



The Berwyn News

Published by the Berwyn District Civic Association, Inc.



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www.myberwyn.org

May 2007

Neighborhood Dessert Pot Luck June 21, 8-10 pm

Our regular meeting next month will be short, so that we can celebrate the end of another year as a great place to live. Come bring a dessert to share and spend a fun evening with your neighbors. Look for details in the June newsletter.

New BDCA Officers Needed!

We're in search of the next slate of BDCA officers and need you to fill the roles. Help your community by being an officer. It doesn't take much time, and just a little effort on your part will make Berwyn the best place to live in College Park. Contact any officer for information on the positions. It's your neighborhood; why not make it the best one around?

Free Stuff at UMD

Looking for things to do that are inexpensive and local? Visit www.freestuff.umd.edu to search their list of campus events that are free. There are listings for performances, give-aways, speakers, and sports, so you are bound to find something that interests you.

Helpful Yard Work Hint

People are going lots of yard work in the neighborhood, properly dispose your debris. Yard waste (leaves, clippings, grass) is collected on your regular collection day, as long as it is at the curb by 7 am. It must be in paper yard waste bags or reusable containers. Yard waste set at the curb in plastic bags will not be collected. Brush and branches are collected by appointment on Thursday and Friday. Please call 301-474-4194 to arrange a pick up.

Berwyn District Civic Association Meeting

Thursday, May 17, 2007
THIRD THURSDAY, 8-10 pm, Fealy Hall

1. Roll Call for Officers, Minutes from last meeting
2. Presentation by Joseline Peña-Melnyk of the 21st District state delegation
3. Treasurer Update
4. Committee Updates
5. Civic Association Updates
6. College Park Reports from our Council Representatives
7. New Business
8. Adjournment

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>

THE NEXT ISSUE of the *Berwyn News* will be distributed on the weekend of **June 15th**. The deadline for articles & ads is **June 11th**.

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

Bits and Pieces of Berwyn and Branchville, Part 11. (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

The diamond was across the dirt road from the barber shop and about 100 feet east of the car line (*Where the townhouses are now - JVA*). Left field ran all the way to out backyard fence – a white-wash job five feet high. We had a wide section of plank fixed firmly in the ground and reaching the fence half way up. Often on the way home, we'd hit that plank full-speed and vault over the fence like Superman in flight. The ball field itself was largely home-made; formerly, it had been planted to corn, but of late is had been overgrown with daisies. Using hoes and lawnmowers we fashioned the infield. Scythes and sickles made the outfield playable.

We played baseball there practically every day, all day long – except for intermissions on weekends and at the swimming hole. Our route there paralleled the streetcar track, a proximity which led to the invention of another game. In order to pass a streetcar pole, we were required to hit it with a rock. In time, the poles became no challenge and so the colored glass insulators on the cross bars became the targets. After busting those insulators year after year, I found it no problem later on to hang out a clothes line from third base to first in the major leagues. The ball would target in and still be moving strong when it hit the first baseman's mitt. And after playing infield for years on the rough Berwyn diamond, I never found cause to complain about the grooming of big league ball parks.

On Saturday afternoons and Sundays, the regular Berwyn team used our field, playing the better semi-pro nines from Washington. Berwyn had some darn good athletes and they won against the best more often than not. My older brother, Fritz, performed for a time in the Sally League and in the Southern Association. I believe he holds the all-time record for the number of bases stolen in one game (1927), seven. He could run, and so could I. We had to. There were too many people after us.



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**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.

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!!!

PRESIDENT'S CORNER

Tim Triplett, ttriplett13@comcast.net

Greetings Neighbors,

We did not have a formal presentation at the April Berwyn District Civic Association (BDCA) meeting but we did have some interesting discussions. The most interesting discussion was about the "East Campus Project" which is a campus development plan for the southeast corner of Paint Branch Parkway and Route 1. The East Campus is expected to have 2,000 housing units (one-half of which will be for students) and lots of retail space comparable to the amount of space of Beltway Plaza minus the Giant and Target. A lot of retailers including a major book store and an upscale grocery store have expressed interest in locating there. The University wants to go forward with the project by next summer. As the plans become more clear, we hope to have a presentation at a future BDCA meeting.

At the April meeting, we also formed a nomination committee (Harry Pitt, Jerry Anzulovic, Timothy Triplett, and Kevin Young) for recruiting candidates to serve as BDCA board members next year. Unfortunately, we will need to replace two long time board members Janeen Miller and Al Cutino. So building a strong board will be a big challenge this year. If you or anyone you know would like to become more active in the community, please let us know. We need more volunteers. A strong community needs to have an active civic association.

