

The Berwyn News

Published by the Berwyn District Civic Association, Inc.



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

Volume 15, Issue 6

www.myberwyn.org

June 2007

Neighborhood Dessert Pot Luck June 21, 8-10 pm, Fealy Hall

Come bring a dessert to share and spend a fun evening with your neighbors. We'll also thank Al Cutino and Russell Robinette for their service to Berwyn. Drinks will be provided.

New BDCA Officers Still Needed!

While we have most of the officer positions filled, we still have a few vacancies. Your efforts as an officer will have real impacts on the quality of life in Berwyn. Contact any officer for information on the positions. It's your neighborhood; why not make it the best one around?

Fireworks on the Fourth

The City of College Park and the University of Maryland are sponsoring a Fourth of July Concert and Fireworks, in Lot 1 on the University of Maryland campus on July 4. Refreshments are available, but you may bring your own in a cooler (no glass please). Fireworks begin at dusk. Seating is limited, so bring your lawn chairs and blankets. Rain date, July 5. For more information, please call the College Park Department of Public Services at 301-864-8877.

National Night Out Tuesday, August 7

This annual event is America's night out against crime. Events will take place in neighborhoods nationwide, and Berwyn has been involved the past several years. Look for details in newspapers and on the Neighborhood Watch emails.

Berwyn District Civic Association Meeting / Dessert Pot Luck

Thursday, June 21, 2007
THIRD THURSDAY, 8-10 pm, Fealy Hall

1. Brief business meeting
2. Service award presentations
3. Dessert pot luck

Outgoing BDCA 2006-2007 Officers

President	<i>Timothy Triplett</i>
Vice Presidents	<i>Jerry Anzulovic & Chuck Ireton</i>
Corresponding Secretary	<i>Mark Shute</i>
Recording Secretary	<i>Liesl Koch</i>
Treasurer	<i>Al Cutino</i>
Board of Directors	<i>Harry Pitt, Necole Lindsay, & Debbie Mims</i>
Neighborhood Watch Directors	<i>Janeen Miller & Gina Tomko</i>
Berwyn News Editor	<i>Bob Baca</i>

Berwyn Day 2007 Saturday, September 8

Have fun at our annual celebration of Berwyn, held in our newly renovated neighborhood park. They'll be food, games, activities for kids, prizes, and much more. But we need your help in making the day a big success. Contact any officer about giving a little time to celebrate Berwyn.

The *Berwyn News* goes on break for summer, so THE NEXT ISSUE of the will be distributed on the weekend of **September 14th**. The deadline for articles & ads is **September 10th**.

Send articles and ads to Bob Baca at
cookwithbob@hotmail.com

Bits and Pieces of Berwyn and Branchville,

Part 12. (From the story of Berwyn resident Bill Werber, who traces his baseball career from the sand-lots to college and the major leagues.)

Contributed by: Jerry Anzulovic

Of my Berwyn teachers, two are well remembered. Miss O'Brien came all the way from Laurel to bring me fruit one time when I was ill, and I loved her for it. Myopic Mr. Beebe was our principal and a dedicated teacher. However, as young boys, we did not appreciate his fine qualities. I am sure I joined in the singing – at a distance – of a little jingle which we dedicated to this long suffering gentleman:

"A great big eagle flew from the South

With old man Beebe in his mouth.

But when he saw he had a fool,

He dropped him over the Berwyn school."

Dad was not a strong supporter of this small institution and so he entered me in the Langdon School in the District of Columbia. He felt that I would learn more from its Bette qualified teachers. Brother Fritz had been going to Langdon for some time, and he was due to graduate in February. I enrolled in January in order that he could show me the ropes so to speak – the streetcar situation, the nature of the teachers and pupils. Although Fritz was the fastest runner and the best baseball player in school, he never did me any favors and I was scared to death.

At lunch on one of my early days at Langdon, it was raining and I was off by myself in a corner of the school basement munching a sandwich. One of the younger of the school's bully boys spotted me and with fists clinched advised Fritz: I don't like the looks of your brother. You better take him out of here." To which my helpful brother replied: "If you don't like the way he looks, take him out of here yourself."

