



# The Berwyn News

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Volunteer to help cleanup Berwyn!!



### Berwyn District

#### Civic Association Meeting

April 21, 2005, Third Thursday

8 P.M. – 10 P.M.

(49<sup>th</sup> Avenue and Berwyn Road)

#### AGENDA

1. Roll Call for Officers
2. Minutes from last meeting
3. Special Topic: Report from College Park City – University Partnership, Inc.
4. Selection of the winner for our 'Name our Website' contest
5. Cleanup Berwyn Spring Event Information
6. Treasurer Update
7. Committee Updates
8. Civic Association Updates
9. College Park Reports from our Council Representatives
10. New Business
11. Adjournment
12. Post meeting Neighborhood walk (we will adjourn 10-15 minutes early)

Greetings Neighbors,

The March Berwyn District Civic Association (BDCA) meeting started with a presentation from the owner of the College Park Motel. It seems very likely that the old College Park Motel is finally going to be torn down. We expect a forty-room hotel to take its place. At this meeting there was some discussion of the format and usefulness of forming neighborhood watch patrols. People generally felt that these patrols are useful and we plan to hold a neighborhood watch patrol after the BDCA meeting on Thursday April 21. Also, at this meeting Kris Moss brought pictures of other area parks with the hopes of getting some suggestions on ways to improve Berwyn Neighborhood Park. We also got an update on the possibility that the city may soon be able to make repairs to the Ridgeway property (the abandoned building across the street from Fealy Hall). However, since Ridgeway has appealed the court decision these repairs may again be delayed.

At this month's board meeting the Civic Association meet with the lead lawyer handling the College Park Motel development project. Basically the board decided that the Civic Association would support the abandonment of the alley behind this property provided that the hotel traffic both entered and exited the hotel onto route 1 instead of onto Potomac Avenue, which was one of the options mentioned in last months BDCA meeting. Also in this board meeting we choose Saturday April 20 to be our neighborhood cleanup day and hope many of you will participate (see attached flyer).

We had a total of 22 suggestions for the BDCA domain name (web site address). From these 22 suggestions the board members nominated the following six:

- [www.berwynonline.org](http://www.berwynonline.org)
- [www.berwyncivic@collegetpark.org](mailto:www.berwyncivic@collegetpark.org)
- [www.berwyncivicassociation.org](http://www.berwyncivicassociation.org)
- [www.myberwyn.org](http://www.myberwyn.org)
- [www.beautifulberwyn.org](http://www.beautifulberwyn.org)
- [www.berwyncommunity.org](http://www.berwyncommunity.org)

We will vote to determine the winner in this months BDCA meeting! At this meeting we will also be getting an update and be given an opportunity to provide feedback to the College Park City-University Partnership. This partnership was created to promote cooperation between the city and campus on projects of common interest. At this month's meeting we will also discuss the plans for our April 20 cleanup day event. Finally, I hope to adjourn this month's meeting 10 to 15 minute early (weather permitting) to encourage people to take part in the post meeting neighborhood watch patrol. Anyway, I think we will have an exciting meeting this month and I hope many of you can attend.

Finally, with mixed success, I have been looking for ways to get more people involved with helping improve our neighborhood. I have suggested that people could help organize neighborhood events, write an article for the newsletter, send us your potluck recipe, participate on a BDCA committee, or simply become more active in attending BDCA events and meetings. While these are probably all good ways of getting more involved, I'd welcome any suggestions you might have.



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It is finally Spring. The Maryland General Assembly has finished its 2005 session – Many were pleased by their actions. A lot were not, only history will tell.

We have been busy with the City Hall replacement proposal and my fellow 'Silly Council' members are trying to please everyone with their decision. It all comes down to money. How much do we saddle future taxpayers with? There is one proposal that we are working on which only obligates the future with a minimal expense and on going maintenance. This same proposal would put a parking structure in downtown for current and some future economic development.

