



Greetings neighbors. There is news on a variety of issues this month. First, three candidates have been interviewed for the job as City Manager. A fourth candidate is scheduled for an interview shortly. He had been unable to make the first interview day we scheduled with the other three candidates. Two other candidates dropped out at the last minute, one because he accepted another job and the other because he decided that he could not be occupied with a job hunt now, as his community was trying to cleanup after being hit by the hurricanes in Florida. After the upcoming interview the City Council will have to decide whether to make an offer to one of the candidates or do a new search.

With respect to new housing, University View just opened a leasing office for its building to be open by the next school year. The State Highway Administration recently announced it would install three pedestrian crossings on Route 1 in College Park, including one near University View. The State also announced two additional pedestrian bridges would be funded across Paint Branch to the campus from Route 1. These are in addition to the pedestrian bridge that University View is constructing. The Northgate Condo project (on and adjacent to the Taco Bell site) is being revised, to make the project smaller or perhaps provide for a phased two building construction. No details have been announced yet.

Some information was released on the City Hall redevelopment. The information should now be available on the City's web site. The concept plan calls for mixed use development at two sites, the City Hall site and the adjacent parcels behind the Cornerstone and R. J. Bentley's. The City would retain ownership of the land and have buildings constructed which would include parking garages (which would include significant public parking), residential condominiums, and ground floor retail. By retaining ownership of the land and providing ground leases for condos and perhaps, retail too, we could control the way the properties are used, such as controlling if and how they could be rented and what retail uses would occupy the space. The plan

allows for the building of a new City Hall at the Elementary School site on Calvert Road using monies derived from the project, plus gives the

City a steady stream of additional annual income from the ground leases.

What are the pros and cons? The pros are: we would have a good use for the school property, as the Friend's School is leaving for a new building on Kenilworth Ave. soon. The cost to renovate this old building (1930's) would exceed \$3 million and since its use is restricted by the County to public uses, no tenant will be found willing to pay the rent necessary to fund these needed renovations. Moving City Hall there gives us a use for the property and allows us to vacate properties which have a high value which can be turned into funds to pay for the cost of building a new City Hall. We also get more retail downtown, more public parking, and more owner occupied properties. The site is attractive for condos because of its proximity to jobs at the university and the nearby availability of Metro. The project would provide needed revenues, both property tax and income tax to the City, without adding significantly to the cost of providing City services. The cons are more people and more cars in the City, especially downtown and the issue of turning the Elementary School site into something other than a school is of concern to many Calvert Hills residents.

What else are we looking at? On the money side two items are of interest. One I have a proposal to revise the Homestead tax credit as it pertains to the City. State law limits property assessment increases (for tax purposes) on owner occupied properties to a maximum of 10 percent a year. I am proposing we adopt a cap of only 1 percent. It has two implications. One is that we will need to increase the property tax rate more often than we have done in the past and two that rental properties will begin to pay higher city taxes than owner occupied properties. Currently, we in effect subsidize the rental home business. This has to stop and this the best (and only) way to do it.

The City ended the last fiscal year ending June 30<sup>th</sup> with a deficit of about \$215,000. While we have almost \$3 million in savings, we are going to take a fresh look at our current budget to see what implications last year's shortfall has for this year's estimates.

I hope to see you at the BDCA meeting and our annual bonfire this month.

Greetings neighbors, I'd like to first thank all the volunteers who helped make Berwyn Day 2004 a major success. The weather was perfect, everyone seemed to be having a good time, and it also turned out to be a very successful fundraiser for your Berwyn District Civic Association (BDCA). Thanks to Jennifer Underwood, we have some good quality pictures from Berwyn day, which I have posted on the new BDCA website. I'd also like to thank all you chess players who took the challenge. Finally, I especially want to thank all those who helped setup early in the morning and those of you who hung around at the end (Mike & Chris McCaslin, Mario Escalante, Jr., Mark Vujnovich, and Robin Sears) to help clean up.

For those who could not make it to the September BDCA meeting, you can now read about the meeting, since the minutes from this BDCA meeting is posted on our website. The presentation at the meeting about the Berwyn House project was very informative. The major concern raised by several people was the lack of 24 hour on-site management. Many residents expressed a strong opinion for the need to have a late night on-site manager. Since the meeting we have learned that there are still variance issues associated with this project and the building plans are subject to change. Therefore, the BDCA has not taken a position in favor or in opposition to the Berwyn House project. The other presentation at the September meeting was two single family homes being built on Tecumseh Street. Overall, there was no one opposed to the builder's plans, so the BDCA has decided to not stand in opposition to the building of these new homes. In the remainder of the meeting we were greeted with good news from our treasurer, based on a successful Berwyn Day, and also received College Park updates from our Councilmen and an update on the Neighborhood Preservation Task Force efforts. Again information on these updates can be ascertained from the minutes posted on the BDCA web site.