The next thing I knew, I saw flashes before my eyes and felt a numbness all over my head. The bully had bounced my head against the concrete wall. Had it not been for the pain, he probably could have bluffed me out of the room. As it was, I tore into him and it wasn't too long until he was a badly beaten boy. Mr. Tucker, the school janitor didn't like the trouble making Wade so he let the fight run its course. That was far from the end of it though. Each day some kid from some other grade wanted to take me on; and when school was over in the afternoon, it was wise for me to hit the school yard running for half a dozen lads would be right on my heels. I was a good thing that I was possessed of great speed and endurance.

My teachers at Langdon were great, however. From 3 through grade six, there was Miss Lillian Eversfield. Her knowledge of and interest in birds rubbed off on me, as did her enthusiasm for books. Miss Brosnahan in the seventh grade was a disciplinarian, but she was eminently fair and she would take time to give personal help to a student. Miss Abbie Sisson, the principal and eighth grade teacher, was in a class by herself. She seemed to

have eyes in the back of her head as she wrote on the blackboard.

Before class each morning she would read and give current relevance to a Biblical text. Catholics, Protestants, and Jews were all present, and all benefited. Miss Sisson was a great patriot, and from her we developed a sense of national pride. What sad contrast to this noble sentiment was the view too often heard in the 1960's especially: "Better Red Than Dead."

Dad paid me sums ranging from a nickel for "fair" to 25 cents for an "excellent." A "poor" cost me a half dollar. This was fine for me. I made him pay heavy and he never got any money of mine. It disappoints me today when I read of college students who demand a pass-fail grading system. All of their lives, they will be expecting someone to pay them for services which they are not willing to perform. The guy with get up and go wants to be graded, to have merit recognized. He takes pride in accomplishment, and that is the way it should be.

(The story goes on about his life at McKinley Tech High School, but mostly about his career in the Major Leagues. As far as I know, Bill Werber is still alive and living in Florida. Seems that being a Berwyner is not a bad thing to be. Coming in the fall, Newspaper articles from the "popular" press about old Berwyn of 100 plus years ago. -Jerry)

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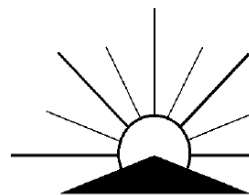
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PRESIDENT'S CORNER

Tim Triplett, ttriplett13@comcast.net

Greetings Neighbors,

At the May Berwyn District Civic Association (BDCA) meeting we had an informative presentation given to us by our 21st District State delegates Joseline Peña-Melnyk and Ben Barnes. Details of their presentation are included in the minutes from the meeting available on the BDCA website (www.myberwyn.org).

The June BDCA business meeting will be very brief; we will hold our annual election followed by a pot luck dessert celebration. We are asking everyone to come out on June 21st and bring your favorite dessert as we to say farewell to Al Cutino for his many years of service in which he has wisely managed the BDCA finances. In addition, he has had many other roles including building our Berwyn Day Jail and of course his role as Santa Claus at our annual Christmas party. Besides wishing farewell to Al Cutino, we plan to give a community service award to Russell Robinette for his efforts in helping keep our neighborhood clean. So, even if you can't stay long, please come out and share a dessert with your neighbors, the drinks and serving utensils will be supplied by the BDCA.

The county contractor has just recently removed all of the old equipment from the Berwyn Neighborhood Park. It should not be long before all the new stuff arrives and is installed. If you have any concerns or see any potential problems with the new park, the BDCA message board is a great place to post those concerns.

June is the last business meeting until the new BDCA board takes over in September. I'd like to thank all the board members who helped me organize this year's meetings and events and also want to wish the best of luck to the incoming board. We still need another Director and a Vice President, so if you want to help improve the community I urge you to consider volunteering for either of those two positions.

Finally, this is also the last newsletter until early September. So enjoy your summer, and remember to mark on your calendars Berwyn Day 2007 (Saturday September 8, 2007). My final tip of the year is that if you are in town, try to try attend this summer's neighborhood night out which occurs on the first Tuesday of August (the 7th) this year.

