



# The Berwyn News

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

June 2005

www.myberwyn.org

Volume 13 Issue 6

## NOMINATIONS for BDCA 2005-2006 Officers

For President	Heather Iliff
For Vice President (2)	Tim Aldridge Chuck Ireton
For Corresponding Secretary	Mark Shute
For Recording Secretaries (2)	Andrea Carpentieri Sue Hester
For Treasurer	Al Cutino
For Board of Directors (3)	Jerry Anzulovic Chris Moss Harry Pitt Tim Triplett
For Neighborhood Watch Director	Janeen Miller & Mark Seaton
For Berwyn News Editor	Jacqueline O'Keefe

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**Berwyn District  
Civic Association Meeting**  
 June 16, 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. Presentation – Updates Northgate High Rise Condominium complex & Los Cabos Restaurant
4. Presentation on the College Park Area Homes Fair
5. BDCA Election  
Come out and Vote for your new officers!!
6. Treasurer Update
7. Committee Updates
8. Civic Association Updates
9. College Park Reports from our Council Representatives
10. New Business
11. Adjournment

College Park Area Homes Fair  
 Saturday July 30, 2005  
 11:00am – 4:00pm

All residents: Invite your friends and family  
 To tour College Park Area Homes on July 30!

Sellers: If you are selling your home, schedule an  
 OPEN HOUSE  
 On July 30, 2005  
 And we'll bring buyers to your doorstep

Contact Heather Iliff at [heatheriliff@yahoo.com](mailto:heatheriliff@yahoo.com)  
 For more information

Greetings Neighbors,

The May Berwyn District Civic Association (BDCA) meeting started with a discussion of the new proposed city fence ordinance that would restrict front yard fences. The BDCA passed a motion that states that we would oppose any new regulation unless the regulation specifies that it applies only to fences greater than four feet high. It was decided that the BDCA will try to hold a neighborhood night out event on Tuesday August 2 (which corresponds to the date of the national night out) and invite our Lakeland neighbors. The BDCA will be checking to see if the city has any funds to help support this event. Also at the May meeting we heard some updates from the neighborhood preservation coalition and it seems that several landlords have decided to sell their property, which could perhaps mean the recent trend toward fewer owner occupied houses could be changing. Unfortunately, we also heard at the meeting that there has been an increase in suspicious activity (possibly drug sales) occurring in the Berwyn neighborhood park area. Finally we debated the city's concern with a recent request for a liquor license by a Mexican restaurant that will soon be opening up on route one in the same building that was previously a Mexican restaurant. We should have updated information to pass along at the June BDCA meeting.

The new BDCA website is up and running. The URL address is [www.myberwyn.org](http://www.myberwyn.org).

If you have any suggestions or items that you would like to add to the website please feel free to contact me (my email is [ttriplett13@comcast.net](mailto:ttriplett13@comcast.net)).

I hope many of you will attend the June BDCA meeting in which we elect next year's BDCA officers. I know that our nominating committee has been busy putting together a strong new team of volunteers. We also should have some update information on the Northgate high-rise condominium complex and the Los Cabos Restaurant liquor license request. Finally, we will also here a presentation about the Saturday, July 30th College Park housing fair. The June meeting will be the final BDCA meeting until next September. This is also the last newsletter until early September. So, enjoy your summer, and remember to mark on your calendars Berwyn Day 2005 (Saturday September 10, 2005).



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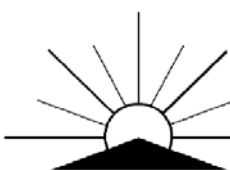
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Ah; Summer; It came over night...wham! The City Council is supposed to be on a Summer schedule- If last year is any indication of how that will be implemented remains to be seen. We met a 'Gawd Offel' amount of times last Summer.

The Council adopted the budget and by law it is balanced. There are tax increases and perks for the City Council. All through this the Council did not identify any new sources of revenue, save the tax increases on property. I can't understand the thinking of my fellow council members, not identifying and using revenue sources that are available to municipal governments. Our expenses continue to rise and until all of the development that is in the pipeline comes online, we will continue to use our savings.

There are innumerable capitol expenses and wage increases that the city will have to meet. We can use the "credit card" for some of them, but others will have to queue up and be delayed until the 'OUT YEARS'. I'm not comfortable with the philosophy. The taxpayers and residents do not deserve to be kept waiting.