At the upcoming May 17th BDCA meeting we will get an update from our 21st District state delegation.

The 21st delegation just concluded their 2007 session of the Maryland General Assembly, hopefully representing the interests of our community. They will be reporting to us the legislature's actions that took place and discuss local issues of concern. They will also answer questions. So this month's meeting will be a great opportunity for Berwyn residents to express their concerns.

I want to thank everyone who volunteered to come out and help clean up the neighborhood at our annual clean-up the neighborhood weekend event. Overall, I was impressed that there seemed to be less trash needing to be picked up than there has been in prior years. Typically the neighborhood clean-up is the final BDCA event of the year, but this year we delayed the pot luck dinner in order to hold it in the park to celebrate the arrival of the new park equipment. Since it is uncertain when the new equipment will arrive (probably during the summer) we have decided to hold the pot luck at the final BDCA meeting in June. More information about this will be posted in next month's newsletter, but we will still plan to hold our annual BDCA election in June, which would be followed by a pot luck dessert celebration that will include a few door prizes and other exciting news. So mark June 21 on your calendars and plan to attend the end of the year BDCA potluck dessert party.

Finally, my tip of the month is to check out the BDCA website. We have recently added some pictures to the Berwyn photos page and plan to add some interesting historic pictures in the coming months.

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COUNCILMAN VIEWS AND COMMENTS

Bob Catlin

301-345-0742 or Catcprtc@aol.com

Greetings neighbors. After two Saturdays of meetings on the proposed FY08 budget for College Park, the Mayor and Council have added some additional proposed spending (and found some additional revenue, too). The overall result does not raise taxes or fees (other than the meter increase that was initially proposed to help in funding a parking garage).

Foulger-Pratt has begun a series of informational meetings on the University's proposed East Campus development project I mentioned last month. At the last meeting on May 7, permanent city residents made up most of the attendance for the presentation. Participants expressed concerns about traffic, noise, the need for student housing, how the project would be integrated into the Old Town neighborhood, and environmental issues. I think people were generally encouraged about the response of the developers to the issues or rather how they said they would approach the issues, as the development process is at the beginning and more analysis is generally necessary before answers can be formulated.

Thanks to the almost 20 residents who showed up on April 28 or 29 for about one hour and thoroughly cleaned up three locations in Berwyn of litter. It was surprising how much trash was collected. The 4700 block of Pontiac Street is the most heavily littered location in Berwyn. About 50 hours after the cleanup this location was revisited and about 30 new items of litter were collected.

Work is continuing on Rita's Ice on Route 1 at the west end of Greenbelt Road. I spoke with the owner who along with his five-member family (and others I presume) will operate the business. He expects to open in early June.

It appears our nearby Mexican restaurant, Los Cabos, will soon be history. Their liquor license is to be transferred to a new entity, which will operate at the location as a sports bar named Varsity Grille. The parties in this new enterprise have a long track record in the restaurant business, mostly in Montgomery County. We have been told the restaurant will have significant family appeal, too.

The second Ridgeway property (in the 8600 block of 49th Avenue) is slated for renovation soon, as the work on the Berwyn Road property has largely moved indoors.

Up north above Ikea, the Camden Apartments and retail to the front of the housing are progressing with the retail appearing to be ready to be turned over to the businesses for completion. It appears that about 80 percent of the space is either leased out or leases

are now being negotiated. Some of the apartment complex should be completed and ready for renting by the fall.

Please remember to join or renew your BDCA membership for 2007. I hope to see you at the May 17th meeting.

CITY COUNCIL MUSINGS

Jack Perry, 301-345-7526

Spring has sprung – sorta. The Mayor and Council are all about Spring Cleaning. Legislation cleaning up the city cold and the current budget, at the staff's request, to dedicate some of this year's budgeted monies to carry over into the next fiscal year. How neat is that? Ask for it, don't spend it, and fix it so you can carry it into the next fiscal year capitol budget. A budget is a snap shot in time. Staff and my contemporaries on the City Council, all public sector or tax exempt company employees, would have it another way. If you budget it and don't spend it, you lose it or ask for it in another budget. You or your department was too busy with normal duties and by not spending it, city operations carried on with less spent. Capitol budgets are for big ticket items; truck, streets, automobiles, building repairs & replacements, and such stuff. The staff proposal would make a "study" a capitol project. Go figure.