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Neighborhood News

Sports

Congratulations to neighbor Chris McCaslin, a senior at Eleanor Roosevelt High School. He plays first on the baseball team there, and when the team's star pitcher unexpectedly left a game on April 18 due to a hamstring injury, Chris quickly switched positions. Although he had never pitched against visiting Bowie before, he led Eleanor Roosevelt to a 10-0 victory. And if that's not impressive enough, we've also learned that Chris placed third in the Prince George's wrestling championships and won the Maryland 4A South Region title in his weight class. Great work, Chris! (Sorry for the 2-month delay in this news, but the *Berwyn News* is a little short on reporters...)

The Playground

You've probably noticed that work began on the neighborhood park renovations. Old equipment had been removed, regarding is starting, etc. Around this time the contractor will order the playground equipment. Mature trees to remain in the park have orange fencing around them to protect them from the construction equipment. Typically, it takes 6-8 weeks to prepare the site and get the equipment in. According to the Parks Department, it should take no more than 120 days to complete the project, but they expect it to take much less time. The only hitch is that if a piece of playground equipment is backordered, it could take longer to get that particular component installed.

Rachel Saladino is one of the three moms who still live in Berwyn who spent a lot of time and effort in getting the playground renovated. She's done a great job helping to design the park and helping to choose the new equipment. Chris Moss and family moved to University Heights, and Theresa Seaton and family moved back to Pennsylvania. These three ladies are the reason that we will be getting a new park. Thanks for all of your hard work!

Mosquitos

As the weather gets warmer, you've probably started noticing mosquitos in the area. While they are part of our environment, a few minutes of your time each week will help to keep them from increasing to a public health problem. Be sure that you don't have mosquito breeding sites on your property by:

- Dumping out or regularly changing standing water from pots, planters, kiddie pools, dog dishes, etc.
- Cleaning rain gutters so that small puddles do not build up behind debris.
- Checking that trashbins and recycling containers are not gathering rain water.
- Offering to help if neighbors are unable to perform weekly inspections when they are vacationing, ill, or disabled.

Contract Police

There may be some confusion between phone numbers for non-emergency police assistance. (If it's an emergency, call 911.) If you would like the county police to check out a non-emergency situation, call them at 301-333-4000. But if you have ongoing problems in the neighborhood or other issues that do not require prompt police attention, you can contact the Contract Police supervisor by calling the Department of Public Services at 301-864-8877. Your concerns will be forwarded to the appropriate individual.

THE BERWYN NEWS ADVERTISING AGREEMENT 2007

<u>AD SIZE (width x height)</u>	<u>ONE ISSUE</u>	<u>10 ISSUES</u>
1/8 Page (Biz Card) (3.75"x2.5")	\$25	\$200
1/4 Page (3.75"x5")	\$35	\$275
1/2 Page (Horizontal) (7.5"x5")	\$50	\$350
1/2 Page (Vertical) (3.75"x10")	\$50	\$350
Full Page (7.5"x10")	\$75	\$500

Send your payment, business name, mailing address, phone, email, and contact person to:

Berwyn District Civic Association, PO Box 535, College Park, MD, 20740 with checks payable to "Berwyn District Civic Association, Inc."

Ad files, ad size, and number of dates to run should be sent via email to the editor at cookwithbob@hotmail.com. We prefer picture files (jpg, gif, etc), but can work with text or pdf files (although some formatting changes may be necessary).

Ads will not run until payment is received as instructed above! For further information, please contact Bob Baca (Berwyn News editor) at cookwithbob@hotmail.com.

Thank you for supporting our community!!!

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 September 2007! 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.

COUNCILMAN VIEWS AND COMMENTS

Bob Catlin

301-345-0742 or Catcprtc@aol.com

Greetings neighbors. Development issues continue to dominate the College Park agenda. With respect to the College Park Motel (located just north of the Exxon at Pontiac Street), the District Council decided to review the approved Detailed Site Plan, so that project is not going to go forward to construction until next year, probably. The Jefferson Square Apartments and Townhouses (Route 1 and Cherokee) have received final approval, so site work there should begin in the not too distant future. The City will hold a public hearing on a proposed downtown parking garage on Tuesday, July 3rd at 7pm, before its worksession meeting. A vote on the project should follow later in July. If the vote is to proceed, the parking garage should be able to open by January 2009. The East Campus project has been discussed in a number of forums in the past month. It may be the largest such project ever attempted by a university in the United States. The project has been well received though Route 1 and traffic issues constantly come up. Some good news is that fixing Route 1 has moved up on the County's latest list of transportation priorities from 6th to 4th. The higher you are on the list the more likely you can get state transportation funding.