There are a multitude of development proposals on our table and some of them are in the immediate vicinity of Berwyn. You should attend our (your) meetings and learn about them. Others are up and down route#1 from IKEA to the 'Knox boxes' off of Knox Road and Guilford Drive.

These have the potential to change College Park from the small Suburban town into a City, which we claim to be.

All of this is on top of the selection of a new City manager to oversee the day-to-day operation of the City. It is also the manager's job to implement the policy of the mayor and 'Silly Council'. Depending on the area of expertise that the manager brings with then, he or she may aid the Mayor and Council in setting policy and future plans for College Park, with out having to 'Reinvent the Wheel'.

Next years fiscal plan [Budget] is now being hashed out by the Mayor and 'Silly Council'. After one 10-hour workshop, as of this writing, there appears to be little or no concern for REVENUE - only spending. One example that is a pet project of mine is to increase the admission and amusement tax to the maximum allowed a municipality by Maryland law. I am also in favor of increasing the fine for parking on an expired meter. The Mayor and 'Silly Council' soundly put both of the above down. However we will spend savings to balance the budget and

implement a property and personal property tax increase. Some of my 'Silly Council' compadres think of creative ways to spend city dollars.

Let me turn my hat around and talk about Berwyn. You have read about my curb bantering in this space before. Let me say that if you live on a dirty street you do not have to look any further than the mirror for a solution – blame yourself. If you have an excess of trash and litter on your lot, same person is to blame. College Park public works will pick up just about any thing you want to throw away except hazardous waste. A simple phone call to Public Works – 301-474-4194 can get you all the answers you need. No, they will not clean up your yard!

This election year in College Park you must be registered to vote in Prince Georges County in order to vote in City elections. Hope you can come to the neighborhood 'Clean Up' and do some community service to make Berwyn Sparkle.

See you on Thursday!!

May GOD continue to Bless America,  
Jack

## Berwyn Neighborhood Watch

Call or send an e-mail to Janeen Miller to report suspicious activity, crime and vandalism:

[berwyn\\_neighborhood\\_watch@yahoo.com](mailto:berwyn_neighborhood_watch@yahoo.com)

Or [janeenmiller@juno.com](mailto:janeenmiller@juno.com)

Or 301-474-3123

To join the Neighborhood Watch e-mail alert group, send a message to the Yahoo! Groups account listed above.

**Report all crime and suspicious activity to the  
Prince George's County Police:**

**Emergency (Police-Fire-Ambulance) 911**

**Non-Emergency 301-333-4000**

Greetings neighbors. College Park has begun its budget process for FY2006. The City Manager's proposed budget looks pretty good to me. The operating budget is proposed to be \$10.3 million, which reflects operating revenues of \$10.0 million and a use of \$0.3 million of our \$3.0 million in reserves. The budget reflects a 1.2 cent increase in the real property tax (from 26.8 to 28.0 cents). As a result property owners would be paying about 5.5 percent more in City property taxes for FY06. This results from a one percent increase in assessments (for City tax purposes) and the 4.5 percent increase in the real property tax rate discussed above. Since most homeowners are currently paying about \$350 to \$425 in real property tax to the City, the increase would amount to about an additional \$20 to \$24. My guess is that your total property tax bill will also increase by about that same percentage in FY06, too. Most homeowners are paying about \$2,500 to \$3,000 in total real property taxes, so the property tax increase will be about \$130 to \$160. The Washington Post constantly is reporting on wildly escalating property taxes in the Washington area, but these stories never mention Prince George's County, where the increases have been in the five percent range annually over the past few years, in comparison to the double digit increases that are occurring everywhere else.

What are our revenue sources? City real property taxes are an estimated \$3.0 million. Other major City revenue sources are income taxes, estimated at almost \$1.2 million, business real personal property tax at almost \$1.0 million, and parking fine revenue estimated at almost \$1.2 million. Smaller revenue sources include the A&A tax at more than \$0.5 million (made up largely as a tax on Maryland athletic tickets), highway user tax at almost \$0.8, rental licenses at over \$0.4 million, and parking meter revenue at over \$0.3 million. The estimated revenue increase is about \$0.5 over this year's budget. The only items we control are the property tax rate, meter fees and parking fines.

