

# The ECHO

*The Newsletter of the Randolph Civic Association*

Volume 59, Issue 3

November/December 2015

## Ayudar a un Vecino Necesitado con Enlaces para el Aprendizaje

*by Karen Duffy and Adriana Toro*

Enlaces para el aprendizaje, es uno de varios programas de la Asociación de Salud Mental. Este año Enlaces para el Aprendizaje se asocia con RCA (Randolph Civic Association) para coleccionar regalos de Navidad y otros artículos para las familias que experimentan dificultades en esta temporada de fiestas.

Cada año Enlaces para el aprendizaje ayuda a más de 500 familias de nuestra comunidad para satisfacer sus necesidades básicas y mejorar su salud mental. El personal de Enlaces para el aprendizaje trabaja directamente con el personal de 11 escuelas, incluyendo nuestra comunidad de la escuela elementaria de Viers Mill, las escuelas intermedia de Loiederman y Parkland para proveer un programa básico en estas escuelas. Nuestro programa está financiado principalmente por el departamento de salud y servicios humanos del condado de Montgomery, Enlaces para el Aprendizaje ofrece servicios de salud mental, apoyo y programas educativos a niños y familias.

Todas las familias con hijos matriculados en la escuela de Viers Mill son elegibles para nuestros servicios. Asociaciones cívicas, iglesias, empresas y otros grupos se han asociado con Enlaces para el Aprendizaje en Noviembre y Diciembre para ofrecer tarjetas de regalo de supermercados y regalos de Navidad para las familias que participan en el programa de Enlaces para el Aprendizaje.

Este año Enlaces para el Aprendizaje necesita la ayuda de nuestra comunidad para satisfacer las necesidades de las familias de Viers Mill. Para apoyar a un niño o familia durante la temporada de fiestas, por favor póngase en  
(Continúa on pagina 15)

## Randolph Hills Neighborhood Caroling Returns for our Seventh Season!

**Mondays: December 7, 14, 21, from 6:30 p.m. to 8:30 p.m.**

*by Christiana Drapkin*

Dear neighbors, are you ready for our seventh season of door-to-door neighborhood caroling to ring in the holiday season? I can't believe it either, but next month we'll be hurtling towards the end of another year. Will you join us again? And, for all you NEW NEIGHBORS who haven't shared our musical adventure yet: will you meet up with our intrepid band of Randolph Hills residents, young and old, and help us make some down-home holiday cheer?

Each Monday in December, we'll assemble at 6:30 p.m. at a home here in the neighborhood, for cookies, hot cocoa, and some warm hellos. After about 15 minutes or so, we bundle up and head outside to walk the nearby street blocks. We stop in front of most houses where the lights are on, and where we think that someone is home, ring the door bell, and sing a Christmas carol or two. Often, our surprised neighbors open the door, smile and sing along. Their kids, sometimes in their jammies and ready for bedtime, get a fun reprieve, watch us all out there on the lawn with our flashlights, singing between the holiday decorations. I'm sure they'll finally go to bed with dreams of Santa, or of sugar plum fairies dancing through their heads. Everybody gets to pick their favorite songs, from "Frosty the Snowman" to "Carol of the Bells." We'll have song sheets for our singers. (Continued on page 8)

**STILL INSIDE ON PAGE 9: THE 2015-2016 RCA MEMBERSHIP RENEWAL FORM! PLEASE SEND IN YOURS IN TODAY!**

## Upcoming Events

**RCA General Meeting:** Thursday December 3, Veirs Mill Rec Center

**RCF Adopt-a-Road Community Cleanup:** Saturday December 5, 9am, Randolph Hills Shopping Ctr.

**7th Annual RCA-Land Holiday Caroling:** Monday evenings in December; Dec. 7, Dec. 14 & Dec. 21.

**Santa's ride thru RCA-Land:** Sunday December 20, 11am to 4 pm

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## RCA President's Message: November-December 2015

*by Brian Hooker, RCA President*

Dear Neighbors, the next Echo after this one won't be out until January. As you are well aware November and December cover two months in North American culture centered on holidays rich in family, sharing, and generosity. Over the last two months we had two neighbors contact the RCA concerned about homeless in the wooded island in Parklawn/Randolph road intersection and at Loehmann's Plaza. As the weather turns cold I'm sure there will be additional concerns felt and expressed by neighbors as they drive by that intersection. I wanted to take the opportunity in this month's message to highlight the charity in our area that services homeless in our neighborhood, including the Parklawn/Randolph Road intersection and behind the Uhaul and Storage Units just up Parklawn Drive. That charity is Bethesda Cares. They are based out of the Woodmont Triangle area in Bethesda. Their phone number to report concerns about homeless in and around our neighborhood is 301-907-9244. Their webpage is [www.bethesdacares.org](http://www.bethesdacares.org). They are also on Facebook and Twitter. If you want to help the homeless in our area I recommend giving them a call and a donation.

