slobs and don't give a damn owners who violate basic health and safety rules to save some money). I would also add a personal note: these inspectors protect my investment in College Park. The basic function of city government is to pave and maintain the streets and city trails, pick up and dispose of municipal solid waste, plow the snow, turn on the streetlights and provide for more of them where they are needed, maintain the city parks, playgrounds, and fields, assure that the public safety needs of the city are being addressed. College Park does all of these and MORE . It is the duty of the City Council that it all be done as efficiently as possible. That is what we are about.

As a city resident you and I have responsibilities too. Comply with City,

County, and State Laws. Be a good neighbor. Keep up your property. Join and participate in neighborhood watch. Be aware of your surroundings. The city staff is very professional and can advise you on what you may need to know and do. Do not be afraid or shy about calling them and asking for assistance.

A question has been running through my mind for some time: Is it over the top or down the wall? Your response or comments on this very pressing issue would be welcome.

This is an early newsletter. Enjoy the Holiday (Labor?). See you at Berwyn Day! If you haven't been asked to help with the best neighborhood party in College Park, call me or any of the officers of the BDCA. Your call will be very much appreciated. You will also have a good time and feel better after it's over, 'cause you helped make Berwyn the best-darned neighborhood in the city, as well as the envy of others when they say, "How'd they do that?"

May God continue to Bless America,

**Your legislators serving you.
Call anytime - 301-858-3114**

Delegate Pauline Menes

Delegate Brian Moe

Delegate Barbara Frush

**210 Lowe House Office Building
Annapolis, MD 21401-1991**

E-mail:

**Pauline_Menes@house.state.md.us
Barbara_Frush@house.state.md.us
Brian_Moe@house.state.md.us**

Authority Duncan H. Munro, Treasurer



Information Provided by
Jerry Anzulovic
of Bright and Associates

Properties Sold (Berwyn 5, Branchville 0)

- 4803 Berwyn Road, \$230,000, (254,900), Flor & Mahin Khosravan, Owner occupants, DOM 144, SB Trademark Realty, SA Zar V. Ghaffari, zarghaffari@yahoo.com, SS \$.00.
- 5001 & 5003 Greenbelt Road & 4916 & 5010 Tecumseh Street, \$750,000, Raul P. & Lourdes Lucero, Absentee owners, 6425 Adelphi Road, University Park, MD., 20782, DOM?, SB ? SA ?, SS \$.00.
- 4901 Osage Street, \$209,000, (\$209,900), David T. Lee, Owner occupant, DOM 211, SB Long & Foster, SA Lawrence Turner, Jr., CALLSHERLOCHOMES@MRIS.COM, SS \$.00.
- 8513 Potomac Avenue, \$220,000, (\$200,000), Clyde Wheeler & Tami Sadowski, Absentee owners, 4909 Quebec Street, Berwyn, DOM 176, SB Remax Sails, SA Tami Sadowski, TAMI@MRIS.COM SS \$.00.
- 8518 Potomac Avenue, \$249,000, (\$249,900), Brenton D. Walker, Owner occupant, DOM 123, SB Long & Foster, SA Margit R. Canfield, margit.canfield@longandfoster.com, SS \$4, 350.

Properties under Contract (Berwyn 14, Branchville 0)

- 4711 Berwyn Road, \$309,000, Ulysses Glee, Absentee owner since 8/5/1977.
- 5012 Berwyn Road, \$205,000, Claude Edwards, Owner occupant since
- 5028 Berwyn Road, \$225,000, Gloria Pope, Absentee owner since 2003.
- 8308 Potomac Avenue, \$287,000, George D. & George D. Jr. Vincent, Owner occupants (?) since 10/1/93.
- 5005 Quebec Street, \$299,000, Albano B. & Rose Cutino, Owner occupants since 1960.
- 5020 Quebec Street, \$139,900, William F. & Margaret D. Wilson, Owner occupants since
- 5016 Roanoke Place, \$265,000, Andrew C. Wenzinger, Owner occupant since 4/11/1991.
- 4718 Ruatan Street, \$289,900, Galen P. & Christine Dively, Absentee owners since 11/06/1995.
- 4819 Ruatan Street, \$390,000, Raymond J. & Anastasia M. Trudell, Absentee owners since 2003.
- 4700 & 4702 Tecumseh Street, Unimproved acreage, \$110,000, Gerald A. & Shirley J. Behrens, Owners since 5/25/1982.
- 4806 Tecumseh Street, \$249,900. Bryan C. Youmans & Charles E. Eta, Owner occupants since 6/30/2000.
- 8701 48th Avenue, \$299,000, Tom G. & Frances G. Simon, Had been owner occupied since 11/02/1956.
- 8702 49th Avenue, \$310,000, Michael D. Holder, Owner occupant since 1/5/1983.
- 8609 50th Place, \$215,500, Dawn K. Nichols, Absentee owner since 7/26/2002

