



The Berwyn News

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2004/2005 Officers & Directors

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Volunteer to help cleanup Berwyn!! Come to BDCA meeting and help plan the details!



**Berwyn District
 Civic Association Meeting**
 March 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. Special Topic: Report on recent Neighborhood Walk
4. Planning Session: Organize the Cleanup Berwyn Spring Event
5. Treasurer Update
6. Committee Updates
7. Civic Association Updates
8. College Park Reports from our Council Representatives
9. New Business
10. Adjournment

Greetings Neighbors,

The February Berwyn District Civic Association (BDCA) meeting began with a presentation of the City's economic plan by Claire Sale. An interesting presentation, but clearly a lot of work remains if the city hopes to put forth a positive image that would result in increasing families and businesses willingness to move to College Park. Several residents pointed out that improvements should begin with improving the safety and overall cleanliness in College Park. These two issues will be discussed in further detail at the Thursday, March 17 BDCA meeting. At the February meeting the new BDCA bylaws were unanimously adopted, so I'd like to thank Sandy and Jerry the primary authors for their diligent work. At the February meeting there was also much discussion about forming some neighborhood watch patrols. As a result Mark Seaton plans to organize a walk before this month's meeting to survey the neighborhood. That walk is scheduled for Monday night March 14, if interested the plan is to meet in the Holy Redeemer parking lot at around 7pm.

At this month's board meeting the main discussion was organizing the potluck dinner. However, there was some discussion about how we can get more people in the community involved. One thing that was mentioned and would not involve a major time commitment would be to sign up for delivering the Berwyn newsletter. Another easy way to get involved would be to write a short piece on something that would be of interest to the Berwyn neighborhood that would be published in a future Berwyn Newsletter. Feel free to contact me if you

are interested in delivering the newsletter, writing a short letter or article for the newsletter or if you would like to get involved in some other way.

I am happy to report that this year's potluck dinner was a success. Everyone seemed to have had a good time and there was plenty of good food. Perhaps we should start getting people to publish some of those delicious recipes in our newsletter. I especially would like to thank Doug, Sandy, Andrea, Bob, and Harry for your help in setting up. I also would like to thank the Seven Seas restaurant for donating those delicious egg rolls. We didn't get an official count, but the estimate was between 70 to 80 people attended and certainly families with children were well represented. I also would like to thank Officer Shawn Cook for attending the potluck and taking the time at the end to talk with residents interested in organizing some neighborhood patrols.

The BDCA is currently holding a contest to pick a domain name (internet address) for its website. The hope is to establish a domain name that is easy to remember or at least a name that would be easy for people to find when searching for websites. To enter complete the form on the back of this month's newsletter. You could also fill out and enter the website naming contest at this month's BDCA meeting. At this meeting we will be talking more about the organization and planning of neighborhood watch patrols. In addition, we will be planning the next BDCA event, which is the annual "Neighborhood Cleanup Day". These are both interesting and important community topics, so I hope to see many of you at this month's meeting!



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Paper bags are coming. You should hear about the mandatory use of paper bags for grass and yard clippings. Beginning in April of this year, the use of plastic bags for grass and clippings will not be allowed. College Park has in the past used approximately 50,000 plastic bags for this. There is a labor cost in cutting them open and disposing of them. There is also an environmental consideration. They do not biodegrade. College Park composts its leaves and grass clippings. The final product SMART LEAF® is sold. The plastic bags degrade the final product, no matter how efficient the screening process, some plastic still get thru. The official policy of the city is to 'Let it lay'. Do not pick up grass clippings, leave them on the lawn. The use of the paper bags will give us a cleaner product, for those of you who feel you must bag 'em. The bag will biodegrade and go right into the final finished product. Montgomery County already requires the use of paper bags. These bags are available at many hardware 'big box' stores as well as the super markets in the area.

The 'silly council' keeps slipping the date back because they think that this is a 'to hard' item for you to handle and/or adjust to, I disagree.