I believe that most of the residents who are familiar with all the development proposals in College Park know that many other projects have been proposed in nearby Hyattsville and Greenbelt, too. Now a major new development project has emerged in Riverdale Park, immediately south of College Park's border, on the 40-acre site owned by Cafritz family members. This is also to be a major mixed-use project, though it faces a significant hurdle because the site is zoned for only single-family detached homes. An issue has developed to the north regarding pedestrian access to the south core of the proposed commercial and residential development across the rail tracks in Greenbelt. The developer is to build a \$1.3 million pedestrian bridge to connect Hollywood with the commercial development that is proposed just east of the Metrorail. Some residents there are opposed to the connection. I think it would be a major mistake to prohibit residents, current and more importantly future, in north College Park from being able to walk to shopping or the Indian Creek Trail Park that will be so very close by, as well as access to transit to the Greenbelt Metrorail station.

I recently had the opportunity to attend the second annual Town/Gown Best Practices Conference at the University of Florida (located in Gainesville). While the City interacts with its neighboring jurisdictions and with cities and towns across Maryland and sometimes beyond, our most difficult issues involve the presence of the University of Maryland, so it was great to talk to and learn from the almost 100 participants in this

conference who came from across the country. Almost 40 percent of the attendees there were university staff. There are some great examples of town/gown cooperation that exist in at least a few places that we and the University of Maryland can learn from. I will put together some information I learned from the conference and discuss some of the ideas I learned about at the conference with my fellow Council members.

Please remember to join or renew your BDCA membership for 2007. I hope to see you at the June 21st meeting.

CITY COUNCIL MUSINGS

Jack Perry, 301-345-7526

Wow! I'm humbled and surprised – you and the voters of the district have allowed me to be a City Councilman for in excess of 22 years. (Gosh, time flies when you are having fun.) The Maryland Municipal League inducted yours truly into the Hall of Fame. This is an honor for those municipal elected officials who have served their respective communities for 20+ years. Again, thank you, the voters of College Park, my family, and the city staff for all of your support over the years. Remember, this is election year in College Park.

Development in College Park is taking a front row seat. The East Campus Project is moving ever so slowly. There was one meeting at Ritchie Coliseum for the community. Lots of folks heard a presentation and asked questions. A key question, in my opinion, remains to be addressed...what will happen to the existing "downtown"? Will the current property owners step up to the challenge that this development will post to them? Or is it for them?

The Council and Mayor met with the city's developer for the parking garage. The developer has never dealt with Prince George's County, as all of their other work in the city has been for the university. They are not held to the same rules as everybody else. The developer, Capstone, has a timetable to start quickly. His budget is pretty much in line with what the Council expected. However, his timetable may be unrealistic for Prince George's County unless it can get on a "fast track". I have my doubts about that. All delays will increase the cost and as more and more bureaucrats and county politicians get involved, our project will slow down and then the Capstone schedule will have to change. Capstone would like to start on the parking garage by August. They also believe in Santa Claus.

Capstone then dropped the other shoe. Their read of the market analysis is that the City Hall site redevelopment won't work. I was and still am perplexed by some of the things that members and the Mayor said with this admission. Apparently, some are

overjoyed that the "millstone" at the College Park Elementary School (aka Friends School) site will not be developed into the new City Hall. I suspect we are supposed to drop back five yards and kick the hell out of the football. The current City Hall has been outgrown. Any new hires will have to sit on somebody's lap. This is also the case at Code Enforcement (Public Services) on Calvert Road. On top of this, the current tenant at the school site is building a new school off of Kenilworth Avenue and will vacate the existing city-owned building, thus the "millstone".

