



The Berwyn News

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2004/2005 Officers & Directors

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**Save Saturday, March 5
 on your calendar for the
 Annual BDCA Pot Luck Dinner
 from 6-8pm Flyer with this issue!!**



**Berwyn District
 Civic Association Meeting
 February 17, 2005
 Third Thursday
 8 P.M. – 10 P.M.
 (49th Avenue and Berwyn Road)**

AGENDA

1. Roll Call for Officers
2. Minutes from last meeting
3. Presentation: College Park Economic
4. Vote on adopting the new BDCA By-Laws
5. Special Topic – Forming Neighborhood Watch Teams
6. Treasurer Update
7. Committee Updates
8. Civic Association Updates
9. College Park Reports from our Council Representatives
10. New Business
11. Adjournment

Greetings Neighbors,

I was happy to see many new faces at the January Berwyn District Civic Association (BDCA) meeting. I'm sure that the topic of improving Berwyn Neighborhood Park probably had a lot to do with the new interest. A committee was formed at the meeting "The Park Committee" to provide some recommended improvements to the BDCA. Hopefully, they will be able to report back to the BDCA in the spring. If you have any suggestions on how to improve the park, please email them to Becky (rjwidman@hotmail.com or call her at 301 474-1862). Also at our January meeting, we heard a presentation on the Starview Plaza property that suggested progress is underway in developing the land that use to be Terrapin Taco and the Starlight Inn. They are only at the early planning stages, but it appears that we will either be getting some more upscale student housing or possibly an extended stay hotel for visiting faculty and researchers. Our welcoming committee reported on writing a grant seeking funds in support of putting together welcoming packages for our new neighbors. I can now happily report that they were successful and received funding. We also heard an update from the neighborhood task force who have expanded and now have been officially incorporated under the new title Neighborhood Preservation Coalition.

There has been much lively discussion about forming neighborhood watch teams both in our neighborhood watch group e-mail forum and at the January BDCA meeting. Therefore I have included in this month's BDCA agenda some time to talk more about forming watch teams. At this month's meeting we will also hear a presentation from Claire Sale the City's economic development coordinator about the City's current economic plan. Also at this month's meeting we will be voting on adopting the new BDCA bylaws. So, I hope many of you can attend this month's BDCA meeting (held at 8pm on February 17 in Fealy Hall), as it should be both an interesting and informative meeting.

The next BDCA sponsored event will be the annual potluck dinner at Holy Redeemer in the Four Seasons room on Saturday March 5.

The event is scheduled to take place from 6pm to 8pm. Please try to get there no later than 6:15pm since we will begin eating at around 6:30pm. More information on this event is included in the flyer insert. For those interested in joining the neighborhood watch teams we hope to have a police officer available for questions and answers at the end of the potluck dinner.

As for future BDCA events, the BDCA officers have discussed making the neighborhood yard sale a bi-annual event rather than an annual event. This would hopefully improve the quality and quantity of things that people have to sell. Therefore, unless we find that there is a strong demand for having a yard sale this year, we plan to wait until next year to organize a community wide yard sale. The BDCA is considering a major spring clean up the neighborhood event sometime in the spring and this summer we hope to hold our own community night out event rather than simply joining the City event. Finally, I am looking for someone who is interested in coordinating Berwyn Day 2005. This year's Berwyn day will be held on Saturday September 10, 2005. Since there are many volunteers who help out with Berwyn Day, coordination does not necessarily mean a lot of hours but does take someone with good organization skills and is a great opportunity to become more involved in the community. If interested please give me a call and I can help get you started.

Finally, the website is pretty much complete and I plan on updating with new information once or twice a month as well as post the latest Berwyn newsletter. At our last board meeting we decided to hold a contest to choose a domain name (website address) for our website. Several of the most obvious short names have been taken (such as www.bdca.org or www.berwyn.org). In order to win the contest the domain name must be available. For now start thinking of possible web site addresses. More information about the prize and how to enter the contest will be in next month's newsletter and at the potluck dinner on March 5. For now our web site address remains <http://mywebpages.comcast.net/ttriplett13/berwyn>.

