



The Berwyn News

Published by the Berwyn District Civic Association, Inc.



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www.myberwyn.org

September 2007

Berwyn Day 2007! Saturday, September 8 Berwyn Neighborhood Park, 12-4 pm

Come on out to our annual neighborhood picnic! We'll have games, crafts, food, a moonbounce, book sale, and much more! Plus we'll have representatives from city agencies, neighborhood watch, and local companies on hand to tell you about themselves. Don't forget to cook up a donation for the bake sale! And we can always use an extra hand with set-up and clean-up, so check out the Berwyn Day flier for details!

Fall Cleanup Weekends

The Public Works facility (9217 51st Ave.) will be open on four Saturdays (September 22 & 29, and October 6 & 13) from 7:30 am until 3:30 pm. Residents of the City of College Park may drop off non-hazardous materials. Hazardous materials (including roofing shingles) will not be accepted; electronics will be separated for recycling. Proof of residency is required.

Gardeners Take Note:

Effective September 1st, there will be a \$5.00 per cubic yard charge for woodchips. They may be picked up during normal collection hours at Public Works, or may be delivered for an additional fee. There is no change to compost prices. For more information please call 301-474-4194 x211.

The *Berwyn News* goes on break for summer, so THE NEXT ISSUE of the will be distributed on the weekend of **October 12th**. The deadline for articles & ads is **October 8th**.

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

Berwyn District Civic Association

Thursday, September 20, 2007
THIRD THURSDAY, 8-10 pm, Fealy Hall

1. Welcome back, introductions
2. City Election Candidates Night, bring your questions for the candidates (yes, we have more candidates than positions!)
3. BDCA officer reports
4. Council member reports

Incoming 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, & Patrick Hyousse</i>
Neighborhood Watch Director	<i>Gina Tomko</i>
Berwyn News Editor	<i>Bob Baca</i>

Welcome Back!

There are lots of new faces in the neighborhood. Plenty of new and returning students as well as several new families. Be sure to say hello to them and welcome them to the neighborhood. After a break over the summer, the *Berwyn News* is back in monthly production. We welcome your contributions, both paid ads or contributed stories. We'll keep providing useful information and updates from our City Council representatives, but are always looking for something new. If you have something to contribute or just an idea, please write to the editor at cookwithbob@hotmail.com.

In the Neighborhood.

From the Neighborhood Watch Email List

The Tomato Thief

So I have these Tomatoes on the side of the house...

And they've been disappearing as they ripen. But, yesterday morning I caught the guy, red-handed. Standing in the back yard, eating it RIGHT THERE. I could barely believe it...his two hands, and eating it like a corncob. The nerve!

Quite a meal for a marmot. He's eating it brazenly. And then it occurs to me that the hazelnut buds, cucumber leaves, walnut shoots, and mulberries are all collapsing under the weight of this scourge woodchuck, this groundhog. I used to think he was cute...but now...this is war.

Are they doing anything for us? Do we like them? Are fireworks out of order? Can I cage them and drive them on over to BARC where they can eat all the engineered corn they can gobble? Help please. My street is safe, except for these non-prosecutable bandits.

(Several neighbors wrote back with suggestions, but no word yet on the status of the woodchuck. The neighborhood watch email list provides lots of useful information about the goings-on in Berwyn. Although often more serious in nature, the list also provides some entertainment. See the Neighborhood Watch column for more information on joining the list.)

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PRESIDENT'S CORNER

Jerry Anzulovic, jvamgnc1@verizon.net

Well, by looking at the old calendar on the wall I can see that Berwyn Day is just around the corner. This year it will be held on Saturday, September 8, 2007 at the usual place, the Berwyn Neighborhood Park, from noon to 4 o'clock. Past President Triplett has assured one and all that the moonbounce will stay inflated this year, since there will be an attendant on the premises at all times. From viewing what happened last year, the only people who were having trouble with the slowly collapsing moonbounce were the parents. The kids thought it was great. Especially what with mom and dad running around in a very, very concerned state. What fun, but not for mom and dad.

