



The Berwyn News

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BDCA 2005-2006 Officers

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October Bonfire Flyer (insert)	

Annual Berwyn Neighborhood Bonfire

Saturday, October 22, 2005

7pm - 9pm

(Fire Lighting: 5pm)

Plenty of Apple Cider for All.

Bring Your Own Marshmallows, Hot Dogs, etc.



Berwyn District

Civic Association Meeting

October 27, 2005

8 P.M. - 10 P.M.

(49th Avenue and Berwyn Road)

City Council Candidates Forum for District 2

District 2 will have a competitive race this Fall for the November 8 elections.

City Council Candidates:

Robert T. Catlin

Yancy W. Davis

John E. Perry

will be present for a moderated forum to inform the voters of their positions on matters important to District 2 residents.

AGENDA

1. Introductions, Roll Call
2. Minutes from June 16 BDCA Meeting
3. City Council Candidates Forum for District
4. Board and Committee Reports
 - a. Treasurer Report
 - b. Committee Updates
 - c. Neighborhood Preservation Coalition
 - d. Civic Association Updates
5. Reports from City Council Representatives
6. New Business
7. Adjournment

Dear Neighbors of Berwyn,

Fall is here and we finally got a nice soaking rain. Now is a great time to pull weeds (especially in our overgrown yard!) and its also time to get the lawn ready for winter. There are lots of organic and all-natural fertilizers that can help make lawns more healthy and pest-resistant, reduce weeds, and won't harm your pets, kids or the environment. Visit the Behnke garden store for organic and natural products, or try Garden's Alive at www.GardensAlive.com or (513) 354-1482 for organic lawn care.

Candidate's Forum: On Thursday, October 27, the BDCA will hold a Candidates Forum for City Council positions for District 2. Lakeland residents are invited and all District 2 voters can take part. If you have a question to ask the candidates, send your question to heatheriliff@yahoo.com or call me at 301-345-4433.

Berwyn Neighborhood Playground: It looks like our efforts to get the attention of Maryland National Parks and Planning Commission have been successful. Parks and Planning has replaced our water fountain, and met with residents about the kinds of equipment they would like to see at the park. Sadly, the old Roller Slide needed to be replaced, and Kris Moss organized a pot-luck party at the park to say good-bye to the Roller Slide. Many thanks to Berwyn parents who attended the Park and Planning hearing – we had 6 Berwyners at the meeting, including two kids, showing community support of new playground equipment. We'll keep you posted about the next opportunity to have input into what kind of playground we want.

College Park Police Force: We had a great turn-out for our September Civic Association meeting for a discussion on "Does College Park Need its Own Police Force?" This question will be on the ballot on November 8, and we are confident Berwyn Residents will have an informed opinion on the issue. According to Bob Catlin who provided some background information, the estimated costs of a 30-person police force would be about 27.5 cents per \$100 of assessed house value, essentially doubling the current tax rate of

28 cents per \$100. The majority of residents who voiced an opinion at the meeting were in favor of the city using its resources for a local police force in some form. There were, however, a number of residents who expressed serious concern about the hardship caused by increased taxes. Residents also raised the issue of county-wide problems with police force recruitment being a significant issue.

There is no question in my mind that there needs to be an improvement in public safety in College Park. I do worry, though, about the impact of a major tax increase on our senior citizens who are on a fixed income in our community. These neighbors built our communities to what they are today, only to see our generation let the crime situation worsen. I think we owe it to our senior citizens to pay for the increased police so they can feel safe. Let's not hit our long-time, senior residents with a big tax increase – I'm sure there can be some ways to mitigate the impact of the increase for people who would experience hardship.

Bonfire: Join us on Saturday night, October 22 for the annual Berwyn Neighborhood Bonfire! Lots of fun for the whole family – apple cider, sing-along, and merriment! Bring your own supplies for s'mores, hotdogs or whatever. Berwyn Neighborhood Playground, 49th and Patuxent Road.

Thanks for making Berwyn a great place to live.

Best wishes,
Heather Iliff



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The rains have returned – Glad it wasn't snow!