In other recent news we had a good discussion about the impacts of the division of RCA-land into two election districts and steps we could take to bring RCA-land back under one roof for elections. This discussion was lead by State Delegate Al Carr. We also had neighbor, and former State Senator, Frank Shore (1978-1990), provide us a little more history of the election district and RCA-land in general. We were also later joined by State Delegate Jeff Waldstreicher who remains interested in RCA-land issues. The issue of consolidating RCA-land back into one polling place may be taken up by the Board of Elections as soon as November 16. So stay tuned to the listserve and

Facebook if you want an update prior to the January Echo newsletter.

Also at the October RCA meeting we had our first of many meetings with Allen Kronstadt, the owner of the Randolph Hills Shopping Center and Industrial Park. The RCA invited Mr. Kronstadt to talk about opportunities for the redevelopment of the Randolph Hills Shopping Center as part of the White Flint II planning process. It was a good discussion with the consensus of RCA neighbors in attendance supporting a re-zoning of the Randolph Hills Shopping Center in order to pay for the redevelopment. Mr. Kronstadt stressed that this was a long term project and would only move forward with the support of the RCA. Mr. Kronstadt also attended the October 14 White Flint II meeting which is summarized separately in this Echo.

Lastly, as I mentioned last month, the developer of the Montrose Christian Property has changed. The RCA met with the new developer, Andy Brown, of Stanford Properties on October 14th. A short summary of that meeting is also included as a separate article in the Echo. The December RCA meeting will feature a discussion with the new developer ahead of their re-zoning hearing scheduled for December 11. Please stay tuned to the neighborhood Yahoo group and our Facebook page for updates on all these activities. Happy Holidays and a Happy New Year! The next Echo will be in 2016!

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**The Randolph Civic Association Board  
would like to recognize  
our premiere patron and friend  
Denise Szczur  
for her many generous contributions  
to the RCA and the RCA-Land  
community  
over the years.**

**Thank you Denise,  
and Happy Holidays!**

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**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.**

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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](mailto:info@randolphcivic.org).

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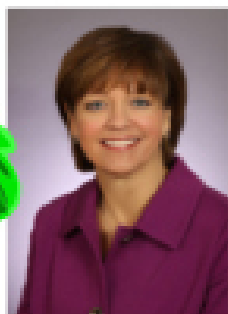
The Randolph Civic Association was formed in 1955 and incorporated in 1958. As stated in the original Articles of Incorporation, the purposes of the RCA are "to stimulate interest in all community problems and improvements that will better the general welfare of the community [and] to pay strict attention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

**Web site: [www.randolphcivic.org](http://www.randolphcivic.org)**

*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>
4600 Stoneleigh Ct	\$279,000	\$279,000	0	\$0	03-Aug-15
12006 Ashley Drive	\$299,900	\$270,000	2	\$0	04-Aug-15
4627 Gemstone Ter	\$345,000	\$340,000	28	\$5,000	04-Aug-15
11213 Ashley Drive	\$364,900	\$364,900	7	\$2,000	18-Aug-15
11107 Rock Road	\$379,900	\$380,000	8	\$0	18-Aug-15
11512 Ashley Drive	\$407,500	\$397,000	32	\$1,000	21-Aug-15
12104 Lauderdale Dr	\$350,000	\$345,000	8	\$2,000	24-Aug-15
11704 Rocking Horse	\$315,000	\$315,000	4	\$0	25-Aug-15
12220 Hunters Lane	\$394,900	\$390,000	96	\$0	01-Sep-15
4619 Olden Road	\$330,000	\$340,000	6	\$5,750	10-Sep-15
4611 Olden Road	\$379,900	\$360,000	133	\$0	11-Sep-15
11203 Ashley Drive	\$449,900	\$445,000	107	\$700	17-Sep-15
4603 Coachway Drive	\$369,900	\$370,000	126	\$11,000	18-Sep-15
4812 Creek Shore Dr	\$412,000	\$407,500	30	\$0	25-Sep-15
12204 Gaynor Road	\$375,000	\$350,000	10	\$5,000	07-Oct-15
5107 Brentford Drive	\$349,900	\$382,000	7	\$0	21-Oct-15