We are still meeting in executive session, read closed, these sessions have some value. It does not do a public body any good to broadcast to the world our strategy in negotiations. How we get eight members to agree on a path to follow is cumbersome, but in some cases necessary. Many times I have been frustrated by some members who like to talk, but not listen or ask a question which has been answered in some advance materials which has been supplied to us. Mostly the frustration on my part comes from my fellow members reluctance to ACT. Sooner or later all has been said, now is the time to 'fish or cut bait'. Some of my fellow council members do not seem to have a grasp on representative government. We are not a New England government where we vote on the mileage rate. We have a professional staff, we hire consultants to advise us and we work with staff in developing positions, yet, there are those who do not want to offend anybody and want to continue to study a problem or issue. Maybe that is why there are closed meetings so that the public does not see the indecisiveness of the elected body. Do not get me wrong; some conclusions by staff need fine-tuning. Perhaps we did not instruct the consultant with enough specifics on what we wanted, but then again maybe we did and some don't like the answer or direction it would take us. It will involve *change* and we can't have that.

We are getting into what will become a busy time for the council. The city manager search continues. The FY06 budget is in the wings (more *change*). A decision must be made on a location of a new city hall. Route #1 redevelopment keeps marching forward. The future fate of the College Park elementary school 'friends school' must be decided. The downtown parking garage decision must be made. The general assembly is in session in Annapolis (who knows what that will bring or take away from College Park). The University of Maryland continues its' push for a connector road thru the government farm. "M" square is being developed off of river road south of the metro station. Development at the metro station is coming with the construction of the parking garage.

The scary thing about this picture and these goings on is that this is also an election year in our fair city and unless decisions are made, there is a possibility that a new council will have to face 'em.

A city police force has raised its ugly head again and some council members are hell bent on establishing one for College Park. I personally do not support a municipal police department. I feel that I pay enough taxes to others to continue to provide me with police services. I sure don't want the city council running a police department. Yes I will grant you that there are some fine local 'police' agencies operating in other towns near and around College Park. They are not our city with our concerns and /or problems (Read that with a major university and its population). Two metro stations and a major north south roadway dissecting our community. I could go on for more space than I'm allowed. Suffice to say there are some other options available that we should look into and evaluate three out of five 'experts' that recently said to the Mayor and Council NO to a local police department.

Let's leave the council for a minute. How about "Berwyn, a covenant Neighborhood"? What is he talking about? Suppose you and I had a covenant of deed restriction placed on the land records in Upper Marlboro that your house could only be sold to an owner occupant. You enjoy Berwyn, you raised your family here, and you would like others to enjoy that same thing. Now it has come to pass that you are selling the homestead. An absentee owner will buy it in a heartbeat and fill it with renters. Suppose you elected only to sell it to an owner-occupier? Wouldn't it be nice for some others to live in a neighborhood like you remember? Or would you for the love of the \$ sell to the first one thru the door with the bucks? I believe the idea has merit and if it comes to pass this would be a desired community that would still have home sales at a fair market value and less conversions. Let's talk about it.

May God continue to bless America,
Jack

Greetings neighbors. The City Council decided after the first significant January snowstorm that the situation with respect to snow covered sidewalks was unacceptable and staff was directed to issue warnings to clear the sidewalks. In most parts of the City sidewalks are few and where they do exist it is often due to those streets having greater levels of pedestrian traffic. The properties with sidewalks that remained unshoveled two days after the snow, all appeared to have driveways that had been shoveled out.

We are once again advertising for the City Manager position. Our trying to hire someone for that job while putting together the budget for FY2006 will keep the Mayor and City Council busy this spring. The City has made a hire for the position of Assistant to the City Manager. She begins later this month. It is my understanding she has lived at least the last ten years or so in the Cincinnati, Ohio area. Our horticulturist,

Brenda Alexandra, was recently promoted to Assistant director of Public Works.