Your council has voted to include an advisory question on the ballot in November about public safety. Proponents would have you believe this means a police force of, by, and for College Park. There is a price tag for this and a time element involved in doing this, a price tag in the neighborhood of **seven million dollars**. This would double our annual operating budget, no matter how you soft sell the cost. It would take approximately four years or so to get a force up and running. Any way you cut it we would only be a small town (city) police agency. We would only be able to attract those who have little or no experience, with some kind of degree or training. College Park would be a training ground for successful types to get "hands on or street exposure" and move on to any number of other agencies looking for new officers at a higher wage. I'm already paying in my property taxes for Prince George's County to provide me with police services. Look at the shape they are in – Yes response time would decrease, however, we would still have crime. Some on the council would have you believe that a College Park Police Force would be a panacea and we should give up on the Prince George's County. I say that all levels of government from the county executive, the county council and the chief of police should be shamed into providing for the citizens of Prince George's County proper and adequate police services. (We could say the same thing about our school system, but that is another matter.)

Most of our time of late has been spent on fees for fines, downtown redevelopment, and new city hall, parking downtown and development issues.

We continue to watch the UM develop M Square at the College Park metro in awe while Two, Four, and Six story buildings within 'spitting' distance of a metro/marc station. Development, very dense, is moving right along at the Greenbelt metro/marc station and the city keeps on insisting that the best we can do on this side of the tracks is 1950's with apartments in the basements and possibly a second floor, with a punch out here and there.

The NIMBY's and the BANNNA (build absolutely nothing nowhere never again) folks have found a sympathetic ear in some corners in

the city and are thumping their chests. We have to remember that change is inevitable and is coming. Our priorities need some adjustment. We have to look forward and not back. 'McMansions' are coming. Condos are coming. We must insist that development on route #1 consists of more than a liquor store in a 'double wide'. Think outside of the box, for future College Park. We hope it will be around as long as some of the 'junk' that exists has.

I mention ballot, yes elections are next month. There is a contested race in every district and our mayor gets a free ride this time. You must be registered to vote the only thing you can do now is change your address as the books are closed with this writing. Your citizens association will host a 'candidates' forum' at the meeting coming up this month. Come on down and listen and ask your questions.

See you at the Bonfire/Octoberfest at Cherry Park (Berwyn playground). You will notice that Park and Planning has removed our roller slide...Boo

May God continue to Bless America,
Jack

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Greetings neighbors. City elections for Mayor and Council are less than one month away (Nov. 8th). If you are not registered to vote yet, you are too late. Jack Perry and I have a challenger this year. Yancy Davis, a resident on 49th Avenue in Oak Springs, is also on the ballot for Council in District 2. The Mayor is running unopposed. Also, for the first time since 1995, we will have a referendum item on the ballot regarding additional taxes for additional policing.

The only amount referenced in the ballot question is the cost of the most expensive option, funding a City police force. Other less expensive options are being considered, but without a clear indication that residents are willing to be taxed more for policing, the Mayor and Council cannot have confidence that the residents want us to pursue options that will require a significant tax increase. A City police force has an estimated operating cost of about \$4 million. The property tax impact would be to double a resident's City property tax. In Berwyn most residential properties pay about \$450 to \$500 in City property taxes, so the increase would be a like amount. A typical resident's total property tax bill would increase to about \$3,000 a year as a result. However, within a few years your County property taxes would be reduced by about \$200 a year, so the actual increase in your combined property tax bill would be less than the stated increase in your City property taxes. This is the result of the County's formula for calculating property taxes which takes into account the County's greatly reduced need to police College Park. I have not taken a position on the police referendum as I have not decided how I will vote.

The Berwyn Road commercial strip renovation was put out to bid. Bids have been received and opened. They were over budget, so I understand that some parts of the project will have to be reduced in cost, but the project should be going forward to construction soon.

A nearby Mexican restaurant, Los Cabos, has recently opened. It is a step up from the last restaurant there, Los Panchos. Tecumseh Gardens is now called "The Oasis

at College Park" and is now a condominium. You can have a home there for as little as about \$250,000. The old Hillcrest Hotel is slated for demolition. In fact it should be gone by the time you read this.

The Rent Stabilization Board is recruiting board members. Please contact me if you are interested. A group of from 5 to 7 members is needed to immediately get the Board running. While it may seem to take a lot of work, you will have City staff assistance, plus a wealth of information about the procedures that Takoma Park has in place to operate with. I believe that much of what Takoma Park has in place can be adapted for our use.

