

The ECHO

The Newsletter of the Randolph Civic Association

Volume 57, Issue 7

May 2014

MC311: County Customer Service Done Right

By Matt Tifford

I have been serving as Environment Committee Chair since 2006, a job which generally involves helping residents find solutions to the various problems that often crop up in suburban life. Some examples of questions that I field include how to properly dispose of an appliance, neighborhood parking regulations, zoning and permitting issues, and problems with trees that fall across property lines. When I first started doing this, it was a really important and sometimes difficult job because many of the solutions to these problems involve county agencies. Finding the correct agency meant attempting to navigate a labyrinth of county offices and phone numbers with titles and descriptions that make perfect sense to county bureaucrats, but are gibberish to almost everyone else. To add to the difficulty, there was also a certain amount of overlap between departments, particularly police, housing, and permitting, that took a bit of experience to fully understand.

However, in 2010 my job became much easier when Montgomery County implemented their mc311 customer service line. This service allows residents to dial 311 (or 240-777-0311 when outside the county limits) and quickly reach a live person with answers to all kinds of county-related questions. When there are questions and requests with which they cannot help, they are able to transfer or direct callers to the appropriate office. Since its implementation, I have found mc311 to be an excellent resource.

Below is a list of common neighborhood issues that can be addressed through MC311:

Permitting Services

- Questions about applying for building permits
- Building permit status requests
- Permit violations and complaints

Housing Codes

- Questions/complaints about rental houses and accessory apartments
- Landlord and tenant issues
- Trash, weeds, tall grass, poor building maintenance
- Vacant properties
- Housing emergencies: no heat, sewer backups

Roads

- Potholes
- Damaged or missing signs
- Dead animals
- Trash in the roadway or right-of-way

Trash Pickup

- Bulk trash pickup request
- Scrap metal pickup
- Holiday schedule information

General County

- Contact phone numbers and e-mail addresses for county offices and personnel
- Consumer complaints
- Services for senior citizens
- Public library hours and locations
- Ride On questions, including next bus arrival time

Of course, this doesn't mean that the role of Environment Committee Chair has come to an end. There are plenty of issues that the county cannot help with, and perhaps my most important job is to help escalate a request when the county fails to respond to requests effectively. However, whenever there's a problem or concern, MC311 is a great place to start.

Upcoming Events

MusicFest!

See Page 9 for Details!

May 4th , 2014 4:00pm-6:00pm, Mem Sahib Restaurant, Randolph Hills Shopping Center

RCF Annual Spaghetti Dinner

See Page 13 for Details!

June 5th, 2014 6:00pm-8:00pm, Viers Mill Recreation Center

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President's Message

by Brian Hooker, RCA President

I sit down to write my first President's message after just returning from Boston where my parents, my children and I cheered vigorously for my wife, Alison, as she ran in the 118th Boston marathon. During our pre-race promenade around Boston Common, and on the course the day of the race, I was struck by the huge amount of support and positive energy that the Boston community, indeed the Nation, brought to this sporting event.

Although, thankfully, our small community hasn't had to deal with such a dramatic act of violence as what Boston suffered last year, we have showed moments of true community during snowstorms, derechos, and even a home explosion. I believe that the Randolph Civic Association is great vehicle for maintaining and further developing the identity and sense of community for Randolph Hills (including the subdivisions of Franklin Park, Montrose Park, and Randolph Farms).

As I believe everyone in this community knows, the RCA is a volunteer organization, with membership dues consumed mostly with bringing the community the printed Echo newsletter. We strive hard to provide residents with information on County-provided services and County codes, promote a sense of safety, and provide a collective voice to our local government leaders on a wide range of issues that impact the residents of RCA-land. I hope that during my term as President I can continue those services and foster a sense of pride in our community so that we don't have to wait until the next crisis to meet our neighbors.

To that end I encourage you to attend at least one of our monthly community meetings on the first Thursday of each month, and come out to some of our signature events such as MusicFest on May 4th and Community Day on October 4th. Our community is only as strong as we make it.

RCA Telephone Number: (240)668-4722.

Recorded announcements of community events, 24 hours a day. Callers may leave messages.