Other than the proposed increase in real property taxes and an associated increase in business personal property taxes no other increase in fees or fines is proposed, though some on the City Council wish to explore increasing the parking meter fine from the

current \$17.50 to a greater amount, though perhaps only to \$20.

City staff will receive pay increases generally amounting to about 5 percent, consisting of the previously negotiated 2.5 percent cost of living adjustment and a 2.5 percent merit increase. The budget recognizes about \$132,000 for the hiring of contract police, continuing our existing program. The Mayor has proposed that we raise the property tax rate by another one cent and double the budget for contract police. We have not as of this writing, addressed his proposal. The only street in Berwyn proposed for paving is 49<sup>th</sup> Ave. from Greenbelt Road south to Ruatan Street.

We have received a large number of resumes for our City Manager position. The applicant pool is much larger and stronger than we received last fall. Once we get the budget further along we will turn our attention to the candidates and bring some in for interviews.

Our rent cap consultant, Dr. Basu, is finalizing his housing study on the advisability of rent caps on part of our housing stock (generally single family homes/townhouses). A public hearing is tentatively scheduled for Wednesday, April 27<sup>th</sup> at 8 pm at City Hall. It is likely to be a long hearing, but that is why it is scheduled on a special night when we have no other business to conduct. A copy of his report should be available by the time you read this and it should be available from the City's web site. See Rent Cap Summary on PAGE 6 in this issue of the Berwyn News, I have summarised the proposed ordinance.

Remember the neighborhood clean-up that is scheduled for Saturday, April 23<sup>rd</sup> from 9 am to 11 am. Please join in if you can. See the flier for more information. Thanks and I hope to see on Thursday evening and Saturday morning.



KEEP FRIENDS SCHOOL BUILDING A SCHOOL

The Friends School in Calvert Hills does not plan to renew its lease for its building that is owned by the City of College Park. The Mayor and City Council are considering using the Friends School site as a new location for City Hall. The residents of Calvert Hills have let the city know that they want the site kept as a school, and I think keeping it as a school will benefit Berwyn residents, as well.

We should not give up a school building in College Park if we have other alternatives. Quality education is a top priority for all families in College Park. Maintaining a school at the Friends School site can allow the City of College Park to have some control over its own destiny and enhance the educational options for families in our area. Dialogue has begun with the University of Maryland to establish a "University-Community Based School" for K-12 that would begin with the early grades at the Friends School site and gradually work with existing and perhaps new schools to add levels through 12<sup>th</sup> grade. There is no question that the University needs to get more involved in K-12 education in our area. The possibility of using the Friends School site has started a conversation with the University toward greater investment in education in our area that needs to be encouraged.

If the University-Community Based School succeeds, it would likely be a public charter school, and therefore more accessible to families in our community, whereas the current Friends School is too expensive for many of our residents.

To support keeping Friends School a School:

ATTEND: Tuesday, April 26 at 7:00pm at City Hall on Knox Road - The City Council will hold a public hearing at 7pm to hear testimony from citizens about the city hall relocation. Later that evening, it's anticipated that the Council will vote to decide the future location of the City Hall.

COLLEGE PARK HIGH SCHOOL?