*Happy Thanksgiving!*



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# October 1st, 2015 RCA General Meeting Minutes

By Diane LaGrega Bertocchi

1. Call to Order - Brian Hooker 8:05pm. Frank Shore also attended the meeting.

## Guest Speakers:

a. Delegate Al Carr, Maryland State Delegate: Bill to Reunite RCA-Land under one election district.

i. State Delegate Al Carr came to the meeting to get feedback from the RCA community regarding the RCA's current voting districts. The community votes every two years. The RCA is in district 18. Every 10 years the county redraws the lines for the voting districts based on the census bureau information. The districts got redrawn based on the school district lines and it really does not make sense to do it that way, since some the precincts got chopped up. Before this change all of RCA Land (north and south of Randolph Rd) voted at Rocking Horse Center. Now everyone south of Randolph Rd votes at the Viers Mill Rec Center and everyone north of Randolph Rd votes at Rocking Horse Center. Delegate Carr recommends that the lines be redrawn so all residents of the RCA community can vote at the same location. They did something similar for the town of Kensington and it worked out really well. There will be a public hearing on November 30th at 7pm on the 3rd Floor of the Stella Werner Council Office Building in Rockville. All residents are encouraged to attend. Please feel free to contact Delegate Al Carr directly or through the Civic Association in order to express your opinion.

b. Allen Kronstadt: What does the White Flint 2 development mean to RCA Land?

i. Allen Kronstadt has a personal history of the Randolph Hills neighborhood, since he grew up near the area. He has built some buildings and has been a property manager for several years. The RCA area borders his property, the Randolph Hills Shopping Center. The shopping center is currently zoned as I-4 (a light-industrial zone). Some commercial uses are permitted. It does take a long time to redevelop a property; a 10 year lease is typical for most buildings. There are three possible locations for the MARC station, as proposed in the White Flint 1 Master Plan, to be built in the shopping center. Many residents are concerned about the traffic, since with more development there are more people, so more traffic. Kronstadt: Developers are developing a mixed community that should help reduce the traffic patterns. The zoning is classified as industrial because of the railroad tracks. You cannot do the de-

velopment without the zoning; that is the most important thing before developers can start developing plans for new buildings and businesses. Matt Tifford: Could Boiling Brook Parkway be used more efficiently? Kronstadt: Yes, but it depends on the businesses in the area. Brian Hooker believes that county is willing to take on more projects, but questions how public infrastructure associated will be paid for that doesn't result in stymied development. Tifford: Do you have a plan of what possibly could be developed in that area? Kronstadt: There needs to be enough density to develop an area for urban development. Brian Hooker: Most people in RCA land would like a commons or community area. Mara Greengrass adds: a place with nice family restaurants. Matt Tifford: Do you know if the other property owners are willing to work with you to help change the neighborhood? Kronstadt: Yes, but there are some absentee owners who are not really involved in the neighborhood. The good news is that we have more local businesses instead of chains, which helps create a unique neighborhood. The consensus is that more shops and restaurants are a good thing that is worth additional density in the neighborhood. Something like Kentlands is an example of what developers could do for urban planning. There will more meetings regarding this subject.

## 3. Old Business

a. Community Day 2015: Parks & Recreation has cancelled all activities in the Montgomery County Parks for the week-end. However we will check the weather and see if we should cancel Community Day for October 3rd, 2015 [The event was held as scheduled, minus the mornign 5K and kids' run].

## 4. New Business

a. Sign Insurance: The RCF bought up sign insurance at their meeting. Brian Hooker would like to table the discussion for sign insurance until the next meeting. Matt Tifford states the insurance costs are \$110/year for coverage of all the signs with a \$500 deductible per sign. OR, the insurance costs are \$125/year for all signs with a \$250 deductible per sign. Table the discussion until the November 2015 meeting, after the RCA has heard from RCF.

b. ECHO Delivery – The RCA has decided to mail the ECHO instead of the Boy Scouts delivering the ECHO. For the Scouts to deliver the ECHO, it costs \$1100/year and there are 8 issues in one year, so it is \$137.50/issue. To mail the September ECHO it was \$437. To mail the ECHO will be approximately \$400/issue. The mailing is more expensive but more efficient. The boy scouts need at least two weeks to deliver the ECHO and there have been some complaints for late delivery this past year. Mailing the ECHO does not seem to affect the advertisers. We are financially sound this year to mail the issue. Matt Tifford makes a motion to have the ECHO mailed instead of the Boy Scouts delivering the ECHO indefinitely. Mara Greengrass seconds. Passes 10 to 1 with one abstention.