Membership in the RCA is \$10.00 per year.

The *Echo* is the official publication of the Randolph Civic Association, Inc., P.O. Box 2202, North Bethesda, Maryland 20852. The *Echo* is published 8 times a year and distributed free to all residents of Franklin Park, Hilltop Square, Montrose Park, Randolph Hills, and Randolph Farms. Deadline for submission of articles varies; the next deadline is noted in each issue. If you would like to send an article in for consideration, please email the article to info@randolphcivic.org.

The Randolph Civic Association was formed in 1955 and incorporated in 1958. As stated in the original Articles of Incorporation, the purposes of the RCA are "to stimulate interest in all community problems and improvements that will better the general welfare of the community [and] to pay strict attention to any attempt to lessen the value of property within its borders..."

Web site: www.randolphcivic.org

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Randolph Hills, Randolph Farms, Franklin Park, and Montrose Park Sales

May 2014 Update

Last 10 Randolph Civic Area Home Sales

Status	Address	Beds	Baths	Listed	Sold	Sold Date	Seller Help
Sold	11117 Rock Rd	3	2	\$349,500	\$355,000	4/2/2014	\$2,000
Sold	4801 Topping Rd	4	2	\$375,000	\$374,450	3/28/2014	\$3,500
Sold	12105 Hunters Ln	3	2	\$399,000	\$406,000	3/27/2014	\$8,000
Sold	11306 Schuylkill Rd	4	2	\$385,000	\$369,900	3/27/2013	\$0
Sold	12111 Portree Dr	3	1.5	\$425,000	\$430,000	3/25/2014	\$0
Sold	12004 Rocking Horse Rd	4	3	\$375,000	\$365,000	3/20/2014	\$5,000
Sold	5016 Macon Rd	5	3	\$324,900	\$324,900	3/14/2014	\$9,332
Sold	12203 Nordlie Dr	3	2	\$419,000	\$405,000	3/12/2014	\$2,000
Sold	4809 Ertter Dr	3	2	\$419,000	\$385,000	3/10/2014	\$11,550
Sold	4812 Creek Shore Dr	4	2	\$385,000	\$385,000	3/8/2014	\$0

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April General Meeting Minutes

by Jason Ott

Call to order: 8:00 PM

Guest Speakers

Dr. John Hench, Division Chief for Park Planning and Stewardship; Brooke Farquhar, Head of Park Planning; Bill Tyler, Regional Chief for Southern Area Parks; and Mohammed Turay for the County Department of Parks came to present. They were joined by Gabe Alobornoz, Director of Recreation, and Jeff Bourne, Division Chief, from the County Department of Recreation.

Park and Planning is responsible for about 35,000 acres of park land. The two main functions of planning are planning communities and the park system.

Wall Park is being built as a modern, urban park. It sits on almost 12 acres of land and will include under surface parking in an adjacent lot through an agreement with that developer. The goal is to keep the parking free for those using the recreation facilities. The community provided ideas that they would like to have incorporated into the park design. They would like to expand the pool at Kennedy-Shriver Aquatic Center and include a Rec Center to make this a true full-service Rec Center.

Parks had to make some difficult decisions starting in FY09. The preventative maintenance funds were eliminated. However, over the past two years the County Executive has increased funding, so some much-needed maintenance is able to be done.

The Wheaton Rec Center will merge the library and rec center. The project is approved and moving forward. The goal is to build a wonderful merged facility and maintain as much green space as possible, with work beginning in FY16. There will still be a pottery component within the new rec center.

The Viers Mill Rec Center, which RCA uses for its monthly meetings, received a historic designation as the best example of a parks activity building from the time period when it was built. The historic designation allows Park Planning to focus its resources. Viers Mill Rec Center has a high usage for a county rec center.

Elections

The slate of candidates for the RCA Board was presented to the membership. The slate was then approved by unanimous voice vote. The RCA Board for the upcoming year is:

President – Brian Hooker

Vice President 1 – Mark Nensel

Vice President 2 – Matt Tifford

Secretary – Diane LaGrega Bertocchi

Director – Amber Tedesco

Director – Jason Ott (final 2 years of vacated term)

Dan Hoffman formally thanked Chad Salganik for his two years of service as President. Chad was recognized for his “consistent and dedicated service to RCA, and the community is better for it.”