The County Board of Education, County Council and County Executive held a public hearing regarding a site for a new high school in north county. The sites being considered in our area are:

1. Adelphi Road Park: 46 acres located SW of the intersection of Metzertott and Adelphi Road, South of Tecumseh

2. Buck Lodge Community Park: 39 acres located SE of Brook Terrace and Silver Lake Court
3. Cafritz Property: 47 acres located in the SE quadrant of the intersection of Baltimore Avenue and Albion Road
4. Northwest Branch Stream Valley Park: 79 acres located South of Cool Spring Road on the North side of University Boulevard

All of the sites proposed are park lands, except the Cafritz Property that is just south of the College Park limits. Currently, College Park high school students go to four different public high schools, with the great majority going to Parkdale which is overcrowded. We need College Park students to be part of one feeder system so we can rally around our own community school. With the momentum around a K-12 University-Community Based School, a new high school in our area could be a special, innovative school that brings the University and community resources to create a high-quality high school that we can all be proud of. The problem with the Cafritz Property is, of course, the traffic problem on Rt. 1, but that may be an issue if the property gets developed commercially anyway. Considering that there are no good options among the 4 sites offered, I think the Cafritz property is the best of the four. We should all oppose building on any of our precious park lands, many of which are flood planes and provide much-needed fresh air and recreation for our communities.

There was a public hearing on these choices on April 4, at which most speakers were against all four sites, mainly with "NIMBY" concerns (not-in-my-back-yard). I am hoping we can create an alternative vision for an innovative, environmentally friendly school that is an asset to the community, not a liability. Can you imagine how our community would be improved if we all felt good about sending our kids to our local high school?

If you have an opinion on the four sites, you can still send in your input by sending a letter to the Board of Education and County Council. Or, feel free to write to me and I will compile the comments of Berwyn residents for the Board and County Council. My email address is [heatheriliff@yahoo.com](mailto:heatheriliff@yahoo.com), and I'd be very happy to hear from you!

Meanwhile, I hope to see you on April 26 at 7:00pm the City Council hearing on the City Hall and the Friends School site.

## Summary of Rent Cap Ordinance No.05-O-02 - Public Hearing on April 27<sup>th</sup> at 8 pm at City Hall

The proposed ordinance would regulate the rents charged to certain rental properties. Excluded from regulation would be rents charged by apartments. Other rental properties (single family homes, townhouses) would also be excluded if their rents fell below a threshold established by the market value of the property as established for property tax purposes. Regardless of a property value, rent stabilization would require a monthly rent (in 2005) above \$1,929 to be subject to regulation. Properties whose rents exceeded the threshold level could only be increased each year by the increase in the Consumer Price Index (CPI). The CPI increase would be applied to the threshold rent level and not the actual rent level.

A seven member citizen board would be established to carry out the rent stabilization ordinance. City Public Services staff would assist the board in its operations. The cost of the program would be funded in part on a fee charged for properties which are subject to rent stabilization. Properties which were converted to rental would have to justify a proposed initial rent which would be above the applicable threshold level.

A report by our consultant should be soon available on his review of the need for such a program. It will be on the City's web site. After the public hearing, written comments will be taken until May 10<sup>th</sup>, when the City Council will take a vote on approving the ordinance. The ordinance may be amended based upon comments received.

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### Update from the Berwyn Welcoming Committee

BY Amy Kappel Noggle ☺

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Greetings from the new Berwyn Welcoming Committee! Does anyone remember the old 'Welcome Wagon' from the 1940's? Well, we are in a sense trying to reincarnate something of the sort. As many of you know or may not know, a couple of us here in Berwyn have formed a small welcoming committee.

My husband, Bill, and I have owned our home in Berwyn since August of 2003. Since we are both so busy going to school and working at the same time, we quickly realized how hard it was for us to get out and meet people. So, I thought that it might be nice to have some kind of group in the community to welcome new neighbors. This way, even with limited time, newcomers may begin to feel a sense of belonging. Our committee first met back in the fall of 2004, and we have been busy ever since.

Although we are still in our planning phase, our most exciting news is that we just received \$1000 from the City of College Park's Community Development Grant. With the help of the committee, I was able to submit paperwork for this grant back in January of this year. We found out soon after that we were awarded the money that will help us purchase items to put into our 'welcoming baskets,' which we will subsequently deliver to new neighbors in Berwyn.