The pedestrian bridge behind University View was recently installed, though it is not yet open for pedestrian traffic. The liquor store in front remains?

We just received some, not so good, budget news. The Governor's budget fails to fund any of the various cities' Youth & Family Services Bureaus. It would represent a loss of about \$65,000 to the City. In addition, the President's proposed budget guts Community Development Block Grants, generally a source of about \$100,000 to the City.

The City has reviewed the plans for the two single family homes in the westernmost block (4700) of Tecumseh Street. The applicant proposes to build two story tall homes of about 2,200 square feet, with 5 foot wide front porches. The homes will have four bedrooms and have 2.5 bathrooms.



Community Life Fellowship Assembly of God

Meeting at 8800 48th Avenue
College Park Church of God
(one block off Greenbelt Road)

Calendar of Events

Sundays - Worship Service 11:00 a.m.

Wednesdays - Bible Study 7:30 p.m.

Free Guitar Lessons

Wednesdays 6:30 p.m.

Dental Health Workshop

February 16, 7:30 p.m.

Learn about:

- X Tooth decay
- X Is Cosmetic Dentistry for You?
- X What is TMJ?

Beginning March 1, 7:30 p.m. meeting at 8911 60th Avenue

Celebrate Recovery: Kick the Smoking Habit

Men, want the freedom from your addictions and habits?

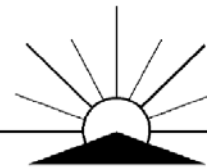
Call 301-927-6583

Coming in March

- X Nutritional Awareness: Am I allowed to eat candy bars?
- X Movie: The Passion of the Christ

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Information Provided by
Jerry Anzulovic
of Bright and Associates

Properties Sold (Berwyn 4, Branchville 0)

- 5012 Berwyn Road, \$206,000, (\$205,000), Greg J. & Christina Walsh, DOM (?), Owner occupants, DOM (?), SB (?), SA (?), SS (?).
- 8519 Potomac Avenue, \$255,000, (\$255,000), Cosimo Eguren, 130 Kingston Way, Athens, GA 30606- 1918 or 2513 Kitmore Lane, Bowie, MD 20715-2751, Absentee owner, DOM 112, SB Long & Foster Real Estate, SA Chuck Bailey, chuck.bailey@longandfoster.com, SS \$.00.
- 8520 Potomac Avenue, \$250,000, Not an "arms length" sale, Robert D. & Stephen M. Ford, Absentee owners, DOM (?), SB (none), SA (none), SS (?).
- 8521 Potomac Avenue, \$251,500, (\$255,000), Howard S. Mendelsohn, 1330 New Hampshire Avenue, N.W. Washington, D.C. 20036-6301, or 6125 Cool Spring Terrace, North, Frederick, Md., 21701-4707, Telephone # 301-695-4456, Absentee owner, DOM 83, SB Long & Foster Real Estate, SA Chuck Bailey, chuck.bailey@longandfoster.com, SS \$.00.

Properties under Contract (Berwyn 12, Branchville 0)

- 4709 Berwyn Road, \$269,900 Jutta Hagner Absentee owner since 5/16/2000.
- 4711 Berwyn Road, \$309,000, Ulysses Glee, Absentee owner since 8/5/1977.
- 4803 Berwyn Road, \$329,900, Flor & Mahin Khosravan, Owner occupants since 2/3/2004.
- 4808 Osage Street, \$249,900, Kris A. Magnuson, Owner occupant since 10/9/2003.
- 4904 Osage Street, \$325,000, Albert A. & Margaret A. Gam, Owner occupants since 4/12/1971.
- 8312 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.
- 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.
- 8701 48th Avenue, \$299,000, Tom G. & Frances G. Simon, Had been owner occupied since 11/02/1956.
- 8603 49th Avenue, \$259,900, John F. & Elizabeth Hendricks, Owner occupants since 1940.
- 8609 50th Place, \$215,500, Dawn K. Nichols, Absentee owner since 7/26