If noise in the neighborhood is an issue that concerns you, you will not want to miss this month's BDCA meeting (October 21 at 8pm in Fealy Hall). There will be a short

presentation followed by discussion about the procedures and ways in which you can do something about this increasing problem in our community. Last month I personally attended, as a complainant, a noise ordinance meeting and was proud to see 11 other supportive neighbors testifying or attending to simply show their support. The landlord did not attend and hence was given a \$500 first time violation fine.

The October Fest bonfire has perhaps become the community's biggest event of the year and will be held Saturday evening October 23 at Cherry Park. The fire starts around 5:30pm and the fire department and puts out the fire at 9pm. If you have any questions about what can and cannot be thrown into the bonfire, I encourage you to contact Jack Perry. The other major event this month is one of my favorites, "Halloween". Halloween falls this year on Sunday (October 31) and for those participating in giving out candy please leave your porch lights on from 5:30pm to 8pm, likewise I encourage you to leave your lights off during these hours if you are not participating. For those going out Trick a Treating, please try to finish up by 8pm, Sunday is a school night. Also, travel in groups and carry flashlights. Also note that the number of parked cars in our neighborhood has increased making it more difficult to walk around the neighborhood. So please be careful and have a safe and happy Halloween.

Several times I have mentioned our new BDCA web site. It is not quite finished, but there is now enough information on this site that I encourage you to visit. The current internet address for the site is

<http://mywebpages.comcast.net/ttriplett13/berwyn> .

We will soon be adding our web site to a Maryland State web site for community groups. I will pass along the address as soon as that becomes available. Amongst many other things the web site will include an electronic version of this and previous newsletters. Finally, in this newsletter we have a form that we need every household in the community to fill out in order to update our neighborhood watch directory. Please, help save us lots of work by completing and returning this form for your household.



Information Provided by  
Jerry Anzulovic  
of Bright and Associates

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

The woods behind and west of 4714 Branchville Road, \$450,000, PDC Campfire Inc., Michael A. Carnock, Resident Agent & Sole Share Holder, Absentee owner, 11686 Foxspur Court, Ellicott City, Md. 21042-1518, SB (?), SA (?), SS \$0.00.

4914 Tecumseh Street (One of Trouble's old pastures), \$50,000, Ilhame Sefiani, Absentee owner, SB(?), SA (?), SS \$0.00.

### Properties under Contract (Berwyn 15, Branchville 1)

4711 Berwyn Road, \$309,000, Ulysses Glee, Absentee owner since 8/5/1977.

5012 Berwyn Road, \$205,000, Claude Edwards, Owner occupant since

5028 Berwyn Road, \$225,000, Gloria Pope, Absentee owner since 2003.

4713 Branchville Road, \$249,900, Rasheed A. Mustafa, Owner occupant since 3/14/2000.

8308 Potomac Avenue, \$287,000, George D. & George D. Jr. Vincent, Owner occupants (?) since 10/1/93.

5005 Quebec Street, \$299,000, Albano B. & Rose Cutino, Owner occupants since 1960.

5020 Quebec Street, \$139,900, William F. & Margaret D. Wilson, Owner occupants since

5016 Roanoke Place, \$265,000, Andrew C. Wenzinger, Owner occupant since 4/11/1991.

4718 Ruatan Street, \$289,900, Galen P. & Christine Dively, Absentee owners since 11/06/1995.

4819 Ruatan Street, \$390,000, Raymond J. & Anastasia M. Trudell, Absentee owners since 2003.

4700 & 4702 Tecumseh Street, Unimproved acreage, \$110,000, Gerald A. & Shirley J. Behrens, Owners since 5/25/1982.

4806 Tecumseh Street, \$249,900. Bryan C. Youmans & Charles E. Eta, Owner occupants since 6/30/2000.

8701 48<sup>th</sup> Avenue, \$299,000, Tom G. & Frances G. Simon, Had been owner occupied since 11/02/1956.

8603 49<sup>th</sup> Avenue, \$259,900, John F. & Elizabeth Hendricks, Owner occupants since 1940.

8702 49<sup>th</sup> Avenue, \$310,000, Michael D. Holder, Owner occupant since 1/5/1983.

8609 50<sup>th</sup> Place, \$215,500, Dawn K. Nichols, Absentee owner since 7/26/2002

### Properties for Sale (Berwyn 10, Branchville 0)

4808 Osage Street, \$249,900, Kris A. Magnuson, Owner occupant since 10/9/2003.

8312 Potomac Avenue, \$349,000, Clifford & Dawn A. Howard, Owner occupants since 6/13/2002.

8413 Potomac Avenue, \$364,990, Quinnie & Cindi B. Stephens, Owner occupants since 8/1/1995.

8436 Potomac Avenue, \$309,990, Mary B. Embody, Owner occupant since 6/12/1997.

8519 Potomac Avenue, \$255,000, Frances O. Barrett, Absentee owner since 3/29/2001.

8521 Potomac Avenue, \$255,000, Frances O. Barrett, Absentee owner since 3/29/2001.

8408 48<sup>th</sup> Avenue, \$295,000, Michelle Tam & Zo Ann Song, Absentee owners since 1/8/2002.