We are scheduled to adopt the FY08 budget. I will vote against it as there are too many "big government" spending proposals in it that are designed to appeal to groups in the city in the upcoming elections. Some of these are "touchy feel good" items that I'm sure candidates will use as reasons to ask the voters to vote for 'em. Some things are what local government is all about, others would best be accomplished by individuals themselves or by non-profit agencies. Some are, or should be, addressed by other levels of government (within reason).

East Campus Development. This proposed re-development of the area behind the steam plant and Ritchie Coliseum and Frat Row is generating a lot of press and "blog" space. My biggest question is how the re-development will affect the educational mission of the University of Maryland at College Park. My second concern is, whatever is developed, that it be designed and built to 21st century goals, as it will be around a very long time. So long in fact, that no one here today will ever see it re-developed again.

Construction of a pedestrian bridge over the Metro and CSX tracks between the Lakawana Street/Greenbelt Metro Station and University Boulevard has attracted some attention. I support his endeavor as it will provide access to the trails and ships to be developed on the gravel pit for walkers and bicyclists well into the 21st century. With gasoline at \$3 per gallon with no

end in sight, food crops are being diverted to make fuel for automobiles, my children are going to live in a different work. There will still be a market, even greater, for close-in housing, although it may be in a different form than you and I have come to accept. With transit-oriented development, the goal is to provide housing close to nearby neighborhoods. For those who don't like walking, maybe Segway is the answer. Those don't need superhighways.

Congratulations to the Iliff's and the subdivision request to subdivide their large lot and build a new home on Patuxent Avenue. Berwyn continues to grow. I do take exception to the very large house being constructed on 48th Avenue and the potential that exists to disrupt the neighborhood.

Thank you to all who showed up to help clean up Berwyn. Ten hardy individuals worked on Pontiac Street between Route #1 and 48th Avenue on a Saturday morning. It was clean until Monday, when Bob and Russell cleaned it up again. Now if we could get people to clean up their yards and tidy up the front of their houses, curb appeal would be the byword in Berwyn.

See you Thursday. May God bless this great country.

– Jack Perry, Councilman

p.s. I need a geek to look at my computer.

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 5 of the newsletter for dues information.

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

Warmer weather signals the arrival of things pleasant - like spring, and unpleasant - like burglars and con artists. More people are outside this time of year, leaving possessions more unguarded. And cars or house windows are more likely to be left open.

To prevent the chances of being victimized, take the following precautions:

- Keep doors and windows locked - even if you will be out for only a short time.
- Request identification from utility representatives who may show up at your home - true representatives carry it, and will gladly show it to you. Call their company for verification.
- Only rarely will legitimate home improvement companies solicit door-to-door. They usually

distribute fliers or make phone calls - it's more cost effective for them.

- Never pay in cash. Using a check keeps a record of the transaction and often provides identification of the person cashing the check.
- Beware of excuses such as "We just finished a job around the corner and had extra materials that we could offer you at a discounted price." Professional companies do not operate in that manner.

Unfortunately, this is the time of year when all different types of crimes are known to occur, such as the infamous "door knockers." These are merely individuals trying to figure out if anyone is in the home before attempting to break in.

If you're out working in your garden these days, make sure you keep your doors locked. Carry a key with you and lock your front door and your back door. Some criminals specialize in stealing from homes when people are outside doing yard work.

When you finish your yard work, remember to clean up and lock up behind you. When you put your tools in the shed, garage or basement, don't forget to lock the doors. An open door is an invitation to a thief. Deny criminals the opportunity to steal by securing your home and property.

And finally, if you do see anyone suspicious lurking around your neighborhood, never intervene, but rather let the police know. An officer can cruise through the area to check things out, and you don't need to provide your name: the call can remain confidential.

Let's enjoy a wonderful and safe spring!

If you'd like to join the Neighborhood Watch group, send a message to Berwyn_neighborhood_watch_subscribe@yahoo.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@yahoo.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*.



