



# The Berwyn News

Published by the Berwyn District Civic Association, Inc.



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[www.myberwyn.org](http://www.myberwyn.org)

May 2008

## Bike to Work Day Friday, May 16

Join thousands of area commuters for a celebration of bicycling as a clean, fun and healthy way to get to work! Meet up with your neighbors during this free event at the College Park pit stop at City Hall on your way to work.

From 6:30-8:30 am, they'll be info on bike commuting, local rides, snacks, t-shirts and more.

For information and registration, visit  
[www.waba.org](http://www.waba.org)

## Become a BDCA Officer Elections in June

We need you to run the civic association. Officer slots are up for election in June, and we need you to volunteer to fill those positions.

Requirements? Only that you live in Berwyn. Experience needed? None. All you need is an interest to keep our neighborhood one of the best in College Park. If you want details, contact any officer about their experience in their position.

## New City of College Park Web Site

The location of the College Park web site has changed. To get to the new site, go to  
[www.collegeparkmd.gov](http://www.collegeparkmd.gov)

## Yard Waste in Paper Bags Only!

The city will gladly collect your yard waste, but it can only be placed in paper bags, not plastic. For details, visit  
[www.collegeparkmd.gov/seasonal.htm](http://www.collegeparkmd.gov/seasonal.htm)

## Berwyn District Civic Association

Thursday, May 15, 2008  
THIRD THURSDAY, 8-10 pm, Fealy Hall

1. Introductions
2. Presentation and Question & Answer session on the Maryland legislative session and upcoming important issues (including the referendum to allow slot machines in MD).
3. BDCA officer reports
4. Council member reports

### BDCA 2007-2008 Officers

President	<i>Jerry Anzulovic</i>
Vice President	<i>Kevin Young</i>
Corresponding Secretary	<i>Timothy Triplett</i>
Recording Secretary	<i>Liesl Koch</i>
Treasurer	<i>Lori Young</i>
Board of Directors	<i>Harry Pitt, Jack Perry, &amp; Patrick Hyouse</i>
Neighborhood Watch Director	<i>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 13<sup>th</sup>**. The deadline for articles & ads is **June 9<sup>th</sup>**.

Send articles and ads to Bob Baca at  
[cookwithbob@hotmail.com](mailto:cookwithbob@hotmail.com)

Stay informed about neighborhood activities. Visit the Berwyn web site at  
[www.myberwyn.org](http://www.myberwyn.org)  
for news, photos, maps, meeting minutes, and much more.

## PRESIDENT'S CORNER

Jerry Anzulovic, [jvamgnc1@verizon.net](mailto:jvamgnc1@verizon.net)

Just a short note this month. We shall have a report on the past two sessions of the Maryland legislature. Since we all have to vote on a very important issue this upcoming November, which is to legalize slots all over the state, I would believe that all of us should hear out the issues from both sides. I am pretty sure how I am going to vote, but I believe I should hear out the issues and ask some questions about the issues that I still have on my mind. Also, both houses had a lot of other things that were on the legislative plate that they had to deal with. I can only say that I am thankful that I was not a delegate or the senator. No one likes to raise taxes or cut programs. None of our legislators were happy and I am glad they the sessions are over and I can see them all smiling again. They sure looked grim while they were in Annapolis. Come out on the 15<sup>th</sup> at 8 pm at Fealy Hall and ask your questions.

June is the month when we elect our officers of the Association. I hope that some of you out there would consider holding some of the offices. We need some new blood to add energy and ideas for the Association and the neighborhood. One position that has not been filled yet is the Chairperson for Berwyn Day. A lot of what goes on that day is run of the mill, we just need someone to make sure that it gets done and that doesn't mean going it actually but to remind people to get their jobs done. Let me know if you think you might like to try being the Chairperson. Hope to see you on the 15<sup>th</sup>.

### **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 2008! 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](mailto:Catcprtc@aol.com)

Greetings neighbors. Spring is actually a season this year, rather than the usual brief intermission before the heat of summer. Coming up very soon is the public hearing on the City's proposed FY2009 budget. On Tuesday, May 13th at 7:30. I expect to hear some opposition expressed to additional funding (\$500,000) for contract police at the hearing, since the increased expenditure would require a 2.3 cent increase in the City's real property tax rate (from 29.9 cents to 32.2 cents per \$100 of assessed valuation to generate about \$430,000 of increased revenue).