The City Council should have passed a rental conversion grant program by the time you read this. The program allows up to \$5,000 (or up to \$7,500 for police officers) at closing for rental properties that are purchased by owner occupants.

Your *Berwyn News* contains an orange flyer announcing our annual neighborhood bonfire on Saturday, October 22nd. I hope to see you there.



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Berwyn Neighborhood Watch

Call or send an e-mail to Janeen Miller to report suspicious activity, crime and vandalism:

berwyn_neighborhood_watch@yahoo.com

Or 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.

**Report all crime and suspicious activity to the
Prince George's County Police:**

**Emergency (Police-Fire-Ambulance) 911
Non-Emergency 301-333-4000**



Information Provided by
Jerry Anzulovic
 of Bright and Associates

Properties Sold or Rented (Berwyn 5, Branchville 2)

- 5065 Berwyn Road, \$279,900, (\$279,900), DJM 1 LLC, Absentee owner, 11200 Rockville Pike, Suite 300, North Bethesda, Md., 20852 or 10425 Glen Road, Potomac Md., 20854-1835, LA 1,320 sf, DOM 36, SS \$.00, SA Brenda Benton, charlesvbenton@aol.com, SB Realty Executives/2000, Beltsville, Md., 301-937-7999.
- 8515 Potomac Avenue, \$335,000, Michael A. & Athena D. Grass, Absentee owners, 108 Red Oak Lane, Sterling, VA., 20164, 703-689-3829, LA 952 sf. DOM (?), SS \$(?), SA ?, SB ?.
- 8516 Potomac Avenue, \$315,000, (\$298,200), Tamara Sadowski, Absentee owner, 4904 Quebec St. College Park, MD., 20740, 301-982- 5554, LA 1,192 sf., DOM 121, SS \$.00, SA Tami Sadowski, TAMI@MRIS.com, SB Red Door Realtors, LLC, Berwyn, MD., 301-982-5554.
- 8803 Rhode Island Avenue, \$350,000, (\$349,000), Olivia Cordero, Absentee owner 1217 Round Gate Court, Woodbine, MD., 21797-8611 or 9611 New Hampshire Ave., Silver Spring, MD., 20903-1218 or 604 Wayne Ave., Silver Spring, MD., 20910-5554, 301-260-8649, LA 1,265 sf., DOM 105, SS \$5000. SA Ilya Zusin, 202-905-8753, SB Potomac Properties Realty LLC, Potomac, Md., 20854.
- 8413 48th Avenue, \$400,000, (\$440,000), Constantine N. Spithas, Owner Occupant LA 1,428sf, DOM 1, SS \$.00 SA Baka Kasula atlasmerc@aol.com, SB Atlas Realty, Silver Spring, Md.,
- 9002 48th Place, \$300,000, (\$289,900), Kevin & Lori A. Taylor, Absentee owners, 1598 Andover Lane, Frederick, MD., 21702, 301-662-1980 or 226 King James Rd., Upper Marlboro, MD., 20774-8751, LA 1,128 sf, DOM 108, SS \$.00, SA Deborah Shackelford MyC21Agent@mrisc.com, SB Century 21 Home Center, Seabrook, MD., 301-552-6550.
- 9008 48th Place, \$325,000, (\$309,500), Ilhame Sefiani, Absentee owner, 8312 Potomac Ave., Berwyn, MD., 20740 301-982-1268 or 5401 Emerson St., Hyattsville, MD., 301-864-9287, LA 1,153 sf, DOM 92, SS \$.00, SA Frances Hymes Roots, frances.roots@longandfoster.com, SB Long & Foster Real Estate, Temple Hills, MD., 302-449-9100.