(Continued on Page 5)

## October General Meeting Minutes

(continued from page 4)

c. Nominations for Safety Chair – The RCA needs a Safety chair. The Safety chair attends quarterly meetings at the Police Station usually on Wednesday nights, take notes, and report back to the RCA board. Also the Safety Chair reads and reports back on the weekly crime reports for the RCA neighborhood and surrounding areas. Ken Kopczyk volunteers to be safety chair. Mara Greengrass seconds. Passes.

d. 2016 Membership Drive – Table to the next meeting. Thank you for being members.

Standard Business and Reports. Approval of Prior Meeting Minutes – Brian Hooker makes a motion to approve the minutes. Matt seconds. Passes 6 to 0.

Committee Chair Reports. Education Chair: Amber Tedesco was not able to attend the meeting. George Gadbois reports: The new Wheaton High School construction is currently on schedule to be completed this winter with students able to move in January 4th, 2016. The Edison Building will probably take a few more years to complete, maybe 2018 will be the date of completion. The RCA should reach out to Dr. Debra Mugge, the current principal of Wheaton High School to get an update and provide information to residents regarding the Downcounty Consortium and offerings at Wheaton H.S.

RCA Meeting Adjournment. Brian Hooker makes a motion to adjourn the meeting at 9:40pm Matt seconds. Passes 6 to 0.

**Please recycle this Echo properly when you have finished reading it! Thank you!**

## RCA Executive Committee and Committee Chairs for 2015-2016

### OFFICERS:

President  
Brian Hooker  
5003 Macon Drive  
brian.r.hooker@gmail.com

Vice President  
Mark Nensel  
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301-351-1957

2nd Vice President  
Matthew Tifford  
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matt.tifford@randolphcivic.org

Secretary  
Diane LaGrega Bertocchi  
11101 Rock Road

Treasurer  
Mara Greengrass  
safety@randolphcivic.org

### Directors:

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Chris Moran  
christopher.r.moran@gmail.com

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Echo Advertising  
For more info contact  
echo@randolphcivic.org

Membership and Welcome Committee  
Mara Greengrass  
safety@randolphcivic.org

Communications Committee  
(Primary Contact for Media Requests)  
Mark Nensel  
11830 Rocking Horse Rd  
303-351-1957

Environment and Services Committee  
Matthew Tifford  
11235 Ashley Drive  
301-770-4377

Education Committee  
Amber Tedesco  
12114 Otis Drive  
301-641-2946

Yard Sale Signs  
Lorena Moyer  
4802 Macon Road  
301-984-8727

Webmaster  
Chad Salganik  
4818 Mori Drive  
202-359-6158

Public Safety Committee  
Ken Kopczyk  
For more info contact  
safety@randolphcivic.org

External Affairs Committee  
Mark Nensel  
11830 Rocking Horse Rd  
301-351-1957  
Ways and Means Committee  
Mara Greengrass  
safety@randolphcivic.org

### NEXT RCA MEETINGS:

**RCA General Community Meeting,  
Thursday December 3, 8pm**

**RCA Executive Board Meeting  
[tentative],  
Thursday January 7, 8pm**

**RCA Meetings are held at the Veirs Mill  
Rec Center, near the corner of Garrett  
Park Road and Beach Drive.**

**Community members are welcome at  
all meetings.**



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## Neighborhood News Bites *by Brian Hooker*

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### Montrose Christian Re-Zoning Update

Neighbors, as you may have seen in the October Echo newsletter, the developer who was working on the Montrose Christian Church property, Steve Baldwin, is no longer affiliated with the project. On October 14, I along with an abutting neighbor and couple RCA Board members, met with the new developer, Andy Brown, of Stanford Properties and attorney Bob Harris. You may recall that Bob Harris is the same attorney who we met with previously during the October 2014 RCA meeting.