I mentioned before that other forces are/were working to prevent the school site from being developed into a new City Hall. I can see their grins. I just want to hear how much it is going to cost the city to do anything else or nothing with this soon to be vacant building.

New facilities at the Public Works yard are inching along. They also need/require more space both for meetings and offices. No costs have been presented yet to the Council. Yes, I know that we have a capitol budget for this. You can be sure that it will not be enough money. There are currently some plans to spend upwards of two million dollars (or more) to "upgrade" Duval Field. A lot of work and a yuppie track, new snack bar, and offices. We are talking some serious money. Since the city is not the federal government, we cannot print money. Taxpayer money will have to be used. Even bonds must be repaid by someone...those are also taxpayer funds from another source.

A budget has been adopted for Fiscal '08. By law, it is balanced. We are using savings to achieve this. There are, as I mentioned before, lots of votes getting stuffed into it. But this is election year in the city, and some officials believe that they must appeal to certain groups if they are to be successful in the upcoming election. I know that I will never please everyone, but I will vote for that I believe is best for the entire city as a whole. Some neighborhoods and individuals will not be enthused, but that's why we have the representative system. If the voters do not agree with decisions, then their recourse is at the polls. Elect another to do the job.

Mr. Catlin and I represent one of the most diverse districts in the city. We've got senior housing, subsidized housing, a community center, the premier bike trail, two fire stations, a public school, two church affiliated schools, condos, vibrant neighborhoods with diversified housing, a very tall off-campus dormitory, a number of liquor stores, restaurants, fast food, and gasoline stations. I think the only thing that we do not have is a bank. Why bring this up? There are problems (crime) all over the DC Metro area. We have ours, although not as violent as some, but we still have it. Our (Berwyn's) Neighborhood Watch is good and we have been able to get some of the bad guys off the

street by working with the Prince George's County police. You and I must do our part in being ever watchful and call the non-emergency number when you see something out of the ordinary. Yes, call 911 for an emergency. But know that those calls to non-emergency do not go unnoticed. If the police see a trend developing, they will react, and do.

While it may seem only minor when someone goes into your car or truck and takes some change, it is still a crime. In the newer automobiles, it only requires a push of a button and the bad guy has access to your trunk. Think about it.

Branchville neighborhoods are upset about the possibility that a pedestrian overpass will be built to give access to the "south core" development on the east side of the railroad/Metro tracks. Mostly NIMBY's that do not want change. If it is not planned and developed by the developer now, it will never, in my opinion, be built. That would be a disservice to that area of our city in the future. I support it.

Another study of Route #1 has been completed. It will go on to the state with all of the others. No monies came with it, only ways to spend more. The consultants are making money and we wait for action.

This will be the last newsletter until September. Join the Neighborhood Watch – sign up on the web. It's free on Yahoo. Keep up your property for your benefit as well as your neighbors. When you talk to those who have moved out of Berwyn, tell 'em about our web site (www.myberwyn.org). Get in the recycling habits. Come to National Night Out in a few months. Drive defensively this summer. I'll see you around the 'hood, as Harry likes to say. By the way, those are not candlestick bowling balls...they are duckpin. Thanks to the "geek" who helped me out of my computer problem with a "click". May God continue to bless America.

- Jack

p.s. Come over to Fealy Hall on Thursday and elect your new BDCA officers and Board of Directors.

p.p.s. Don't forget Berwyn Day 2007, the first Saturday after Labor Day in our newly renovated park.

Have you paid your dues for the year? We need your support to help publish and distribute this newsletter, run our website, and sponsor all those great community events. Check page 4 of the newsletter for dues information.

BERWYN NEIGHBORHOOD WATCH
Gina Tomko (GTomko@epe.org)

I would like to start by thanking Janeen Miller for her many years of time and dedication as a neighborhood watch coordinator. Janeen started the watch group 13 years ago and began the online portion of the group in 2004, which has proven to be an incredible tool in communicating with one another in a timely fashion. If I had it my way, in addition to a Jack Perry Day here in College Park, we'd have a Janeen Miller Day as well! We thank you so very much Janeen for all that you've done to put a great system in place for the Berwyn neighborhood. It's a system so well established that at times it seems to run itself.