Later this month an Urban Land Institute Technical Assistance Panel will meet to evaluate the development potential of two parcels of land, about five acres in size, between the College Park Airport and the Metro Station. While about 75% of the property in the area is owned by the University and over time will be developed in the style of a suburban research office park, there is the potential for a modest amount of Transit-oriented Mixed-use development in the vicinity of the Metro Station. A panel will look at the market potential of the properties and explore planning and design issues. A written report will follow in July/August.

Last month work began on a pedestrian island on Paint Branch Parkway at the Trolley Trail crossing, to provide an increased measure of safety for those crossing the road. Late last month the Varsity Grille restaurant opened for business. Rita's has opened for the season, selling custard and various Italian ice products. Friday, May 16<sup>th</sup> is the annual Bike to Work Day. One of the morning stops is at City Hall (6:30-8:30 am). Last year over 100 riders stopped by City Hall on their way to the work.

The County's Planning Department is looking to redo the May 2002 Route 1 Sector Plan and Sectional Map Amendment. The new plan would look at areas north and south of the original plan. Most notably the new plan would look at the almost 40 acre Cafritz parcel just south of the City. The new plan would incorporate a number of new developments since the 2002 plan, such as the proposed Purple Line (light rail), the proposed Campus Connector, the University's M-Square office park, the East Campus project and the recently completed Route 1 transportation study. A number of problems with the 2002 plan have also been identified and the new plan must correct problems and inconsistencies in that plan. I hope to see you Thursday, May 15<sup>th</sup> at the monthly BDCA meeting.

**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. Look to the left on this page for dues information.

## CITY COUNCIL MUSINGS

Jack Perry, 301-345-7526

The "Diamondback" has reported that the proposed changes in the noise ordinance have been shelved by the proponent. Other newspapers have picked up the story. The reason I state this is that I didn't know about the withdrawal until I was contacted by a reporter.

Apparently the councilwoman met some opposition and decided to take the easy way out. The students said that the proposed legislation could victimize "new" tenants to the same house. That may have been possible but by pulling the proposal back, the landlord is not held accountable for the conduct of his or her tenants. The old adage is that if you get into their wallet, you will get their attention. Apparently, all fines are now passed on to the tenants and deducted from their security deposit. The proposal would have (I believe) put more responsibility on the landlord to police his property and warn or otherwise notify the tenants that it will cost them money if they violate the city noise ordinance. With the withdrawal, the status quo remains and the students keep reminding us that this is "College" Park and that they are "college" students and will live like they want.

Development is not occurring as fast as developers had hoped because of a number of different reasons. This affects the income that your city receives as tax payments. Thus, projected income slows down and either services or programs bear the brunt.

All city property will be taxed at a higher rate with the proposed FY09 budget. Most of this increase will go to pay Prince George's County to provide three police officers to patrol only in College Park. Yep, that's right, we will use our tax money to pay for Prince George's Police to work in our city. Nobody can tell me that it is not paying twice for the same police, nor will anyone tell us that with more police, there will be less crime (I would use Washington DC's "All Hands on Deck" as an example). (Sorry Brian...and you can be sure that the comment is not personal.)

The developer of East Campus and the University want College Park to take on a larger financial role in the East Campus Development. I am having a hard time getting my hands around this proposal. Our total financial picture is de minimus when compared to the University of MD. Why do they need little 'ole College Park? Which brings to mind the unanswered question: how does College Park benefit from this proposal? Will my taxes go down?

Oil prices will put a serious hit on our street paving program into the future. Thankfully, our streets are in good repair and our pavement management system is to be credited with this.

Your new budget includes some of what I will call pork and is going to be "the camel's nose under the tent." An effort to buy votes can be traced to a number of the proposals, in my opinion.

Your city council still believes in Santa and the Tooth Fairy. They have said there is no timetable to decide on the ultimate fate of the old College Park Elementary School (the Friends School).

Yes, there is some good news, but you will have to come to the membership meeting on Thursday to hear about it. God bless America. See you on the 15<sup>th</sup>.

## BERWYN NEIGHBORHOOD WATCH

Gina Tomko (GTomko@epe.org)

On Monday, April 28, a little after 10:00 pm, a resident on Potomac Avenue witnessed a person in a black hooded sweatshirt slinking up to his neighbor's car and prying at the door. The witness went outside, where the suspect made eye contact with him and then ran off down Potomac Avenue turning right on Quebec. The suspect had managed to open the passenger side door and left a chunk of asphalt next to the car.