You may already be wondering: 'How will we identify these new neighbors?' Well, that is where we will also need the help of our fellow Berwyn folks. Our committee has come up with some ways to keep our eye on real estate records, but we will also need residents to notify us when

someone new moves in. Likewise, we need residents to help us deliver our baskets!

We anticipate that our heaviest period for delivering our baskets will be in August. This is due to the influx of college students moving in at that time. Yes, we are going to welcome college students one time annually in August; and we will welcome new families on an as-they-move-in basis. Our hope is to establish our presence as a community and make everyone feel like Berwyn is a nice, safe and respectable place to live.

Our welcoming baskets will include things such as: information pertaining to safety in the community and information on city rules/regulations; information local places of interest, including grocery stores, churches, and restaurants; coupons and other items that we hope will be donated by local businesses; and finally, some type of token 'gift' which has not been decided upon at this point.

I hope that this will be a very positive program that will last well beyond its inception. As I said, we are still in the early phases but are hoping that this will really take off soon. If you have any comments or suggestions, or if you would like to join our committee, please call me @ 301.446.3768.

For anyone interested, our next meeting will be the second Thursday in May, which is May 12<sup>th</sup> at 7:30 p.m.



Information Provided by  
*Jerry Anzulovic*  
 of Bright and Associates

**Properties Sold (Berwyn 7, Branchville 1)**

- 4709 Berwyn Road, \$275,000, (\$269,900), Doris L. Gean, Absentee owner, 4402 Tuckerman Street, University Park, MD., 20782, SB Long & Foster Real Estate, Inc., SA Keren Kuo, [kerenkuo@mrisc.com](mailto:kerenkuo@mrisc.com) DOM 59, SS \$.00.
- 4803 Berwyn Road, \$310,000, (\$329,900), James G. & Mary A. O. Elbert, Owner occupants, SB Weichert, Realtors, SA Shaha Sarfaraz, [Shahlasar@aol.com](mailto:Shahlasar@aol.com) DOM 60, SS \$.00.
- 5053 Berwyn Road, \$247,500, (\$235,000), Damjan Jevtic, Owner occupant, SB EYA Urban Properties, Inc., SA Ivana Pelikan, [IVANPELIKAN@MRIS.COM](mailto:IVANPELIKAN@MRIS.COM) DOM 46, SS \$.00.
- 4713 Branchville Road, \$299,000, (\$290,000), Gurbachan T. Singh, et al, 3422 Chelsa Drive, Woodbridge, VA 22192-4358, SB RE/MAX Excel Realty, Inc., SA Cat Prioleau, DOM 89, SS \$5,000.00.
- 5057 Berwyn Road, \$242,000, (\$225,000), Mathew Wagenhofer, Owner occupant, SB RE/MAX Sails, Inc., SA Tami Sadowski, [TAMI@MRIS.COM](mailto:TAMI@MRIS.COM) DOM 182, SS \$.00.
- 4804 Osage Street, \$250,000, (\$249,900), Sefik & Sandra Civic, Owner occupants, SB Fairfax Realty, Inc. 301-439-9500, SA Carlos Mesa, [caja99886@aol.com](mailto:caja99886@aol.com) DOM 91, SS \$.00.
- 8408 48<sup>th</sup> Avenue, \$295,000, (\$295,000), Dah Fang, Absentee owner, 7901 Greenburg Lane, Greenbelt, MD., 20770-3043, 301-552-8246 or 301-552-4433, SB K & K Real Estate Company, Inc., SA Jennie Chow, [j12@mrisc.com](mailto:j12@mrisc.com) DOM 115, SS \$.00.
- 8500 48<sup>th</sup> Avenue, \$223,000, (\$329,000), Michelle Tam, Absentee owner, SB K & K Real Estate Company, Inc., SA Jennie Chow, [j12@mrisc.com](mailto:j12@mrisc.com) DOM 113, SS ?.