Maryland general assembly is winding down its annual session. It looks like some kind of slots bill will emerge this year. I'm glad they only meet for 3 months a year. The governor's budget as submitted call for an adjustment in the way state monies are apportioned to youth services bureaus thru out the state. This has caused some concerns here in College Park. We are working with and run a program that we cannot afford to run on our own dime, no matter how good our intentions are.

Bowie's city council has received word that if they want to establish a police department in their city, the cost would be about 7 million dollars. 3 out of 4 of the police 'experts' that we asked to sit with the 'silly council' said NO as to whether we should establish our own police department. There are options that we have not fully explored yet and the presence of the University of Maryland in College Park gives, I believe some additional firepower.

As we start to work on the next fiscal years budget, an increase in city property taxes is a given because of the 'silly council's'

decision on homestead property tax exemption et al. Councilman Catlin's proposal for rent control appears to have the necessary support to make it the law in College Park. One of my main problems with it is there is no income for its imposition only expenses for its implementation.

There is talk about some type of shuttle bus system on route #1 funded by the city. What? We don't have enough busses on route #1? Some on the 'silly council' feel that new development should pay for it. All of this under the guise that it will relieve traffic congestion on route#1. Just because a developer proposes an amenity for his tenants, some on the 'silly council' want them individually and/or collectively solve the problem that existed before they, the developer, came on the scene.

We won one and almost lost one in Upper Marlboro. We, Berwyn, will get two new single family homes on Tecumseh Street. The owner/developer said he would give first choice of the new houses to owner/occupants. The other was on 49th Avenue. This absentee owner will be allowed to rent to only 6 as opposed to 10. He also received a warning from the planning commission. Be a GOOD owner/neighbor.

Welcome to my/our new owners and occupants here in Berwyn. Those of you who have been here I urge you to clean up your lot and property. This includes the gutter in front of /or alongside of your house. Please recycle and get ALL of your trash and recyclables out to the curb on Monday. The city forces cannot pick up what they do not see, or is not at the curb. If you need help in getting something out or picked up, give me a call.

Pick up that 'GAZETTE' at the end of your drive or walk – the first 12 or 14 pages have lots of news and info on College Park. Channels 71 on cable and the city web page have a lot of info. Call 301-864-8666 for Web Site Domain Name.

It was a good potluck dinner. Thanks for coming out. May GOD continue to bless America, see you Thursday,
Jack

Greetings neighbors. College Park has begun its campaign to inform residents about the shift to paper bags only for the collection of shrub clippings and cut grass. The use of plastic bags for these products is being eliminated this spring. The City will continue its education effort through the summer. Shrub clippings and cut grass can also be left at the curb in a container that can be emptied into the truck. Greenbelt is going through a similar process at this time, too.

The neighborhood potluck dinner (third annual) came off successfully. We had a turnout of about 75 people (about the same as last year) and many volunteers to help organize the event this year.

The deadline for applying for the City Manager position recently ended. We haven't got the list of applicants as of this writing, but should receive a narrowed down list from our search firm of the most qualified persons before the end of March.

Our consultant, Dr. Basu has completed a draft of his housing study on the advisability of rent caps on part of our housing stock (generally single family Homes/townhouses). The City Council will soon be discussing the study with Dr. Basu in executive session. If all goes well an ordinance to impose rent caps on these properties should emerge in late March or early October. In the almost 18 months since I first presented this idea to the City Council, the need for this City legislation has significantly increased, as the amount of owner-occupied housing in the City continues to shrink every month. Almost everyone I discuss this with (who lives in College Park) expresses support for the proposal.

We have a short lull in new development projects, but it won't last very long. The College Park motel (next to our Exxon station) is slated for redevelopment as a 3 or 4 story hotel. In addition, we should soon be hearing of plans by PDC Campfire for the two acres of land behind the bowling alley and Pizza Hut. In addition, various other projects are being worked on for Route 1, south of Greenbelt Road, including a conference hotel, condominiums and student housing.



Community Life Fellowship Assembly of God
Caring and Sharing
Meeting at 8800 48th Avenue
College Park Church of God
(one block off Greenbelt Road)

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 60th Ave Berwyn Heights/College Park)
Men: Experience Freedom from Addictions & Habits?
(Over Eating, Over Working, Lack of Financial Control, Smoking, Alcohol, and more)

Wednesdays 6:30 p.m.