The witness notified the neighbor (owner of the vehicle) and called the police. The police sent patrols out, but were unable to find anyone.

Since this incident, I have had a number of calls all wanting a FREE steering wheel lock for their car. I still have about 5 or 6 left. If you would like one, please give me a call at 240-994-7711. Maybe you have a neighbor who could use one? Maybe there is a student living next door who has an older car, making it an easier target for car thieves. Ask around. Let folks know these clubs are available.

For those interested in joining the Berwyn watch online group, send an email to [Berwyn\\_neighborhood\\_watch\\_subscribe@yahoo.com](mailto:Berwyn_neighborhood_watch_subscribe@yahoo.com).

Be safe and stay aware.



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Information Provided by  
*Jerry Anzulovic*  
 of Bright and Associates

**Properties Sold or Rented (Berwyn 1, Branchville 0)**

**4707 Tecumseh Street, #103**, \$1,350, (\$1,400) per month, 2 BR, 2 BA, Bruce Weneck, Absentee owner since 10/11/2006, agent, Maureen Jone-Stehr, mjremax@verizon.net, 301-261-9626, RE/MAX Experts, 2049 West Street, Annapolis, MD, 21401, 410-224-4400.

**Properties under Contract (Berwyn 8, Branchville 1)**

**4705 Greenbelt Road**, \$449,000, William & Ellen Roberts, Absentee owners since 06/22/2006.  
**4907 Quebec Street**, \$415,000, Joshua & Valerie Durrant, Owner occupants since 07/30/2002.  
 \***5000 Quebec Street**, \$370,000, Richard Fahey, Owner occupant since 06/05/1991.  
**8708 Rhode Island Avenue**, \$425,000, Frances Darling, Owner occupant since 08/20/1970  
**4718 Ruatan Street**, \$375,000, Jarred & Sue Hester, Owner occupants since 03/02/2005.  
**4707 Tecumseh Street, 304**, \$259,900, Stephen Tennant, Absentee owner since 06/17/2005.  
**4709 Tecumseh Street, 104**, \$267,000, Stephen Tennant, Absentee owner since 06/17/2005.  
**4914 Tecumseh Street**, \$149,000, (Building lot), 9228 sf, Ilhame Sefiani, Absentee owner since 02/11/2004.  
**9008 48<sup>th</sup> Place**, \$415,000, Ilhame Sefiani, Absentee owner since 08/02/2005.

**Properties for Sale or Rent (Berwyn 12, Branchville 1)**

**4707 Greenbelt Road**, \$499,000, William & Ellen Roberts, Absentee owners since 06/23/2006.  
**4805 Greenbelt Road**, \$175,000, Michael Bailey, Absentee owner since 03/02/2007.  
**4804 Osage Street**, \$270,000, Quay Dong, Absentee owner since 08/24/2005.  
**8400 Potomac Avenue**, \$369,900, Scott Roberts, Absentee owner since 11/23/1998.  
**8519 Potomac Avenue**, \$369,900, Cosimo Eguren, Absentee owner since 11/15/2004.  
 \***8520 Potomac Avenue**, \$349,900, Robert & Stephen Ford, Owner occupants since 10/01/2004.  
**5007 Quebec Street**, \$349,900, Russell Dickerson, Owner occupant since 03/24/1988.  
**4702 Tecumseh Street**, \$350,000, Alfredo Orozco, Owner occupant since 05/02/2006.  
**4705 Tecumseh Street**, \$219,922, Vinnett Riley-Baptiste, Owner occupant since 10/30/2006.  
**4904 Osage Street**, \$355,000, Matthew & Monika Nuhse, Owner occupants since 02/01/2005.  
**8407 Patuxent Avenue**, \$365,000, Richard & Donna Burns, Owner occupants since 07/18/1983.  
 \***4709 Tecumseh Street, 303**, \$259,000, 2 BR, Michael Wright, Owner occupant since 08/16/2006.  
**8901 48<sup>th</sup> Avenue**, \$349,900, Jose Zavala & Ana Aguilar, 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).

**THE BERWYN NEWS ADVERTISING AGREEMENT**

<u>AD SIZE</u> (width x height)	<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 (some formatting changes may be necessary).**

Ads will not run until payment is received!

**Thank you for supporting our community!!!**