Information Provided by
Jerry Anzulovic
of Bright and Associates

Properties Sold or Rented (Berwyn 8, Branchville 0)

- 4903 Osage Street**, \$500,000, (\$509,999), Boris Kozak or Zhadovetsky, Absentee owner, 9316 Saint Andrews Place, College Park, MD, 20740, 301-792-3037, 3360 sf, DOM 114, SS \$10,000, SA Helena Pulyaeva, helenapulyaeva@mrisc.com, SB RE/MAX 2000, Rockville, MD, 20852, 301-881-1700.
- 8503 Rhode Island Avenue**, \$378,000, (\$384,900), Daniel Stewart & Shannon Senefeld, Owner occupants, 1047 sf, DOM 130, SS \$3000, SA Rosie Morton, rosiemort@mrisc.com, SB Prudential Carruthers Realtors, Silver Spring, MD, 20904, 301-879-2600.
- 4705 Tecumseh Street, 104**, \$212,900, (\$239,900), Lauren Roberts, Owner occupant, 240-297-9371, 1 BR, DOM 261, SS \$10,000, SA Kirkland Lofton, kirkland32077@yahoo.com, SB RE/MAX Allegiance, Lanham, MD, 20706, 301-577-8080.
- 4705 Tecumseh Street, 201**, \$272,400, (\$259,900), Adam Sheff, Absentee owner, 210 Long Trail Lane, Rockville, MD, 20850, 301-309-2526, 2 BR, DOM 278, SS \$3145, SA ViVi Sheff, vivisheff@comcast.net, SB Jobin Realty, Bethesda, MD, 20817, 240-395-0500.
- 4707 Tecumseh Street, 301**, \$209,900, (\$199,000), London McCloud, Absentee owner, 3204 Windsor Boulevard, Woodlawn, MD, 21207, 410-944-1298, 1 BR, DOM 194, SS \$2000, SA Mary Charters, mcharters@kw.com, SB Keller Williams Team Realty, Gaithersburg, MD, 20878, 301-978-9775.
- 4709 Tecumseh Street, 203**, \$249,900, (\$264,000), Carl Starling, Owner occupant, 301-345-1296, 2 BR, DOM 364, SS \$8000, SA Nancy Miranda, nancymiranda@remax.net, SB RE/MAX One, Bowie, MD, 20716, 301-464-0044.
- 4709 Tecumseh Street, 301**, \$249,900, (\$277,900), Justin White, Owner occupant, 240-297-9823, 2 BR, DOM 300, SS \$12,842, SA Mary Charters, mcharters@kw.com, SB Keller Williams Team Realty, Gaithersburg, MD, 20878, 301-978-9775.
- 4709 Tecumseh Street, 302**, \$255,000, (\$272,900), Renne Gray, Absentee owner, 12619 Kavanaugh Lane, Bowie, MD, 20715, 301-464-3184, 2 BR, DOM 316, SS \$3145, SA Gregory Gray, makingrealestateeasy@mrisc.com, SB Long & Foster Real Estate, Bowie, MD, 20715, 301-262-6900.

Properties under Contract (Berwyn 18, Branchville 0)

- 5053 Berwyn Road**, \$347,000, Damjan Jevtic, Absentee owner since 02/24/2005.
- 5016 Roanoke Place**, \$315,000, Francosco & Aura Lau, Owner occupants since 06/30/2004.
- 4702 Tecumseh Street**, \$499,000, Ellen Roberts, Absentee owner since 11/08/2005.
- * **4705 Tecumseh Street**, 4 units, \$214,900-\$262,900, Stephen Tennant, Absentee owner since 06/17/2005.
- 4707 Tecumseh Street**, 4 units, \$259,000-\$267,000, Stephen Tennant, Absentee owner since 06/17/2005.
- * **4709 Tecumseh Street**, 5 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.

Properties for Sale or Rent (Berwyn 9, Branchville 0)

- 4703 Berwyn Road**, \$1,500,000, Quality Enterprises, Absentee owners since 06/28/2001
- 5031 Berwyn Road**, \$320,000, Jeffrey & Lesa Kline, Absentee owners since 12/21/1995.
- 4705 Greenbelt Road**, \$449,000, William & Ellen Roberts, Absentee owners since 06/22/2006.
- 4817 Osage Street**, \$419,000, Scott Dell & Kirsten Gurka, Owner occupants since 03/23/2006.
- 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.
- 4718 Ruatan Street**, \$375,000, Jarred & Sue Hester, Owner occupants since 03/02/2005.
- 4705 Tecumseh Street, #202**, \$264,900, Stephen Tennant, Absentee owner since 06/17/2005.
- 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).

Visit the Berwyn online MESSAGE BOARD!

Post your questions, items for sale, announcements, and more at www.myberwyn.org.
Click "BDCA Message Board" at the top-center of the page and post your message.