Old Business

The Rocking Horse and Boiling Brook Intersection has been used as two lanes. MCDOT recommended making it one lane. RCA passed the concern to MCDOT about what impact making it one lane would have. Striping on Boiling Brook has been requested for a dedicated straight lane and a dedicated right lane onto Rocking Horse. RCA has requested information about if a stop sign can be placed on the section where drivers make the U-turn. Also, RCA will request enforcement of this intersection and will follow-up with Charles E. Smith Jewish Day School to see if we can present at a parent orientation to introduce our organization and to request that drivers stop at the sign.

Feedback about the Boiling Brook Parkway and Schuylkill Road “hot right” turn was provided to MCDOT. Almost all of the feedback supported making this a stop. There is concern that a stop might slow down traffic at that intersection. Chad Salganik made a motion to recommend to take away the hot right and have a stop sign placed at this location. The motion passed with a majority voice vote.

Some RCA members have a meeting scheduled with MCPS’ Manager for Facilities to discuss Rocking Horse Center.

MusicFest 2014 tickets are now on sale! The first 25 tickets sold will be entered into a raffle for a \$50 gift card from Fresh Market. Tickets can be purchased online.

The Community Yard Sale/Bazaar is Saturday, May 3rd. PEPCO is running a reliability report for the homes in the neighborhood that often lose power. RCA thanks Delegate Al Carr and Council Member Navarro’s offices for their push to make this happen.

Community Clean Up Day [was] Saturday, April 5th. Meet at the parking lot in front of Goodwill. We will be cleaning up several area of RCA-land.

New Business

Call 3-1-1 if you notice any potholes in the area. They are focused on repairing these for the next several weeks.

An update on White Flint was provided. The Farmer’s Market is moving to the empty lot at Executive and Georgetown starting April 26th. The Friends of White Flint has a map on their website showing the development area. There are attempts to make Nebel Street more pedestrian friendly, which includes adding bike lanes. A request has been made to put a three-way stop at Marinelli and Nebel. Washington Gas still plans to put a radio tower for their use on their site.

The May 1st RCA Meeting will have all seven of the District 18 State Delegate Candidates in attendance. They will have 4 minutes to introduce themselves. Then, residents will have an opportunity to visit them at tables for a meet-and-greet.

The June 5th RCA Meeting will start early for the RCF Spaghetti Dinner. The RCA meeting will begin immediately following the completion of the dinner. This meeting will include
a presentation

(Continued on Page 5)

Neighborhood News in Brief

- **Do you have a child that will be starting kindergarten at Viers Mill Elementary in the fall or know someone that does?** If so enrollment is open and the office has kindergarten packets. Orientation is May 15-16 and to ensure there are enough teachers please pass the word and get your child enrolled. If you have questions you can contact the school administration at (301) 929-2165. The school is located at 11711 Joseph Mill Road, Silver Spring, MD, 20906. Amber Tedesco, President, VMES PTA

New RCA Secretary: Diane LaGrega Bertocchi

About Me: Since July 2010, I have been working at Technical Resources International (TRI) in Bethesda, MD, as a Project Control Analyst. Before working at TRI, I worked at U.S New & World Report as an ITS Financial Manager for twelve years. I received my MBA from George Washington University in 2007 and I have a B.A. in Economics from Gettysburg College.



Community Service: Before moving to Randolph Hills, I lived in Bethesda Park Condominium, where I served on the Condominium Board as Secretary and as Treasurer. I am also a lifetime member of the Alpha Phi Omega National Service Fraternity.

Fun Fact: I studied Japanese style karate for 10 years with the Washington DC Shotokan Karate Club.

April Meeting Minutes

(continued from page 4)

by Friends of White Flint about projects that are on the horizon.

Standard Business and Reports

The minutes from the March Executive Meeting were approved

The Treasurer reported that there were two deposits totaling \$1,186 for advertising and membership checks. The balance is about \$17,000 in the account, but the money comes in and goes out, so one needs to look at the overall budget.