If you are going to bring anything for the bake sale (and please do), contact Lori Young, our new BDCA treasurer, at 301-474-3577. We also need help in moving table and chairs to the park from Holy Redeemer. If you can help out, meet at the park around 9:00 on the morning of Berwyn Day. An extra pair of hands is always appreciated. See you on the 8th!

The Neighborhood Night Out was a success. We met for food and drinks, provided by the management of Alden Park at their community center. And for those who could stand the heat, we all walked around Lakeland and finally wound up at our plaza where we had ice cream. We had a very good time and my hat goes off to Gina Tomko and Necole Lindsay for taking care of our Neighborhood Watch and for working hard to give us a good Night Out.

This month's membership meeting will be held, as usual, on the third Thursday of the month, the 20th of September at Fealy Hall at 8 pm. Because this is an election year in the city, we shall have our candidate's night at that time for our district. Each candidate will get up to three minutes to make a statement and then the members will be free to ask any questions they may desire of each or all of the candidates. Dame rumor has it that there will be a contest for the District/Ward Two City Council seats. I urge everybody to come out. Remember that you get the representation you deserve in our system of government.

This year looks like we are going to have some new and denser development on essentially the fringes of the old neighborhood. The Association will keep everybody up to date with the activities as they happen. All of us need to stay alert as our "neck of the woods" says goodbye to the suburban lifestyle and feel and enters into the fell and lifestyle of an urban culture.

Must close. The editor is breathing down my neck and I have been on the phone on business and have not been working on this column. See you at Berwyn Day and at the membership meeting on the 20th. Pray for a gentle rain and watch out for the little ones. They are our future.

We've been adding more and more items to the BDCA web page. You can visit it at www.myberwyn.org and check out lots of photos from neighborhood events, the minutes from membership meetings, presentations on proposed development, and much more.



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Neighborhood News

Annual Berwyn Bonfire

Mark your calendars for the OktoberFest Bonfire: October 20 from 5-9 pm at the Berwyn Neighborhood Park. Please don't bring any contributions to burn until the fire ring gets marked. Plus no treated wood products or poison ivy for the pile. But we welcome all other brush and wood that you would like to clear from your yard.

Halloween

We had some trouble-makers in the neighborhood last year, and we plan to take action to deal with it this year. Several neighbors were very upset by the rude, rowdy behavior of some older kids from outside of Berwyn. We'll be discussing what to do to prevent this at the October BDCA membership meeting. People proposed shutting down trick-or-treating by a certain hour, moving it completely indoors for younger kids only, to simply not giving out any treats at all. If you would like your voice heard on this, be sure to attend the October meeting on the 16th.

City Elections

It's an election year in College Park and the mayor and council seats are all up for voting. We'll be having a candidate's night at the September BDCA meeting, where you can meet the candidates and ask them your questions. We have two seats on the council in our district up for election and more than two candidates, so be sure to get involved in the process so that you can choose the best candidates to represent you and your concerns.

Maryland Terrapins Football

The Terps are looking to have a good season this year and while many of us enjoy the excitement of game day, that excitement can spill over into the neighborhood, particularly after the game. Plus it's a good idea to be aware of the games due to the increased traffic in the area. So mark your calendars for the Terp home games on September 1 & 13, October 6, 20, & 27, and November 11.

THE BERWYN NEWS ADVERTISING AGREEMENT

<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!!!

**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

Greetings neighbors. Schools are now open, but over the summer a number of small neighborhood projects have improved the neighborhood's infrastructure. Berwyn Neighborhood Park is awaiting the arrival of new playground equipment. The details of which have been posted on the bulletin board in the Plaza. Over the summer the City Council received a consultant's report and recommendation with regards to policing in College Park. The report recommended more police, but in the form of contracting with the County for seven contract police, at a cost of about \$850,000. The consultant said the City should scale back the hiring of off-duty County police. The report recommended that all police be subject to the supervision of County police.