Any capitol expenses that we make show the folks that pay the bills that we are good stewards and are working to improve the entire City, for the benefit of all, and those who come after us. There is nothing wrong with raising the bar.

By a tie vote with the mayor breaking the tie, the old Branchville Elementary School site (Read Fire Department) has been chosen for the new City Hall, replacing the one downtown and parking (public) be put on that site. The parking will be augmented with residential and commercial uses. Negotiations are under way with the fire

company to proceed. I'm sure that Prince George's County will stick its' nose in and slow down the process.

Mr. Joe Nagro, a College Park resident and the interim City manager was selected as the new City manager. Joe, having served on the council, comes from the private sector where

he was Vice President/owner of a contracting company. This will bring a different eye to the bottom line as private industry looks for the end result to be a positive number, not just a 'Feel Good' thing. A resident of College Park Woods and former civic association president he will offer the council and staff an interesting view of how things should go. Good Luck to Joe and God speed.

Elections are held every two years in College Park in 'off' years. All city council seats and the mayor are up for grabs this year. In order to participate you must be a registered voter in Prince George's County at the address in College Park from which you run. More information will be in the City Municipal Scene in the Gazette newspaper that is dropped on you driveway or lead walkway. Register, Run, Vote and Participate. Remember, if you don't vote can't complain.

Progress is being made on the Ridgeway property at his expense and the community is very thankful for the participation of the City staff and legal counsel in getting this eyesore addressed.

Finally, don't forget National Night Out in August and Berwyn Day in September. Volunteer to help. See you in September and 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 to the left.

**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. May was a good month. We announced the hiring of our interim City Manager, Joe Nagro, as our City Manager. Joe Nagro, a resident of College Park Woods for a long time, served on the City Council for a few terms before resigning in 1997 to take a position as the Assistant Director of Public Works. Congratulations, Joe. In other May news, the City Council adopted rent caps on single-family homes, by a vote of 7 to 1. This vote came on May 24<sup>th</sup>, the day after the Supreme Court of the United States voted unanimously in favor of a Hawaii rent cap law regarding rents paid by gasoline service stations. I was gratified by the vote, as I did not want to pass such legislation without the strong support of the Mayor and the Council. Support was also strongly provided by the Student Government Association and the University for my legislation.

The absentee landlords have reacted in their usual style by blaming everyone but themselves for their predicament. They are now spending their time and money to get a change to the City's Charter to require that the City have rent caps on all rental property and not just the overpriced properties that they own. If they succeed in their petition, it will be placed on the ballot in November, when the absentee landlords run their candidates for the City Council. So if you are asked to sign such a petition please decline. I don't think College Park ought to be operated in a way that subsidizes wealthy landlords from places like Columbia, Potomac, Rockville, Annapolis and University Park, many of whom own 10 to 20 rental properties each. They disagree of course and would like to continue to pick your pocket along with the pockets of their tenants. In a few years with the advent of more properties such as University View, rent caps won't be needed, as the market will fix the housing shortage.

Also on May 24<sup>th</sup> the City Council adopted its FY2006 budget, the final step in a two-month process for the City Council that went very well.

A nearby restaurant, Los Cabos, is proposed to open in a few weeks. The owners, who recently obtained a liquor license from the County, are doing about \$350,000 in renovations to the building, which formerly was the location of Los Panchos, until it closed in early 2004. Los Cabos would be part of a family owned "chain" of about 15 Mexican restaurants generally located in Seattle, Boston and Charlotte, North Carolina.

The Neighborhood Preservation Coalition (NPC) is coming before the City Council early this month asking for the City's support in organizing a College Park Homes Fair. The event is tentatively set for July 30<sup>th</sup>. Heather Iliff, an NPC member and a Berwyn resident is leading the effort. It is a great idea and great timing too, since rent caps are likely to dampen investor interest in our City as a way to get rich quick.

Progress is being made on fixing up the Ridgeway property (Berwyn and 49<sup>th</sup>). The contractor cleaned up the property and is preparing to paint the building. After four years of legal maneuvering a date has been set for a trial in the issue of the City's claim to the property on Berwyn Road across from the plaza, the infamous "gravel lot" which breaks up the Trolley Trail. Trial is set for August 9-11 in Upper Marlboro. It will not be a jury trial. The City is looking to develop some property it purchased a few years ago in College Park Woods. The land, about 70,000 square feet, adjacent to the PEPCO right-of-way, could hold three single family homes, though a road and utility extensions would be required to serve the homes. We purchased the property for \$60,000. It appears it is now worth over \$200,000.