Committee Chair Reports

Matt Tifford provided an update on Garrett Park Road for the Environment Committee.

Amber Tedesco gave the Education report. May 15th and 16th are Kindergarten orientation. Please sign up for orientation if you have a child entering kindergarten next year. Viers Mill's teacher allotment is based on projected enrollment. May 17th is the Spring Fair. Viers Mill is closing for the summer to do plumbin and roofing repairs. Summer Extended Learning Opportunities will be for grades K through 2 at Glenallen ES. Bright Eyes will move to Weller Road. Global will move to Highland ES.

The RCA Meeting Adjourned at 9:55 P.M.

County Executive Ike Leggett Visits Randolph Hills

On April 13th about 60 residents gathered at the home of RCA President Brian Hooker and his wife Alison Dewey to meet with County Executive Ike Leggett and his wife Catherine to discuss issues facing RCA-land and the County. Also in attendance were D18 House of Delegates candidates Emily Shetty and Rick Kessler along with Lt. Governor candidate Jolene Ivey.



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The RCA Hotline

240-668-4722 (4RCA)

Calls Received March 17, 2014
through April 19, 2014



General Note: The RCA gets a lot of calls about code violations (untagged cars, tall grass, etc). Please note that phone numbers for agencies that handle such matters are published on the website. You don't have to leave your name or phone number. The RCA reserves the right to not publish any calls that could be viewed as solicitations, personal attacks against neighbors or calls longer than 1.5 minutes due to the time it takes to transcribe and cost to publish. You can always email the RCA at info@randolphcivic.org or submit an article for publication to the Echo editor.

03-19-14 (Wed) at 11:30am. Not Anonymous. I live over in Montrose Park and I'm a retired crossing guard and I worked with Officer Oliver Janney. I noticed in the ECHO that you have a picture of him and an article. I wondered whether you sent him a copy down at the precinct down in Bethesda. He might appreciate having it and reading it.

04-09-14 (Wed) at 1:24pm. Anonymous. I live on Troy Road and would appreciate the opportunity to remind people to clean up after their dogs. Twice now somebody has left their dog waste in my front yard. Thank you very much.



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The 311-Pothole Report & Repair Really Works!

by Christiana Drapkin

As you know County Executive Ike Leggett started a special initiative last month to get our potholes fixed in short order. This past harsh winter weather really did a number on our roads and byways.

It's never been easier to report a pothole, so do your part and alert the county to the potholes that you come across. Call 311, or go online to the Montgomery County 311 website:

<http://www3.montgomerycountymd.gov/311>

Three days after I reported a pesky pothole right outside our house, as well as several that I had noticed on Ashley Drive, a DOT truck crew rushed in one morning and plugged those holes in record time.

Why not give it a try yourself? You can enter "pothole" into the search field, and the appropriate service page will pop right up. Click on "Service Request" and enter all the information you can give. Here are their instructions and guidelines:

Generally, potholes are inspected and repaired within three business days on County-maintained roadways (not numbered routes such as Rt. 355, Connecticut Avenue, East-West Highway, or municipalities such as City of Rockville or City of Gaithersburg). Please create a service request with the required fields and provide a brief description of size and location under "Additional Information." Options for locations and or reference points; address, closest intersection, near a business (McDonalds, 7-11, shopping center, etc.) or between two streets (such as Crabbs Branch Road between Shady Grove Road and Redland Road). If the road is a numbered route such as Rte. 355, 117, please contact Maryland State Highway at 301-513-7300.



Update on Boiling Brook, Rocking Horse and Schuylkill intersection improvements

By Chad Salganik

In the last Echo I shared plans from the Montgomery County Department of Transportation (MCDOT) for updates to the Boiling Brook Parkway / Rocking Horse Road (BB/RH) intersection and the Boiling Brook Parkway / Schuylkill Road (BB/SR) intersection. Thank you to those who shared their thoughts on the plans.