**Properties under Contract (Berwyn 9, Branchville 0)**

- 4711 Berwyn Road, \$309,000, Ulysses Glee, Absentee owner since 8/5/1977.
- 5108 Berwyn Road, \$399,900, Lundy S. & Rose A. Taylor, Owner occupants since 2/21/1985.
- 4904 Osage Street, \$325,000, Albert A. & Margaret A. Gam, Owner occupants since 4/12/1971.
- 8313 Potomac Avenue, \$349,000, Seyed M. Abediyeh, Absentee owner since 4/28/1994.
- 5005 Quebec Street, \$299,000, Albano B. & Rose Cutino, Owner occupants since 1960.
- 8615 Rhode Island Avenue, \$244,900, Courtney S. Daforth, Owner occupant since 9/4/2001.
- 4718 Ruatan Street, \$289,900, Galen P. & Christine Dively, Absentee owners since 11/06/1995.
- 4700 & 4702 Tecumseh Street, Unimproved acreage, \$110,000, Gerald A. & Shirley J. Behrens, Owners since 5/25/1982.
- 8609 50th Place, \$215,500, Dawn K. Nichols, Absentee owner since 7/26/2002

**Properties for Sale (Berwyn 7, Branchville 0)**

- 5024 Berwyn Road, \$370,000, Vernan L. Hoover, Absentee owner since 9/27/1982
- 4713 Greenbelt Road, \$350,000, Christine J. & Eric Michelson, Owner occupants since 11/06/1996.
- 8413 Potomac Avenue, \$364,990, Quinnie & Cindi B. Stephens, Owner occupants since 8/1/1995.
- 8803 Rhode Island Avenue, \$349,900, Boris & Nelly Zusin, Absentee owners since 8/20/2002.
- 8410 48<sup>th</sup> Avenue, \$295,000, Michelle Tam & Zo An Song, Absentee owners since 1/8/2002.
- 8404 48<sup>th</sup> Avenue, \$2,500, James L. Bowen, Trustee, Absentee owner since 7/10/2000.
- 8707 48<sup>th</sup> 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



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### Calendar of Events

#### Sundays

Christian Education - 10:00 a.m.  
Worship Service - 11:00 a.m.

#### Tuesdays

Celebrate Recovery - 7:30 p.m.

**(meeting at 8911 60<sup>th</sup> Ave Berwyn Heights/College Park)**

Men: Experience Freedom from Addictions & Habits? (Over Eating, Over Working, Lack of Financial Control, Smoking, Alcohol, and more)

#### Wednesdays

Free Guitar Lessons - 6:30 p.m.  
Life Application Studies - 7:30 p.m.

- X Hanging in There
- X The “Nobodies” God Wants in His Kingdom

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**THE NEXT ISSUE of the BERWYN NEWS will be distributed on  
the weekend of *May 9th.***

**Deadline for ads and copy – *May 14th.***

## **21<sup>st</sup> District Delegates**

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Barbara\_Frush@house.state.md.us  
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**Authority Duncan H. Munro, Treasurer**

# **THOMAS R. HENDERSHOT**

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#### BERWYN DISTRICT CIVIC ASSOCIATION

2005 Membership Dues

**Membership dues are still only \$10 per family!** - Membership dues are collected once a year. *Note: If you paid your membership fee at Berwyn Day 2004 picnic, then your membership is up to date and you can disregard this form.*

Please Print Clearly!

Street Address: \_\_\_\_\_

Family Name \_\_\_\_\_

Send your \$10 check (made payable to BDCA) and completed form to: **PO Box 535, College Park MD 20740**



Any individuals or businesses who contribute \$25 or more will be acknowledged on the BDCA forthcoming website sponsorship page. Those contributing \$50 or more will be listed as gold star contributors. If you want to contribute more but prefer not to be acknowledged then simply write in anonymous below. If you would like to include a link to your business or personal website then please provide a URL link below.

Please Print Clearly!

Name to be posted on website: \_\_\_\_\_

URL Link: \_\_\_\_\_