The City also approved the construction of a parking garage in downtown College Park. A Detailed Site Plan is being prepared to file with the County Planning Board in September. The District Council also approved the construction of Garden Suites a hotel that will replace the College Park Motel, located just north of the Exxon station. The motel should be demolished later this year. The City Council reached agreement with JPI on the Jefferson at College Park West project for the Lasick's and Hillcrest Hotel properties. The Detailed Site Plan for that project is going to the County Planning Board in early September for a decision. The office building at 8400 Baltimore Avenue is proposed to be replaced with a 12-story apartment building and may be built to be student housing. Otis Warren, the developer, wants to keep his options open given the changing dynamics of the DC area's housing market. The Detailed Site Plan for that project is likely to go to the County Planning Board in the near future. The Mazza Grandmarc Apartment project to bring graduate student housing to a site across Baltimore Avenue from the Post Office on Hollywood was finally approved by the District Council. Additional conditions placed on the project will likely delay the project's construction to at least 2009-2010. Two hotel proposals have fizzled out. The two projects were the Starview Plaza hotel project, located between the carwash and the Jiffy Lube and the Hilton Hotel project, located north of the Founder's Gate entrance to the University.

A focus group/steering committee has been formed to discuss the University's East Campus Project. Our Harry Pitt and Monroe Dennis (the Lakeland Civic Association President) are our local members of that group which is to meet over the next two months to discuss aspects of the project.

North at IKEA, some of Roadside's retail has opened for business, some of Camden's apartments will soon be available for rent, and construction has begun on a

small group of for-sale luxury townhouses that will be built between the retail and the apartments.

I hope to see you at Berwyn Day and our September 20th meeting.

CITY COUNCIL MUSINGS

Jack Perry, 301-345-7526

How time flies. Already it's 9 months into 2007 and just a short time ago it was January. What has your council been doing this summer? Development, proposed new development, both inside and outside our town, has taken a lot of our time. A new parking garage structure is under way in downtown. The developer hasn't worked very much off of the campus and set what I believe an impossible schedule to meet. He is meeting the Prince George's County review process. He also informed the Mayor and Council that he wasn't interested in building a condo project on the city hall site and the Council said that he wouldn't "make enough" return on our investment. This combination of factors has killed a new city hall on the old College Park Elementary School site. Some were happy with this decision. I was and am not. There is a group who still believes in Santa Claus and the Tooth Fairy. Magically, my word, a new school facility will appear on this site at no cost to the city. I'm waiting with baited breath for that proposal.

New development on Route #1 was discussed ad nauseam. A new proposal for a high rise – not View high – for the 8400 block of Route #1. Old timers, this is the old bank site. The Mexican restaurant is gone and a "sports bar" is proposed. A hotel may or may not go where Jerry's et al is located. Nothing is happening at the old Starlight site. The motel behind the Exxon is moving ever so slowly. A lot of development is proposed to the north and south of Cherokee on both sides of Route #1. The east side is waiting on the west side. Looks like the condo market is dead for a while and most all of the new development is for apartments. I'll let you figure out who will be renting these units. 500 units are scheduled to come on line at IKEA – traffic should be a bear.

The greater Hollywood area east of Rhode Island Avenue looks like Takoma Park with all of the speed humps. Development on the east side of the railroad/Metro tracks is moving through the process. A proposal for a pedestrian overpass mid-way between the Greenbelt Station and University Blvd/Branchville Road has met a lot of opposition. There is a fear that "those people" will wreak havoc on our fair neighborhoods.

McMansions have caught the eye and ear of the power structure in our fair county. There are hearings being held soliciting input from the communities.

Some development is proposed for the Cafritz property on Route #1 just south and outside of the city, and hearings are also being held on the proposals.