Here's some follow up based on your feedback for the BB/RH intersection. I asked about putting stop signs in the



intersection, and MCDOT was open to the idea, but expressed concern that additional stop signs might make the intersection worse. They would consider this for a potential future improvement. Some in the neighborhood called for stop sign cameras, but those have not been deployed in the State of Maryland. I asked about signs indicating that the stop was a 4 way stop, but MCDOT felt the intersection was too separated for those to be utilized. I had a few requests for traffic lights at the intersection. The RCA commissioned a traffic study about 5 years ago, and the intersection did not meet the minimum traffic requirements to warrant traffic lights. MCDOT was open to conducting another traffic study at the intersection this year.

I should reiterate that any changes will be made with temporary posts and markings, so they are reversible.

Per neighborhood feedback, the original plan was adjusted so that Rocking Horse Road as it approaches Boiling Brook will not be constrained to a single lane. In addition, the right lane on Boiling Brook heading towards Rocking Horse from Ashley will be marked with a right hand turn arrow.

The RCA is also working on increased enforcement at this intersection, and intends to engage the Charles E Smith School on this topic.

For the BB/SR intersection, minor changes were made by adding a crosswalk across Boiling Brook, though a crosswalk should also be added across Schuylkill Road. In addition, the right hand lane of Boiling Brook will be marked with a right hand turn arrow. Some folks questioned the need for the bump-outs at this intersection, and I shared that concern with MCDOT. The bump-outs are necessary to properly implement the new traffic pattern.

That's it for now; I'd encourage those of you interested in the discussion surrounding these intersections to sign up for the neighborhood Yahoo Group at <http://randolphcivic.org/email>. Thank you to those that are signed up and have shared their feedback.

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Appreciation: Elmer Sichert

By Ben Pitkin

The Garrett Park MARC station is within walking or biking distance of every house in RCA-Land. It's our train station. Actually, it's RCA-Land resident Elmer Sichert's train station. Some years ago, MARC ran an "Adopt-a-Station" program. Elmer adopted Garrett Park, and he did much more than occasionally tidy up the station.

Elmer was a retired carpenter who loved railroading. He was a member of at least three local railroad societies. By the time I started riding the MARC train six years ago, Elmer was already a fixture there, greeting commuters with a sunny smile and a cheery "Good morning!" He swept the dust, leaves, and even puddles from the platform. He sometimes brought a tape player and played some big band music. He fashioned a handsome "Garrett Park" station sign for the westbound track that features a cleverly repurposed toilet tank float, painted a festive red. (Many of us had seen the float for years before we recognized what it was.) When a rookie engineer came in a little too fast and risked overshooting the platform, Elmer would push his broom against the side of the massive

railcar as if to help slow it down, calling out "whoa, there!"

All the engineers and conductors knew and always greeted Elmer. When he had to take a break from his volunteer duties this past winter due to his health, they always asked "How's Elmer? Has anyone heard from Elmer?" On Christmas Eve, I dropped in to pay Elmer a quick visit. He looked great, and he sounded as upbeat as ever. I asked him: "What can I tell the guys on the train crews that keep asking about you?" He laughed and said, "Oh! Tell them I'm hanging in there."

In January, the MARC commuters embarked on a plan to honor him with an official Elmer Sichert Day, with ceremonies at the Garrett Park Town Hall, to include the placement of a plaque in the Garrett Park station. Sadly, though, Elmer passed away days before the event, in February, at the age of 89. Thankfully, he at least knew of the plans to honor him. He at least knew what he meant to his friends at the station and in the neighborhood.

The plaque will still be placed at the station. But mornings there are not the same without him.

Pleasant journeys, Elmer!



RCA Potomac Watershed Clean-Up a Huge Success!



Thanks to all of our neighbors that came out on April 5th! We look forward to seeing you next year!

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Troop 1083 News

By Ben Pitkin

On March 14 and 15, Troop 1083 Scouts and Crew 1083 Venturers finished the last phase of their spring mulch sale by making free deliveries of all those orders. Both groups thank all of our customers for making this year's sale, as always, a success—and for supporting a program that gives so much to its members and also gives right back to the community through service projects.