8410 48<sup>th</sup> Avenue, \$295,000, Michelle Tam & Zo An Song, Absentee owners since 1/8/2002.

8500 49<sup>th</sup> Avenue, \$329,000, Zo Ann Song, Absentee owner since 8/27/2001.

8707 48<sup>th</sup> 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



# Senator John A. Giannetti, Jr

122 James Senate Office Building  
Annapolis, MD  
21401-1991



301-858-3141  
410-841-341

Fax:  
301-858-3850, 410-841-3850

[john\\_giannetti@senate.state.md.us](mailto:john_giannetti@senate.state.md.us)



**“Always at your service...”**



The next issue of the Berwyn News will be distributed on the weekend of November 13.  
Deadline for ads and copy – November 8th.



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**OCTOBER FEST**  
**COME ON OUT AND JOIN**  
**THE NEIGHBORHOOD**  
**FOR AROUND THE BONFIRE**  
**FUN!!!!**

**BRING YOUR HOT DOGS AND YOUR MARSHMELLOWS!!!**

**October 23<sup>rd</sup> The fire starts around 5:30 P.M.**

**And the fire department puts it out at 9:00 P.M.**

**If you have any questions about what can and cannot be thrown into the bonfire, I encourage you to contact Jack Perry (301) 345-7526**

## **21<sup>st</sup> District Delegates**

**Your legislators serving you.  
Call anytime - 301-858-3114**

**Delegate Pauline Menes  
Delegate Brian Moe  
Delegate Barbara Frush**

**210 Lowe House Office Building  
Annapolis, MD 21401-1991**

**E-mail:**

**Pauline\_Menes@house.state.md.us  
Barbara\_Frush@house.state.md.us  
Brian\_Moe@house.state.md.us**

**Authority Duncan H. Munro, Treasurer**

## **THOMAS R. HENDERSHOT**

**PRINCE GEORGE'S COUNTY COUNCILMAN, 3<sup>RD</sup> DISTRICT**

**County Administration Building  
Upper Marlboro, MD 20772**

**301-952-3060  
FAX 301-952-4904**

**thendershot@co.pg.md.us**

***Working for you to build better communities!***

By Authority: Carol B. White, Treasurer



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### Community Life Fellowship Assembly of God

Meeting at  
**College Park Church of God**  
8800 48<sup>th</sup> Avenue, one block off Greenbelt Road

**Free Guitar Lessons! - Beginning Wednesday, October 20, 6:30 p.m. - 7:15 p.m.**

**Communication in your Marriage - 6 Friday evenings beginning October 22, 7:30 - 9:00 p.m.**

- X Recognizing and understanding the barriers to good communication
- X Learning ways to make your relationship a priority
- X Discovering practical steps for resolving conflict

**Photography 101 - Friday, November 12, 7:30-9:00 p.m.**

Learn the secrets of taking great pictures from professional photographer Tom Dietrich. View his spectacular slide show. Ask your technical questions. Check out his web site ([www.agpix.com/photographer/prime/A0080230.html](http://www.agpix.com/photographer/prime/A0080230.html))

**Community Clothing Drive - Saturday, November 20, 2004, 10 a.m. - 2 p.m.**

Help us help our neighbors. Call the church by Nov 14 to donate your clothing. We'll pick them up.

**Got a nicotine habit? Help is on the way this January!**

Phone 301-220-4335 for details..... [www.clf.netfirms.com](http://www.clf.netfirms.com)

BERWYN NEIGHBORHOOD DIRECTORY  
January 2005 Edition

Listing Form

Our neighborhood telephone directory will be updated this fall for a January 2005 publication. This directory will enable neighbors to stay in touch, and also includes valuable City, County and State contact information for your convenience. As always, the listings contained in the directory is for the exclusive and private use of Berwyn residents for neighborhood-related matters only. *Names, addresses and phone numbers are not to be used for any type of commercial enterprise or for any type of solicitation.*

**Every household (owner occupied and rental) should return this form by November 11, indicating your preference for your listing.**

My listing is below

I prefer not to be listed (write your address below so we know we've heard from your household)

Please Print Clearly!

Street Address: \_\_\_\_\_

Last Name #1 \_\_\_\_\_ #2 \_\_\_\_\_

Last Name #3 \_\_\_\_\_ #4 \_\_\_\_\_

Last Name #5 \_\_\_\_\_

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_

Please, return this form no later than November 12, to any of the following volunteers who will be working on updating our directory: (or mail to PO Box 535, College Park MD 20740)

Tim Aldridge:	4816 Berwyn Road
Andrea Carpentieri	4801 Berwyn Road
Michelle & Larry Grimes	4801 Ruatan Street
Jacquie O'Keefe	4822 Osage Street
Lori Young	8800 49 <sup>th</sup> Avenue
Timothy Triplett	4800 Ruatan Steet
Jerry Anzulovic	4900 Ruatan Street