Properties under Contract (Berwyn 8, Branchville 1)

- 4711 Berwyn Road, \$309,000, Ulysses Glee, Absentee owner since 8/5/1977.
- 4806 Berwyn Road, \$469,000, Andrew A. & Rebecca J. Widman, Owner occupants since 5/26/1998.
- 4713 Greenbelt Road, \$350,000, Christine J. & Eric Michelson, Owner occupants since 10/06/1996.
- 8304 Potomac Avenue, \$365,000, Donald P. Kirsch, Absentee owner since 10/27/1992.
- 8322 Potomac Avenue, \$399,900, James Futrell, Owner occupant since 8/16/2004.
- 5010 Roanoke Place, \$350,000, Steven D. & Doroteia M Knighton, Owner occupants since 3/28/2000.
- 8901 48th Avenue, \$314,990, Mary E. Raymond, Owner occupant since 4/25/1972.
- 8801 49th Avenue, \$298,000, Arlene F. Mckeller, Owner occupant since
- 8702 49th Avenue, \$439,500, Ross E. Eichberg, Absentee owner since 8/25/2004

Properties for Sale or Rent (Berwyn 15, Branchville 0)

- 5030 Berwyn Road, \$ 489,000, Gloria Pope, Absentee owner since 9/2/2004.
- *4711 Greenbelt Road, \$348,000, (365,000), Vincent R. & Benedict McDonald, Absentee owners since 1/18/1989.
- 4803 Osage Street, \$550,000, Silvia Adamo, Owner occupant since 1/5/1994.
- 8430 Potomac Avenue, \$479,900, Mohammed Sikder, Absentee owner since 5/20/2005.
- 8501 Potomac Avenue, \$339,900, Howard S. & Avrah Mendelsohn, Absentee owners since 3/7/2003.
- 8519 Rhode Island Avenue, \$309,900, Glenn J. & Patricia L. Gulden, Absentee owners since 7/31/1989.
- 8521 Rhode Island Avenue, \$314,900, Glenn J. & Patricia L. Gulden, Absentee owners since 9/21/1988.
- 5001 Roanoke Place, \$400,000, Les Bernard, Absentee owner since 8/14/2002.
- 5004 Roanoke Place, \$359,900, Glenn J. Gulden & Terrence A. O'Hara, Absentee owners since 1/7/1987.
- 5106 Roanoke Place, \$339,900, James & Kimberly Durkin, Absentee owners since 8/29/2003.
- 5002 Seminole Street, \$387,000, Victor & Elsa Ruiz Cruz, Owner occupants since 3/7/2001.
- 8410 48th Avenue, \$295,000, Michelle Tam & Zo An Song, Absentee owners since 1/8/2002.
- *8705 48th Avenue, \$470,000, Frank J. & Bonnie Doyle, Absentee owners since 4/11/1989.
- *8306 49th Avenue, \$479,900 (529,000), Juri M. & Timothy Schaueremann, Owner occupants since 2/11/1997.

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.

Dear Berwyn Neighbor:

College Park City elections will be held on Tuesday, November 8th. I want your support. The next two years will be important in the rebuilding of Route 1. In addition, we have a great opportunity to bring a new City Hall to Greenbelt Road.

Progress has been made on removing some of the financial incentives that investors have to buy our homes. Student housing options have increased, thus forcing rents lower, while we are winning the battle to get landlords to pay their fair share of the costs to operate the City.

Much can be done to redevelop our business areas to make them more attractive and to get retail and restaurants that will make our neighborhoods a more attractive place to live.

Sincerely,

Robert T. Catlin

(Authorized and paid for by the candidate)

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Eighth Page (Business Card) (3.75"W x 2.5"D)	\$25	\$200
Quarter Page (3.75"W x 5"D)	\$35	\$275
Half Page (Horizontal) (7.5"W x 5"D)	\$50	\$350
Half Page (Vertical) (3.75"W x 10"D)	\$50	\$350
Full Page (7.5"W x 10"D)	\$75	\$500

Name of Business: _____ Contact Person: _____
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Repeat the same ad as before yes/no I have e-mailed my ad to the Editor at jacquie@umd.edu by the production deadline.
My ad is enclosed with the amount: \$_____

Please make checks payable to "Berwyn District Civic Association, Inc.", and mail to
Berwyn District Civic Association, PO Box 535, College Park, MD, 20740
For further information, please call Janeen Miller at 301-474-3123, or Jacquie O'Keefe,
The Berwyn News Editor, at 301-441-4803. Thank you for your support!!!

**THE NEXT ISSUE of the BERWYN NEWS will be distributed on
the weekend of November 12th-13th. Deadline Monday before on November 7th.
Send to Jacqueline O'Keefe at jacquie@umd.edu**



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See you there!!!