One example is the annual Potomac Watershed Cleanup, which this year took place on April 5. For the last 20-odd years, Boy Scout Troop 1083, Cub Scout Pack 1081, and affiliated Girl Scout and Venturing units have taken part in the Watershed Cleanup, rain or shine, conducting their efforts in Boiling Brook, between where Boiling Brook Parkway splits into a divided highway to the west and Ashley Drive to the east. Local coordination of the event is still handled by Troop 1083. However, in recent years, the Scouts have been joined by an ever-increasing number of additional volunteers—either as members of civic, church, or school groups, or simply as individuals from the community. This year, the Scouts were outnumbered by all those civic-minded neighbors. Good for you, RCA-Land! It was great to see such big crowds cambering down the embankments, and then reappearing with yellow and blue bags full of trash and recyclables hauled out of the streams. One of this year's most unusual finds was a Wurlitzer organ. You never know what "treasures" you'll find down there!

Back on March 21 and 22, Troop 1083 hosted WEBELOS II scouts from Cub Scout Packs 1081 and 493 for the annual WEBELOS Weekend campout at Cabin John Park. The older Scouts taught the WEBELOS about fire building, axe safety, and hiking. In the evening, all the campers broke camp for a few hours to go swimming at the Rockville Swim Center, and then returned to the campsite for some toasted marshmallows before turning in.

If you are a boy who has finished the fifth grade you can join us. We meet Monday night at 7:30 at Viers Mill ES, or call Scoutmaster Dave Talbott at 301-933-0048. Check out the Troop's web page at www.troop1083.org.

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By Authority: Friends for Rick Kessler, Treasurer, Kenneth Salomon

RCF President's Message:

Adopt-a-Sign

by Lindsay Hoffman

Thanks to the many fantastic neighbors that joined our community clean-up last month. It's always so heartening when we come together for the common good. The RCF has another opportunity for you to pitch in. The entrances to our neighborhoods are beautiful when enhanced with spring flowers. Even local realtors have told us that this simple touch boosts our property values and housing demand. But, we need extra hands to keep our entrance sign areas looking fresh all season long. Consider joining a team adopting one of our sign sites – just pick the one closest to you and send me an email at LindsayHoffman@aol.com. A little help with planting, watering and weeding will make lighter work for everyone!

RCF Board of Directors for 2013-2014

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301-775-9807

Vice President

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Directors

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The Randolph Civic Foundation originated in 1996. It was formed to provide educational and charitable services to the Randolph Community. The address is: Randolph Civic Foundation, PO Box 489, Garrett Park, MD 20896-0489

www.RandolphCivicFoundation.org - Phone: 240-389-4723

RCF Spaghetti Dinner and Elections

By Lindsay Hoffman

Please join your neighbors for a free Spaghetti Dinner, courtesy of the Randolph Civic Foundation. It will precede our Annual Meeting (which precedes the RCA's June meeting) on June 5th at 6pm at the Viers Mill Recreation Center. All are welcome to join us and RSVPs are welcome, but not required, at LindsayHoffman@aol.com. At our brief annual meeting, we will hold elections for our open Board positions. As our Board is staggered, we will elect half of the positions this year. The slate as proposed is:

President: Ashley Salganik

Secretary: Lindsay Hoffman

Director: Bob Walker

Director: Alison Dewey

We hope you'll join us on June 5th!

Venture Crew 1083

By Ben Pitkin

The monthly "Venture Out" event for March was an evening of mini-golf at Rocky Gorge Golf Fairway in Burtonsville, on Monday the 31st. If you've ever been to Rocky Gorge, you know it's not just another mini-golf course. It's built onto the side of a steep hill. The "fairways" and "greens" are mostly flat, of course; but you'll do a fair amount of climbing from one hole to the next. After some challenging hazards, and more than the usual amount of exercise, you finish the 18th hole, and find the bonus: a 19th hole. There, a fairway that looks more like a bobsled run takes your putt way, way, way, way down all that hill you climbed earlier to a small green. At least, it looks small. It's very far away. I wouldn't bet against the sign at the 19th tee that claims it's the longest mini-golf hole in the world.

After all that golf, there was still time to stop on the way home for some ice cream. Everyone knows you've got to reload all those calories you burn walking up and down all those hills! Just ask Tiger Woods and Phil Mickelson.

This just might be one Venture Out event that gets repeated in the future!

