



The Berwyn News

Published by the Berwyn District Civic Association, Inc.

(ISSN 10619-515X)

P.O. Box 535, College Park, MD 20740

September 2005

www.myberwyn.org

Volume 13 Issue 7

BDCA 2005-2006 Officers

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LIVE MUSIC AND MOONBOUNCE

And Much, Much More!

BERWYN DAY

September 10, 2005

12:00pm – 5:00pm

Berwyn Neighborhood Park

See Bob Catlin with 'Old Books' to donate

See Andrea Carpentieri to donate

bake goods

(See flyer insert)



Berwyn District

Civic Association Meeting

September 15, 2005, Third Thursday

8 P.M. – 10 P.M.

(49th Avenue and Berwyn Road)

Does College Park Need its Own Police Force?

Join neighbors and elected officials to discuss whether the City of College Park should start its own police force. Proponents believe it is the best way to improve public safety in College Park. However, it would come at a significant cost to College Park taxpayers. **What do you think?** What questions do you have? It may be a referendum on the ballot on this next election, so be sure you have an *informed opinion*.

AGENDA

1. Introductions, Roll Call for Officers
2. Minutes from June 16th BDCA meeting
3. Does College Park need its own Police Force? Presentation from elected officials and discussion among residents.
4. Board and Committee Reports
 - a. Treasurer Report
 - b. Committee Updates
 - c. Neighborhood Preservation Coalition
 - d. Civic Association Updates
5. Reports from our City Council Representatives
6. New Business
7. Adjournment

Dear Neighbors of Berwyn,
I hope everyone has had an enjoyable summer!
It's been a busy and productive time for neighborhood groups.

I look forward to seeing all of you – and your family and friends (and acquaintances, work colleagues – we want to see a crowd!) at Berwyn Day this **September 10, 12:00pm -5:00pm** at the Berwyn Neighborhood Playground at 49th and Patuxent. This year we'll have live music from Reverb Galaxy, with famed Berwyner, Jim Colby on bass guitar. They play great California surf music that you can't help but dance to – like Dick Dale's guitar or Hawaii 5-O – lots of fun for ALL AGES!! We'll also have a Moonbounce for the kiddies, book sale, bake sale (please call **Andrea Carpentieri at 301-441-9488**



and let her know you're bringing homemade baked goods!).
Girl Scout Cadet Troop 2546 will lead the arts and crafts activities, Jack Perry will lead the egg toss, sack race, not to mention the cake walk, 50/50 raffle and more! If you are new to Berwyn and haven't been to Berwyn Day – you're in for a treat, and for those who remember the first Berwyn Days more than 30 years ago, come and tell us about it. The theme of this year's Berwyn Day is **"Wear Your Commemorative T-Shirt!"** A great conversation starter, wear a T-Shirt that commemorates an event, organization or other cool thing that you can tell people about.

Volunteers Needed: We're looking for volunteers to help-out on Berwyn Day – set-up and clean-up, and staffing tables (drinks, bake-sale, food, book sale). Remember – many hands make light work! To volunteer, contact Kris Moss at 301-474-3836 or mosskr@erols.com).

Berwyn neighborhood has had a great summer in many ways. Our Neighborhood Preservation Coalition (NPC) led a College Park Area Homes Fair in July to help promote College Park as a

great place to live. The NPC is a grassroots group that convenes people within a 3-mile radius of the University of Maryland to help promote owner-occupancy and great neighborhoods in the College Park area. For more information or to become a member, contact Harry Pitt, NPC President, at hpittstop@aol.com.

Berwyn also participated in the National Night Out Against Crime on August 2, in conjunction with Lakeland. Neighbors walked around both neighborhoods and galvanized their support for safety and community, and enjoyed ice cream together.

The Berwyn Neighborhood Welcoming Committee has been working hard to reach out to new neighbors with packets of information about our community and a personal warm welcome. If you are new to the neighborhood, you should receive a visit from the Welcoming Committee this September. To help out or for more info, contact Amy Noggle at akteach72@hotmail.com or 301-446-3768.

A big neighborhood THANK YOU to Tim Triplett for his tenure as BDCA president! Tim turned over the keys to the town of Berwyn to me this Spring, and he has remained on the board and is our webmaster at www.myberwyn.org. Check us out online!!

We've had a great summer working together and look forward to celebrating together as a community on Berwyn Day on Saturday, September 10 and the Civic Association Meeting on Thursday, September 15.

Thanks for making Berwyn a great place to live.

Best wishes,
Heather Iliff



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We've had a summer haven't we? Hot, Dry, Rain and Thunder. All the usual for a summer in the D.C. Metro area.