Properties for Sale (Berwyn 9, Branchville 1)

- 4713, Branchville Road, \$249,900, Rasheed A. Mustafa, Owner occupant since 3/14/2000.
- 8312 Potomac Avenue, \$349,000, Clifford & Dawn A. Howard, Owner occupants since 6/13/2002.
- *8413 Potomac Avenue, \$364,990, Quinnie & Cindi B. Stephens, Owner occupants since 8/1/1995.
- 8436 Potomac Avenue, \$309,990, Mary B. Embody, Owner occupant since 6/12/1997.
- 8519 Potomac Avenue, \$255,000, Frances O. Barrett, Absentee owner since 3/29/2001.
- 8521 Potomac Avenue, \$255,000, Frances O. Barrett, Absentee owner since 3/29/2001.
- 8408 48th Avenue, \$295,000, Michelle Tam & Zo Ann Song, Absentee owners since 1/8/2002.
- 8410 48th Avenue, \$295,000, Michelle Tam & Zo Ann Song, Absentee owners since 1/8/2002.
- 8500 48th Avenue, \$329,000, Zo Ann Song, Absentee owner since 8/27/2001.
- 8707 48th Place, \$329,000, Mohammed R. & Hosne A. Ali, Absentee owners since 5/10/1979.

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.



Senator John A. Giannetti, Jr

122 James Senate Office
Building
Annapolis, MD
21401-1991



301-858-3141
410-841-341

Fax:
301-858-3850, 410-841-3850

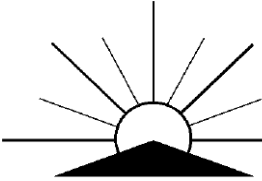
john_giannetti@senate.state.md.us



**“Always at
your service...”**



**The next issue of the Berwyn News will be distributed on the weekend of October 10.
Deadline for ads and copy – October 4.**



CASAS del Sol Inc.
HOUSES OF THE SUN

GENERAL CONTRACTING
CUSTOM HOMES • REMODELING • DECKS

HARRY G. PITT, JR.
8200 POTOMAC AVENUE • COLLEGE PARK • MARYLAND • 20740
301•220•1066 / FAX 301•513•9365
MHIC #38777

THOMAS R. HENDERSHOT

PRINCE GEORGE'S COUNTY COUNCILMAN, 3RD DISTRICT

County Administration Building
Upper Marlboro, MD 20772

301-952-3060
FAX 301-952-4904

thendershot@co.pg.md.us

Working for you to build better communities!

By Authority: Carol B. White, Treasurer



" A Winning Combination "

Conveniently located In Your Neighborhood at
8601 Baltimore Avenue ,College Park, Maryland.
Indoor heated pool , Jacuzzi, sauna & Fitness Room
All Rooms feature : Coffee Makers, Hairdryers, Iron & Boards,
Safes & Free Local Calls.

Try A Romantic Getaway In Our Jacuzzi
rooms

Call Now to Book Your Next Getaway:
É301-474-2800 * (800) 442-1644

Seafood Restaurant With Bar & Lounge
Serving Breakfast, Lunch & Dinner

Banquet for up to 200 people to host your next
Family Reunions * Receptions * Rehearsal Dinner

•Wedding * Holiday Party

É 301-474-5951



Weekend Seafood Buffet
Only \$16.95

Sunday Brunch
Only \$9.95