Venturing is open to coed youth aged 14 through 20. Crew meetings are every second Monday night, from 6:30–7:30 pm at Viers Mill ES. Why not join us? Bring a like-minded friend so you'll already know someone else at the meeting! For more information, contact crew advisor Greg Skolnik at 301-942-3755.



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The Echo publishes classified ads free for RCA members, to a maximum of one ad per year per household. Additional ads may be purchased for \$5.00. The Echo makes no claims or guarantees regarding the quality of goods or services sold.

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Note to Contributors:

Deadlines for the remainder of the 2013-2014 Issue year are:

June/July/Aug 2014 May 23th

Want to make some extra money and help the RCA? We're looking for people to fill two positions: Echo Production Manager and Membership Coordinator. The membership coordinator position comes with a \$750 stipend and bonuses based on performance. The Echo Production Manager job some with a free copy of the Adobe Creative Suite software (valued at over \$1000). For the production manager job you must have some experience with Adobe InDesign and Photoshop. If you're interested email info@randolphcivic.org

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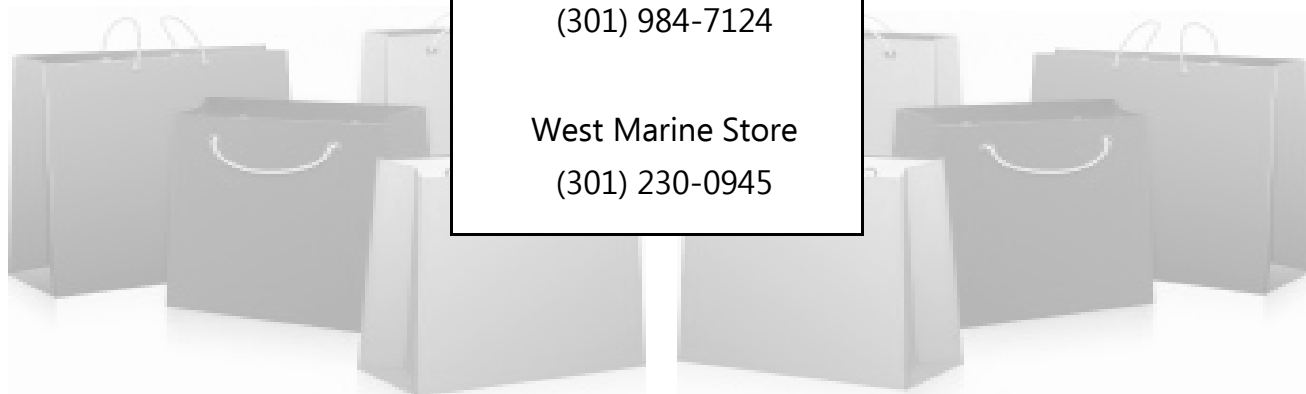
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**Randolph Hills, Randolph Farms, Franklin Park
and Montrose Park Market Update...**

<u>Address...</u>	<u>List Price</u>	<u>Sold Price</u>	<u>DOM</u>	<u>Subsidy</u>	<u>Date Settled</u>
4812 Creek Shore Drive	\$385,000	\$385,000	0	\$0	8-Mar-14
4809 Ertter Drive	\$419,000	\$385,000	64	\$11,550	10-Mar-14
12203 Nordlie Drive	\$419,000	\$405,000	49	\$2,000	12-Mar-14
5016 Macon Road	\$324,900	\$324,900	22	\$9,332	14-Mar-14
12004 Rocking Horse Rd	\$375,000	\$365,000	74	\$5,000	20-Mar-14
12111 Portree Drive	\$425,000	\$430,000	6	\$0	25-Mar-14
11306 Schuylkill Road	\$385,000	\$369,900	34	\$0	27-Mar-14
12105 Hunters Lane	\$399,000	\$406,000	10	\$8,000	27-Mar-14
4801 Topping Road	\$375,000	\$374,450	7	\$3,500	28-Mar-14
11117 Rock Road	\$349,500	\$355,000	5	\$2,000	02-Apr-14



Spring is here!



*If you're thinking of selling or buying a home this year,
call Denise for advice, timing and marketing strategies.
Denise has more than twenty years of experience as a realtor in the area.*



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