Activity:

On Saturday, June 2, in the 8700 block of Rhode Island Avenue, there were reports of gunshots heard by several neighbors at about 2:45 am. After talking with police, we learned that there were people on the porch of a house who were approached by two suspects and words were exchanged. The people who approached then left, but returned about 20 minutes later with several other people. A fist fight ensued, and it was reported that shots were fired. Several people called the police, but by the time they arrived, the suspects had fled the scene. An investigation is ongoing. At this time, the following lookout information is available:

Suspect 1: W/M Hispanic? 20? Black shorts, Black shirt, Black boots, NFD

Suspect 2: W/M 20? White tank top, blue pants, brown beard, NFD

Anyone with information is asked to contact Lt. John Hipps, 301-699-2601.

There haven't been any recent sightings of the "ipod" kid. That's a good thing. For those of you who don't know, this was a slender, African American male, 6'2", usually with a baseball cap turned backwards and listening to an ipod. He was seen on numerous occasions walking the neighborhood and peering into vehicles.

We also had numerous reports of car break-ins early in the month of May. It seems as though in each case nothing of extreme value was taken other than loose change left in vehicles. **Please remember to lock those car doors.** If we don't make it easy for criminals to commit crime, they'll find another neighborhood that does.

There seems to be a surge of homeless wandering the streets of and around Berwyn. I'm working on getting in contact with the proper people who may be able to shed some light on how we as a community can address this serious issue.

Reminder: Mark those calendars for this year's National Night Out (America's night out against crime), August 7. More details to come.

If you'd like to join the Neighborhood Watch group, send a message to Berwyn_neighborhood_watch_subscribe@yahoogroups.com. Please continue to report all suspicious activity to the Prince George's County Police non-emergency number at 301-333-4000, and to the Berwyn Neighborhood Watch at Berwyn_neighborhood_watch@yahoogroups.com. For items needing the attention of the Contract Police (non-immediate in nature), please contact the Department of Public Services at 301-864-8877.

Have something to share with your neighbors?

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

Congratulations to Jack Perry!!

Berwyn's own City Councilman Jack Perry was inducted into the Maryland Municipal League Hall of Fame in recognition of his 22 years in office at the College Park City Council's May 22 meeting. Mayor Brayman proclaimed June 1 to be Councilman John E. "Jack" Perry Day. If you were driving on Route 1 on the 1st, you might have noticed the congratulatory sign out for all to see that was put there by the county police.

Jack was first elected in 1979 and served until 1983. He took a hiatus until 1989 and has served ever since. He served as Mayor Pro Tem under former Mayor Michael Jacobs from December 1997 to December 2001 and under Brayman from January 2002 to December 2003.

Jack has lived in College Park for 38 years, has served his neighborhood through the College Park Boys and Girls Club and the Berwyn District Civic Association. You can't miss his booming voice at Berwyn Day, and is regularly present at the October bonfire, the holiday party, and many other neighborhood events. Thanks for your dedication to College Park and Berwyn!

Summer Baseball in College Park

Looking for something to do with the family this summer? Take them to a baseball game and watch the College Park Bombers play. The team is comprised of current college players from across the country. They play at UMD and it'll cost you \$5 or less per person to get in. Visit their website at www.collegeparkbombers.org for more information.



Information Provided by
Jerry Anzulovic
of Bright and Associates

Properties Sold or Rented (Berwyn 6, Branchville 0)