A series of public meetings/hearings on the UM's proposed "East Campus" development are already in progress. You are urged to attend and participate. This is all of the land south of Paint Branch Parkway to Frat Row, behind the steam plant.

Elections are this year in College Park. If you are a registered voter in Prince George's County with a College Park address you are eligible to vote in city elections. Your civic association will have a candidate's night at the September meeting. Come out and ask your questions and listen to who is seeking to represent you and our neighborhood on the City Council. Then make sure to vote. Remember that every election is decided by a minority.

Berwyn Day is coming up. Volunteer to help out and meet your neighbors. We have been doing Berwyn Day for 30+ years. Do you want it to die on your watch?

One a personal note, thank God for modern medicine. Many advances in medicine are walking around Berwyn today. Proof that it does work. May God continue to bless our great nation. Please recycle and save the city money (read ourselves).

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 3 of the newsletter for dues information.

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

I hope you all have had a wonderful summer. It's hard to believe it's just about over. The past two months have been fairly quiet compared to this time last year. There were a few activities reported to the online neighborhood watch group, but we've been blessed for the most part.

If you're new to the neighborhood or just haven't yet joined our online neighborhood watch group, I urge you to do so. The communication among neighbors is critical to the safety and quality of our neighborhood. For those of you interested in joining, send an email to **Berwyn_neighborhood_watch-subscribe@yahoo.com**

On August 7, we celebrated National Night Out against crime. Despite the heat, we had a bigger group in attendance than last year...maybe 50 people or so. We "cooked in" at the new Alden Berkley Community Resource Center and then headed over to the Berwyn Trolley Plaza for some ice cream and popsicles. I'd like to thank both Fannie Featherstone of Lakeland and Ms. Washington of Alden Park for joining forces with us again this year. We had a contract police officer and a University of Maryland Campus police officer in attendance to answer questions. And, of course the mayor along with our favorite city council members all came out to show the importance of crime and drug prevention awareness. Thanks to everyone who came out to show their support!

I'll have a table set up in the park for Berwyn Day on September 8. Be sure to come by and grab some safety literature. I look forward to seeing you on the 8th!

--Gina

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*.

College Park Dog Park

Although our neighborhood is pet-friendly, you might still be looking for a place to let your dog run free. Look no further, for just across Route 1 from Berwyn is the College Park Dog Park. County law requires dogs to be on a leash when they are off your property, but the large, fenced-in dog park allows them to run around off-leash. The park has some simple rules and membership fees and you can find that and more at their web site, www.cpdogpark.org.

Your Ad Here!

Have a business in the neighborhood, a home-based business, or some other ad that you need people to see? The Berwyn News has great rates for ads and over 500 copies are delivered throughout the Berwyn neighborhood each month (and is also available online). See page 3 for details and get your ad in the October newsletter.



Information Provided by
Jerry Anzulovic
 of Bright and Associates

Properties Sold or Rented (Berwyn 11, Branchville 0)