I hope to see you Thursday the 16<sup>th</sup> at Fealy Hall to answer any questions you may have about the budget, rent caps, development or any other subject.



Information Provided by  
Jerry Anzulovic  
of Bright and Associates

### Properties Sold (Berwyn 1, Branchville 0)

5027 Berwyn Road, \$249,000, Julie Frederickson & Janina Hagen, Post Office Box 4932, McLean Virginia, 22103-4931, DOM (?), SS (?).

### Properties under Contract (Berwyn 11, Branchville 0)

4711 Berwyn Road, \$309,000, Ulysses Glee, Absentee owner since 8/5/1977.  
5024 Berwyn Road, \$370,000, Vernan L. Hoover, Absentee owner since 9/27/1982  
5108 Berwyn Road, \$399,900, Lundy S. & Rose A. Taylor, Owner occupants since 2/21/1985.  
4713 Greenbelt Road, \$350,000, Christine J. & Eric Michelson, Owner occupants since 10/06/1996.  
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.  
8803 Rhode Island Avenue, \$349,000, Boris & Nelly Zusin, Absentee owners since 8/20/2002.  
8615 Rhode Island Avenue, \$244,900, Courtney S. Daforth, Owner occupant since 9/4/2001.  
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 10, Branchville 2)

8413 Potomac Avenue, \$364,990, Quinnie & Cindi B. Stephens, Owner occupants since 8/1/1995.  
8430 Potomac Avenue, \$349,900, Steven B. Gross, Absentee owner since 2/1/2002.  
8516 Potomac Avenue, \$298,200, Michael A.K. Potter, Owner occupant since 5/5/1998.  
5020 Quebec Street, \$2,000 per month rent, Tami Sadowski, Absentee owner since 2004.  
5010 Roanoke Place, \$350,000, Steven D. & Doroteia M. Knighton, Owner occupants since 3/28/2000  
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 a month rent, James L. Bowen, Trustee, Absentee owner since 7/10/2000.  
8404 48<sup>th</sup> Avenue, \$395,000, 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.  
9002 48<sup>th</sup> Place, \$289,900, Jennifer L. Henneberry, Owner occupant since 6/20/2002.  
9008 48<sup>th</sup> Place, \$309,500, Bernice M. & George Holloway, Owner occupants since 10/27/1970.  
8702 49<sup>th</sup> Avenue, \$439,500, Ross E. Eichberg, Absentee owner since 8/25/2004.

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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Barbara\_Frush@house.state.md.us

Brian\_Moe@house.state.md.us

Authority Duncan H. Munro, Treasurer

**THE NEXT ISSUE of the BERWYN NEWS will be distributed on  
the weekend of *September 10th.***

**Deadline for ads and copy – *September 5th.***

**Send to Jacqueline O'Keefe at jacquie@umd.edu.**



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*Working for you to build better communities!*

By Authority: Carol B. White, Treasurer

# College Park Area Homes Fair

Saturday July 30, 2005

11:00am – 4:00pm

Are you thinking about selling your home in the College Park area this summer? There's never been a more opportune time!

Hold Your  
**Open House** on July 30  
And bring  
*More Potential Buyers*  
to your doorstep!

*Contribute to preserving our neighborhoods, while maximizing your resale value*

The Homes Fair will be marketed widely in the DC-Metro area, to highlight the many amenities of living in the College Park area, such as:

2 Convenient Metro Stops & Marc Train  
University of Maryland  
Community Events  
Bike Trails  
Neighborhood Playgrounds and Fields  
Park Lands & Fresh Air  
Lake Artemesia  
Farmers Market  
College Park Airport, Est. 1909

*The purpose of **the College Park Area Homes Fair** is to bring more owner occupiers into the College Park community. Participating homes will be asked to market the properties for home owners rather than for investors on the day of the Fair. To participate in the Homes Fair, sellers and real estate agents contact [George](mailto:GEORGE.MAESTRI@Longandfoster.com) Maesti at [GEORGE.MAESTRI@Longandfoster.com](mailto:GEORGE.MAESTRI@Longandfoster.com). We will put your property "on the map" for an Open House on the day of the Fair.*