Your City Council has been on a summer schedule, because some members thought they were going to miss some thing - so we amended the rules to codify what had been past practiced. You know³ what? The City functioned! That's why we have a professional staff. Trash was picked up and regular City stuff got done, as it's supposed to.

The couple of meetings that we did have were mundane as it was. We've been updated on the City Hall Public Parking Project. More will come in the next couple of months, this is when rubber meets the road. Agreements will drafted and signed with the developer and you won't see a parking space for a while yet. Lots of ducks have to be aligned and put in order before digging can start. Parking is at the end of the line, even though this was/is the reason we originally got into this.

College Park, by its inaction, reaffirmed the City position on the "Jefferson" development on Cherokee Street across from the Berwyn Baptist Church. I agree with the developers proposal because we all know that change is constant. Trees and critters are not going to remain on this land. Something is going to be built. We have a master plan for route #1 and the JPI group met with everybody. Even got a commitment from the SHA for a traffic light on route #1 at Cherokee Street, made concessions and has agreed to work with the city for some kind of answer to the traffic commuting problems on route #1. However, there are NIBY's who want to stop the clock, turn back the plan, and generally obstruct what I believe to be an asset to the future of College Park and route #1. I could go on for pages about the meeting that I attended and worked for something positive for route #1, but I won't take the space.

I got a lot of phone calls and notes on the College Park Wood's Swimming Club Coup. All of them were supportive. I appreciate the support. If you want to hear more about this call me and we can talk about it. 301-345-7526.

City code enforcement officers are up to full strength. The officers areas were changed at the behest of the council. There is consensus that 'a new set of eyes' would be better for the overall program. You know how you can get 'stale' and not see the forest for the trees. We will be monitoring this change for its' effectiveness. Your comments to the council are encouraged. The current president of the Prince George's County Municipal Association is our own councilwoman, Karen Hampton should be congratulated for her involvement. There is hope that we will be able to convince others that E/W Highway is not the beltway and that College Park is an inner beltway community.

With so many 'first responders' now in Iraq our County Police Force is hurting with retirements and personnel going away. The County will have to either lower standards or raise wages to get the force up to strength. I pray for the latter as experience in Washington, D.C. showed us, lowering standards is counter productive in the long run.

The mayor has asked the council to support, his knee jerk response to a tragedy, requiring sprinklers in all rental houses. Could those of us who live in older homes be next? I've written about this before. The council can pass all the laws it wants to, but it can't legislate against being stupid. Some people and landlords are just that.

Should College Park have its own police department? Bowie has done some studying of this very same question. The conclusion is that in Bowie it would cost about \$7 million. I'm sure that if some on the council get hold of this our cost would exceed that. Who is going to pay for it. The other question comes up, where will the folks come from to staff it. Our county can't get applicants, we are? Another question comes to my mind, will I have to continue to pay for the Prince George's County Police?

All about Berwyn Day is in the flyer that comes with this newsletter - Come on down, wear that tee shirt that you got for doing something - Yes there will be a 50/50 and the storied egg toss - Don't forget to volunteer to HELP - And bring money as this is the BDCA's only fundraiser.

See you Saturday,
Jack

PLAYGROUND IMPROVEMENT - SHOW YOUR SUPPORT! Several parents have gotten together to make a case for new playground equipment, especially for younger tots. Parks and Planning will have a hearing where we can advocate for our park. **Please show up at the hearing on September 20 to demonstrate the Berwyn community's support for playground improvements!** Children are welcome and kids can tell the Commission about the importance of the playground. If you plan to attend or for more information, contact Kris Moss who is coordinating Berwyn's effort at at mosskr@erols.com or 301-474-3836.

WHEN AND WHERE: Tuesday, September 20th at 7:00pm at Park and Recreation Administration Building, 6600 Kenilworth Ave, Auditorium, 1st floor.

Councilman's Views & Comments

By Robert Catlin

301-345-0742 or CatCPrtc@aol.com

Greetings neighbors. I hope you had a good summer. A hectic fall is just a few weeks away. Berwyn Day will soon be here (Saturday, September 10th). Once again I am accepting used book donations for the event. **Just drop them off at my porch (8604 49th Avenue, the blue Victorian).**

City elections for Mayor and Council are about 10 weeks away. To be eligible to vote one must be registered with the County. If you are not registered yet you still have a few more weeks to become eligible.

A lot of what was scheduled to happen this summer got delayed. The trial over the ownership of the gravel lot across from the Berwyn Road plaza was postponed at the last minute until late October. The Berwyn Road commercial strip renovation got delayed so that both phases (west of Rhode Island Ave. and east of Rhode Island Ave.) could be put out to bid as one project. A proposed nearby restaurant, Los Cabos, has yet to open.

Some things did get done as scheduled. University View was finished in time for the students to move in for the fall semester. The hiker/biker trail got completed to the north to the City's northern boundary in Sunnyside. Construction recently began on the two homes on Tecumseh Street across from Tecumseh Gardens.