- 8430 Baltimore Blvd**, \$4,200,000, Mr. Northgate 1 LLC; 1155 Connecticut Ave, Washington, DC, 20036
8721 Baltimore Blvd, \$900,000, Drake Petroleum Co., 7309 Baltimore Blvd, Unit 115, College Park, MD, 20740
5031 Berwyn Road, \$330,000 (\$320,000), David Brantley, Absentee owner, 14717 Harvest Lane, Silver Spring, MD, 20905, 1352 sf, SS \$16,000; DOM 90, SA Victor Bradford, Vbradford@mrisc.com, RE/MAX, Silver Spring, MD, 20903; 301-445-5900.
4705 Tecumseh Street, 103, \$190,000, (\$214,900), Malaika Nji, Owner occupant, 1 BR, SS \$7900, DOM 309, SA Mary Charters, mcharters@kw.com, Keller William Team Realty, Gaithersburg, MD, 20878, 301-978-9775.
4705 Tecumseh Street, 203, \$210,400, (\$207,900), Cassandra Pair, Owner occupant, 1 BR, SS \$2606, DOM 139, SA Mary Charters, mcharters@kw.com, Keller William Team Realty, Gaithersburg, MD, 20878, 301-978-9775.
4707 Tecumseh Street, 203, \$ 249,900, (\$267,000), Rajalakshmi & Vellore Parithivel, Owner occupants, 2 BR, SS \$11,843, DOM 398, SA Kim Washington, kim.washington@longandfoster.com, Long & Foster Real Estate, Fort Washington, MD, 20744, 301-292-0700.
4707 Tecumseh Street, 102, \$195,000, (\$189,900), Cristina Figueroa, Owner occupant, 1 BR, SS \$0, DOM 385, SA Nancy Miranda, nancymiranda@remax.net, RE/MAX One, Bowie, MD, 20716, 301-434-0044
4707 Tecumseh Street, 103, \$262,900, (\$267,000), Bruce & Tyler Weneck, Owner occupant, 2 BR, SS \$3500, DOM 188, SA Ken Montville, Ken.Montville@remax.net, RE/MAX, Berwyn Heights, MD, 20740, 240-266-2499.
4709 Tecumseh Street, 101, \$264,000, (\$267,000), Donna Thornton & Alfredo Serra-Andujar, Absentee owners, 2 BR, SS \$8000, DOM 357, SA Nancy Miranda, nancymirando@remax.net, REMAX, Bowie, MD, 20716, 301-434-0040.
4709 Tecumseh Street, 103, \$244,900, (\$267,000), Cesar Kelly & Martha Martinez, Owner occupants, 2 BR, SS \$5000, DOM 282, SA Margaret Martinez, margaretmartinez@weichart.com, Weichert Realtors, Rockville, MD, 20852, 301-468-1600.
4709 Tecumseh Street, 201, \$249,900, (\$264,000), Randall & Poncedor Pinkney, Owner occupant, 2 BR, SS \$7454, DOM 353, SA Mary Charters, mcharters@kw.com, Keller Williams Team Realty, Gaithersburg, MD, 20878, 301-978-9775.

Properties under Contract (Berwyn 10, Branchville 1)

- 5053 Berwyn Road**, \$347,000, Damjan Jevtic, Absentee owner since 02/24/2005.
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.
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.
4702 Tecumseh Street, \$499,000, Ellen Roberts, Absentee owner since 11/08/2005.
4705 Tecumseh Street, #202, \$264,900, Stephen Tennant, Absentee owner since 06/17/2005.
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.
8414 48th Avenue, \$140,000 (lot), 10000 sf, 48th Ave. Conservation Trust, Absentee 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 10, Branchville 1)

- 4703 Berwyn Road**, \$1,500,000, Quality Enterprises, Absentee owners since 06/28/2001.
4816 Berwyn Road, \$515,000, Timothy & Rebecca Aldridge, Owner occupants since 07/02/2003.
5047 Berwyn Road, \$2,000 per month, Andrew Hung Choi Lowe, Absentee owner since 05/11/1990.
***8400 Potomac Avenue**, \$369,900, Scott Roberts, Absentee owner since 11/23/1998.
8403 Potomac Avenue, \$407,000, Deborah Vanadia-Mims, Owner occupants since 12/12/1997.
8514 Potomac Avenue, \$424,900, Rudolph Schwartz, Absentee owner since 08/05/2003.
5000 Quebec Street, \$415,000, Richard Fahey, Owner occupant since 06/05/91.
5007 Quebec Street, \$349,900, Russell Dickerson, Owner occupant since 03/24/88.
5004 Roanoke Place, \$430,000, Jose & Aurelia Cruz, Owner occupant since 2/17/2006.
4914 Tecumseh Street, \$149,000 (lot), 9228 sf, Ilhame Sefiani, Absentee owner since 02/11/2004.
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.