Properties for Sale (Berwyn 9, Branchville 0)

- 5053 Berwyn Road, \$235,000, Charles E. & Jennifer A. Johnson, Owner occupants since 5/15/1995.
- 5108 Berwyn Road, \$409,900, Lundy S. & Rose A. Taylor, Owner occupants since 2/21/1985.
- 4713 Branchville Road, \$290,000, Meir Duke, Absentee owner since 10/13/2004, A classic "flip".
- 8413 Potomac Avenue, \$364,990, Quinnie & Cindi B. Stephens, Owner occupants since 8/1/1995.
- 8615 Rhode Island Avenue, \$244,900, Courtney S. Daforth, Owner occupant since 9/4/2001.
- 8408 48th Avenue, \$295,000, Michelle Tam & Zo Ann Song, Absentee owners since 1/8/2002.
- 8410 48th Avenue, \$295,000, Michelle Tam & Zo An Song, Absentee owners since 1/8/2002.
- 8500 49th 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



Fax:
301-858-3141
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john_giannetti@senate.state.md.us



**“Always at
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The next issue of the Berwyn News will be distributed on the weekend of MARCH 12th.
Deadline for ads and copy – March 7th.

21st District Delegates

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

Delegate Pauline Menes
Delegate Brian Moe
Delegate Barbara Frush

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Annapolis, MD 21401-1991

E-mail:

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

Authority Duncan H. Munro, Treasurer

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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: _____

**THE BERWYN NEWS
ADVERTISING AGREEMENT
2005**

AD SIZE (Circle all that are appropriate)	SINGLE ISSUE	10 ISSUES
Eighth Page (Business Card) (3.75"W x 2.5"D)	\$25	\$200
Quarter Page (3.75"W x 5"D)	\$35	\$275
Half Page (Horizontal) (7.5"W x 5"D)	\$50	\$350
Half Page (Vertical) (3.75"W x 10"D)	\$50	\$350
Full Page (7.5"W x 10"D)	\$75	\$500

Name of Business: _____ **Contact Person:** _____

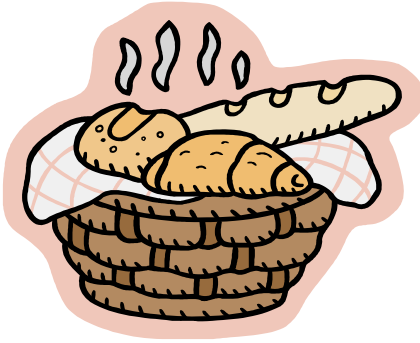
Mailing Address: _____

E-mail Address: _____ **Telephone Number:** _____

Repeat the same ad as before yes/no I have e-mailed my ad to the Editor at jacquie@umd.edu by the production deadline.

My ad is enclosed with the amount: \$ _____

Please make checks payable to "Berwyn District Civic Association, Inc.", and mail to Berwyn District Civic Association, PO Box 535, College Park, MD, 20740 For further information, please call Janeen Miller at 301-474-3123, or Jacquie O'Keefe, The Berwyn News Editor, at 301-441-4803. Thank you for your support!!!



BERWYN ANNUAL POT LUCK DINNER

SATURDAY, MARCH 5, 2005
6PM – 8PM

FOUR SEASONS ROOM
HOLY REDEEMER

JOIN YOUR NEIGHBORS IN ONE OF THE
COMMUNITY'S MOST POPULAR EVENTS.
Sponsored by the Berwyn District Civic Association

Bring a dish to share and enjoy the evening.
We will need a head count, please call Doug Hunter
301-474-5714 by March 2, if you plan to attend.

Anybody interested in helping with set up or clean up
please call Doug Hunter

*** Please arrive between 6 and 6:15, and we plan to begin eating by 6:30.*