Apparently, Tecumseh Gardens is going to become a condominium. Given that similar apartments in the area have already become condos, it appears the money is too good to pass up. Modest old apartments can be sold for prices in the neighborhood of \$200,000 to \$250,000. Apartment owners can make millions of dollars profit as a result.

Some of you probably hoped that one day you could live in a neighborhood of one-half million dollar homes. It looks like that day is just around the corner and you don't need to even move. Three homes went up for sale in Berwyn this summer at prices in excess of \$500,000. A number of other homes were listed at prices in the high \$400,000s.

The Neighborhood Preservation Coalition (NPC) provided a framework for the first College Park Area Homes Fair. Heather Iliff, an NPC member and a Berwyn resident lead the effort, which enjoyed the support of dozens of volunteers.

Heather is also the new president of the Berwyn District Civic Association, Inc. (BDCA) and is also chairing the Berwyn Day planning group. My thanks go to the prior President, Tim Triplett, for the great job he did. In creating a BDCA website, he made a contribution to the neighborhood that will be long remembered.

The City put some property on the market it owns in College Park Woods. The land, about 70,000 square feet, adjacent to the PEPCO right-of-way, could hold three single family homes, though a road and utility extensions would be required to serve the homes. We purchased the property for \$60,000. We have accepted an offer of \$475,000 from a Takoma Park developer for the property. Settlement is scheduled for late August.

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's first Assistant City Manager, Al Lott (1998-2001), who moved on to Takoma Park City Government, has now accepted a job as City Manager of Albany, Georgia. Albany, located in southwestern Georgia, has a population of about 80,000 and about an \$80 million budget. Congratulations, Al – you have really made the big time.



Bring your used books by and I will see you at Berwyn Day on the 10th.

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**



Neighborhood Homes

Information Provided by
Jerry Anzulovic
of Bright and Associates

Properties [JA1] Sold or Rented (Berwyn 16, Branchville 0)

5024 Berwyn Road, \$355,000, (\$370,000), Heshan Gunawardane, et al, Absentee owners, 2437 Hawthorne Road, Lynchburg, VA., 24503, 434-384-1972, DOM 100, SS \$.00 LA 1,512 sf, SA Tamara (Tami) Sadowski, TAMI@MRIS.com, SB Red Door Realtors, L.L.C., 301-982-5334, 4909 Quebec St., Berwyn, MD.

5057 Berwyn Road, \$1,800, (\$1,800) per month rent, Mathew Wagehofer, Absentee owner, 4914 Sheridan Street, Riverdale Park, Md. 20737-1128, DOM 52, LA 1,320 sf SA Tami Sadowski, TAMI@MRIS.COM, SB, Red Door Realtors, LLC, 301 982-5554.

5108 Berwyn Road, \$410,000, (\$399,900), Muteba Mukendi, Owner occupant, DOM 181, SS \$10,250, LA 2,606 sf, SA Jonathan (Jon Top) Topolosky, jontopolosky@hotmail.com. SB A-K Real Estate, Inc., 240-620-5437.

4904 Osage Street, \$315,000, (\$325,000), Matthew & Monika Nuhse, Owner occupants, DOM 106, SS \$.00, SA, not on record, datacorrect@mrjs.net, SB, Comparables-FSBO's-New Homes Sales, 301-838-7100.

8312 Potomac Avenue, \$349,000, (\$349,000), Edelu Awoke & Hermias Z. Halle, Absentee owners, 7606 West Park Drive, Hyattsville, MD., 20783-2666, 301-422-6444, DOM 980, SS \$.00, SA Hailu Yirga, SB Metro Real Estate, 301-982-1280.

8411 Potomac Avenue, \$289,500, (\$?), Victor A. Rivas & Liliana E. Acebal, Type of ownership, unknown, DOM?, SS \$?, SA ?, SB?.

8413 Potomac Avenue, \$278,000, (\$364,990), Mubilt General Partnership, c/o Ming Yale Chow & Uy Thien Hoang, Absentee owners, 7334 Morrison Drive, Greenbelt, Maryland, 20770-2459, 301-589-0960, DOM 271, SS \$.00, SA Dee Stephens stephensqdgqq@aol.com, SB Fairfax Realty, Inc. 301-794-9400.

8430 Potomac Avenue, \$337,500, (\$349,900), Abdul S. Shaikh & Mohammed Sikder, Absentee owners, 5603 Berwyn Road, Berwyn Heights, MD., 20740-4334, 301-313-0732, DOM 77, SS \$250.00, LA 1,248 sf, SA Larry Gross, larry@larrygrossgroup.com, SB, Re/Max Advantage Realty, Columbia, Md., 410-740-1200.