Free Guitar Lessons

Wednesdays

Life Application Studies - 7:30 p.m.

Wednesday, March 16 7:30 p.m.

Nutritional Awareness: Eating healthier; Living Healthier

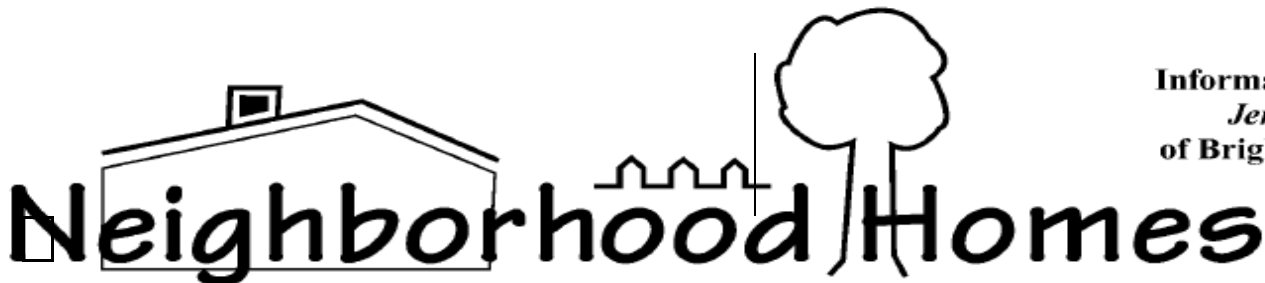
March 18, Friday 7:30 pm

Movie: The Passion of the Christ

www.clf.netfirms.com

Church Phone 301-220-4335





Information Provided by
Jerry Anzulovic
of Bright and Associates

Properties Sold (Berwyn 2, Branchville 0)

8701 48th Avenue, \$320,000, (\$299,000), Tamara Sadowski, Absentee Owner, 23K Ridge Road, Greenbelt, Maryland, 20770; DOM 93, SA Tami Sadowski, TAMI@MRIS.COM, SB RE/MAX Sails. Inc. SS \$16,500.00/US.

8603 49th Avenue, \$260,523,(\$259,900), Stephen Kerber, Owner occupant, DOM 55, SA Sharon McCrane, sharon.mccrane@longandfoster.com, SB Long & Foster Real Estate, Inc., SS \$0.00.

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.

5053 Berwyn Road, \$235,000, Charles E. & Jennifer A. Johnson, Owner occupants since 5/15/1995.

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.

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 8, Branchville 0)

*5108 Berwyn Road, \$399,900, 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".

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.

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



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The next issue of the Berwyn News will be distributed on the weekend of April 16th.
Deadline for ads and copy – April 11th.

21st District Delegates

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The BDCA is holding a contest to choose the “Domain Name” (Internet address) for our website!

The winner will receive a free lunch buffet (available both on weekdays or weekends) for everyone in his or her family at our neighborhood Seven Seas Restaurant

RULES: You can submit as many entries as you like. All entries must be submitted by April 1, 2005. You can submit you entry at the March 5 Pot luck Dinner, at the March 17 BDCA meeting, mail it to PO BOX 535 College Park MD 20740, or give it to a BDCA officer.

SELECTION PROCESS: The entries will be reviewed at the April BDCA board meeting. Each board member will nominate one entry and will not be allowed to nominate their entry. Since some domain names could be entered more than once, the entries will be read at random so that if a domain name comes up more than once the subsequent entries will not be considered.

PICKING A WINNER: At the April 21 BDCA meeting, we will read all nominations and hold a vote. The name that receives the most votes will win provided the domain name is available (for instance www.bdca.org and www.berwyn.org are not available domain names). If the winning name is not available the domain name finishing second could win and if it is not available then we will go to the third most popular name and so on until we find a name that is available.

To enter, fill out the information requested below. (Please Print Clearly!)

Street Address: _____

Family Name _____

Number of Adults _____

Number of Children _____

Home Phone _____

Suggested Domain name: www._____.org
(for example www.bdca.org – which is not available)