- 4805 Greenbelt Road**, \$277,500, Michael Bailey, Absentee owner, B & S Appraisers Enterprises, 7908 Main Falls Circle, Baltimore, MD, 21228, 301-448-4459, 853 sf.
- 5016 Roanoke Place**, \$322,000, (\$315,000), Rosa Solis & Norma Hernandez-Solis, Absentee owners, 3516 Dean Drive, Apartment M-3, Hyattsville, MD, 20782, 301-559-1804, 1304 sf, DOM 127, SS \$12,000, SA Noemy Conaway, nocmym@verizon.net, SB RE/MAX Absolute, 703-583-9886, Woodbridge, VA, 22192.
- 4705 Tecumseh Street, 101**, \$ 239,900, (\$262,900), Helen Sandwick, Absentee owner, 4478 Crouse Drive, Frederick, MD, 21703, 301-473-7057, 2 BR, DOM 250, SS \$0, SA Greg Cross, greg.cross@longandfoster.com, SB Long & Foster Real Estate, Waldorf, MD, 20602, 301-843-3600.
- 4705 Tecumseh Street, 204**, \$209,900, (\$229,900), Sharon McBride, Owner occupant, 1 BR, DOM 177, SS \$0, SA Tatiana Rodriguez, tarodriguez@comcast.net, SB Baldus Real Estate, Waldorf, MD, 20604, 301-645-8800.
- 4707 Tecumseh Street, 104**, \$243,016, (\$267,000), James W. Lee III, Owner occupant, 240-297-9644, 2 BR, DOM 198, SS \$14,581, SA Elisa Seth, soldbyelisa@mris.com, SB Re/Max Specialists, Upper Marlboro, MD, 20774, 240-765-1300.
- 4709 Tecumseh Street, 102**, \$242,000, (\$267,000), Francis Murphy & James Smirniotopoulos, Absentee owners, 204 Eldrid Drive, Silver Spring, MD, 20904, 301-622-4252, 2 BR, DOM 227, SS \$12,145, SA Clio Koutzoumis, cliokoutz@aol.com, SB Maryland Premier Homes, North Potomac, MD, 20878, 301-838-9702.
-

Properties under Contract (Berwyn 15, Branchville 1)

- 5031 Berwyn Road**, \$320,000, Jeffrey & Lesa Kline, Absentee owners since 12/21/1995.
- 5053 Berwyn Road**, \$347,000, Damjan Jevtic, Absentee owner since 02/24/2005.
- 4705 Greenbelt Road**, \$449,000, William & Ellen Roberts, Absentee owners since 06/22/2006.
- 4718 Ruatan Street**, \$375,000, Jarred & Sue Hester, Owner occupants since 03/02/2005.
- 4702 Tecumseh Street**, \$499,000, Ellen Roberts, Absentee owner since 11/08/2005.
- 4705 Tecumseh Street**, 2 units, \$207,900-\$214,900, Stephen Tennant, Absentee owner since 06/17/2005.
- 4707 Tecumseh Street**, 3 units, \$259,900-\$267,000, Stephen Tennant, Absentee owner since 06/17/2005.
- 4709 Tecumseh Street**, 4 units, \$264,000-\$267,000, Stephen Tennant, Absentee owner since 06/17/2005.
- 8414 48th Avenue**, \$140,000, (Building lot), 10,000 sf, 48th Ave. Conservation Trust, Owner since 06/18/2004.
- 9002 48th Place**, \$360,000, Lori & Kevin Taylor, Absentee owners since 08/19/2005.
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Properties for Sale or Rent (Berwyn 8, Branchville 1)

- 4703 Berwyn Road**, \$1,500,000, Quality Enterprises, Absentee owners since 06/28/2001.
- 4817 Osage Street**, \$419,000, Scott Dell & Kirsten Gurka, Owner occupants since 03/23/2006.
- 8400 Potomac Avenue**, \$405,000, Scott Roberts, Absentee owner since 11/23/1998.
- 8708 Rhode Island Avenue**, \$425,000, Frances Darling, Owner occupant since 08/20/1970.
- 5004 Roanoke Place**, \$430,000, Jose & Aurelia Cruz, Owner occupant since 02/17/2006.
- 5102 Roanoke Place**, \$530,996, Santos Landeverde, Absentee owner since 01/22/2007.
- 4705 Tecumseh Street, #202**, \$264,900, Stephen Tennant, Absentee owner since 06/17/2005.
- 4914 Tecumseh Street**, \$149,000, (Building lot), 9228 sf, Ilhame Sefiani, Owner since 02/11/2004.
- 8901 48th Avenue**, \$375,000, Ana Anguilar & Jose Zavala, Absentee owners since 09/29/2005.

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).

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