5005 Quebec Street, \$325,000, (\$299,000), Paul Witter, Absentee owner. Lodi, California 95240, 209-368-3223 & 2956 Hewitt Ave., Silver Spring, Maryland, 20906-3140, 301-871-4493, DOM 362, SS \$.00, LA 1,200 sf, SA Shauna Aurich, shauna@longandfoster.com, SB, Long & Foster, College Park, 301-441-9511.

5020 Quebec Street, \$1,800, (\$2,000) per month rent, Tami Sadowski, Absentee owner since 2004.

8517 Rhode Island Avenue, \$304,000, (\$?), Lloyd B. Rivers, Absentee owner, Box 23, College Park, Maryland, 20740 or 5015 Delaware Street, College Park, Maryland, 20740, LA 1,352 sf, DOM (?), SS (\$?), SA ?, SB ?.

8615 Rhode Island Avenue, \$259,000, (\$244,900), Jhon S. Wilkerson, Owner occupant, LA 1,092 sf, DOM 157, SS \$.00, SA Helen Stuart, helen@longandfoster.com, SB, Long & Foster, Bethesda, MD. 240-497-1000.

4700 & 4702 Tecumseh Street, Unimproved acreage, \$110,000, (\$110,000), William J. & Ellen F. Roberts, 14708 Old Columbia Pike, Burtonsville, Md., 20866, DOM 630, SS \$.00, SA, Andy Roberts, Andy.Roberts@LongandFoster.com, SB Long & Foster, Burtonsville, Md., 301-384-8700.

8502 48th Avenue, \$210,000, (\$?), Jon S. Stonge & Theresa A. Foley, Absentee owners, DOM ? SS \$?, SA ?, SB ?.

8701 48th Avenue, \$375, (\$375) A 11X10 bedroom in a group house, DOM 7, Tami Sadowski, TAMI@MRIS.COM, SB RE/MAX Sails, Inc., 301-474-2400.

8609 50th Place, \$220,000, (\$215,500), Lisa M. Nasar a.k.a. Lisa M. Rudolph, Absentee owner, 11730 Devilwood Drive, Potomac, MD., 20854-3403, 301-279-0009, DOM 264, SS \$.00, SA Lisa M. Nasar Lisa.Nasar@LongandFoster.com, SB Long & Foster, Bethesda 301-215-6444.

Continued on next page

Properties under Contract (Berwyn 9, Branchville 2)

- 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.
- 5065 Berwyn Road, \$279,900, David Model, Absentee owner since 6/23/2003.
- 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.
- 8803 Rhode Island Avenue, \$349,000, Boris & Nelly Zusin, Absentee owners since 8/20/2002.
- 5010 Roanoke Place, \$350,000, Steven D. & Doroteia M Knighton, Owner occupants since 3/28/2000.
- 9002 48th Place, \$289,900, Jennifer L. Henneberry, Owner occupant since 6/20/2002.
- 9008 48th Place, \$309,500, Bernice M. & George Holloway, Owner occupants since 10/27/1970.
- 8702 49th Avenue, \$439,500, Ross E. Eichberg, Absentee owner since 8/25/2004

Properties for Sale or Rent (Berwyn 10, Branchville 2)

- 5030 Berwyn Road, \$ 489,000, Gloria Pope, Absentee owner since 8/2/2004.
- 4711 Greenbelt Road, \$365,000, Vincent R. & Benedict M. 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.
- 8516 Potomac Avenue, \$298,200, Michael A.K. Potter, Owner occupant since 5/5/1998.
- 5002 Roanoke Place, \$400,000, Les Bernard, Absentee owner since 8/14/2002.
- 8410 48th Avenue, \$295,000, Michelle Tam & Zo An Song, Absentee owners since 1/8/2002.
- 8413 48th Avenue, \$440,000, Leland & Mary Worthington, Owner occupants since 3/11/1977.
- 8705 48th Avenue, \$515,000, Frank J. & Bonnie Doyle, Absentee owners since 4/11/1989.
- 8901 48th Avenue, \$314,990, Mary E. Raymond, Owner occupant since 4/25/1972.
- *8306 49th Avenue, \$484,000, (529,000), Juri M. & Timothy Schauer mann, Owner occupants since 2/11/1999
- 8801 49th Avenue, \$298,000, Arlene F. Mckeller, Owner occupant since

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

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Authority Duncan H. Munro, Treasurer

**THE NEXT ISSUE of the BERWYN NEWS will be distributed on
the weekend of *October 8th-9th.***

Deadline for ads and copy – *October 3rd.*

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AD SIZE (Circle all that are appropriate)	SINGLE ISSUE	10 ISSUES
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: _____
 Mailing Address: _____
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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!!!