The purpose of the meeting was to just introduce the RCA to Mr. Brown and for him to introduce himself to the RCA. Stanford Properties is a one-man operation. He works directly with builders and capital investment groups to develop properties. Mr. Brown indicated that most of his experience was in commercial and retail development such as the rehabilitation of aging strip malls into mixed use. The RCA communicated to Mr. Brown the history of the Montrose development with the RCA including our demands NOT to open Macon Road to Putnam, the arrangement of townhomes abutting homes along Hunters Lane, and the strong desire to see the Macon Road cul-de-sac maintained and enhanced by the new townhome association. Mr. Brown seemed very open to our suggestions. He said that they intend to keep the December 11 zoning hearing date and keep the RT-15 zoning request. This zoning would allow up to 130 townhomes on the property. We mentioned that the previous developer's plans only included 106 units. He seemed to indicate that his plans may be more than 106 but less than 130. However, since he didn't have any concept plans available, he didn't commit to what the new number might be. They agreed to come to the December 3 RCA meeting to present the concept plans to the community.

Please continue to let the RCA know your thoughts about this future development. The RCA intends to present testimony for the December 11 zoning hearing.

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### What's the Future of Safeway?

Lately a lot of neighbors have been asking what the future of the Safeway in Loehmann's Plaza will be now that a brand new Safeway will soon be opening up just up the Pike near the Twinbrook Metro Station. It seems that everytime I go into Safeway and talk to a manager or assistant manager I get a different answer. I'm sure the cashiers and sales associates also have differing opinions. I believe many staff have been given the opportunity to apply to jobs at the new store or other stores in the area. One rumor is that the Safeway in Twinbrook Plaza on Veirs Mill may close instead of our

local store. The bottom line is that the future remains uncertain. One assistant manager suggested that concerned residents should go to [www.safewaysurvey.net](http://www.safewaysurvey.net) and give a good review to Safeway Store #1315. The assistant manager also thought that a concerned neighbor may have already started an online petition to save Safeway #1315. Unfortunately, all my online searches of online petitions has yet to find a petition to share with the neighborhood. The entire issue gets further complicated now that the owner of Loehmann's Plaza, JBG Rosenfeld was granted commercial/residential zoning as part of the County's zoning re-write last year (October 2014). This means the shopping center could redevelop with mixed use, commercial and residential in the coming years as leases are expired or re-negotiated. Please let the RCA know if you know of a petition to "save our Safeway" or if you feel that the RCA should begin our own petition to save the store. Please call the RCA hotline at 240-668-4722 or email us at [info@randolphcivic.org](mailto:info@randolphcivic.org) to give us your thoughts on the future of the Loehmann's Safeway.

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### White Flint II Update

On October 14 the County held their second community meeting and workshop at Luxmanor elementary school regarding the White Flint II Master Plan. This meeting was the third meeting in the process and I found it to be the most interactive. The planners divided up the White Flint II area into 3 sub areas, A, B, and C. Each table then talked about each of the three subareas in detail. All of the RCA-land properties that are part of White Flint II were included in sub group C. The presentation and highlights about all the White Flint II Sector have been posted here: <http://www.montgomeryplanning.org/community/whiteflint2/>.

The table I sat at had residents of Garrett Park Estates, members of the Walter Johnson HS PTA, as well as Allen Kronstadt, the owner of the Randolph Hills Shopping Center. Our table tackled each of the the sub-areas via large printed maps. When we got to sub-area C we had a very good discussion regarding improving bicycle and pedestrian connections from RCA-land to White Flint I (across the railroad tracks), the Parklawn/Randolph Road intersection, the importance of maintaining light industrial along the railroad tracks north of the Nicholson Road overpass, the future of the Randolph Hills Shopping Center, and infrastructure improvements such as changing the Boiling Brook/Rocking Horse Road intersection. I felt that this was a very productive way to voice our wish list of things we would like to see addressed through the planning process. At the end of the breakout session each table presented their table's thoughts for each area. It was refreshing to see a lot of consistency between tables. Since RCA-land was represented at other tables as well I think our neighborhood's vision was well communicated. There is still much work to do ahead and not everything expressed in our visioning may be expressed in the final plan. We shall see. I hope to see more residents out at the next White Flint II meeting!



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## Neighborhood Caroling

*(continued from page 1)*

After all, who knows all the verses? So make sure to bring your flashlight, or read in the soft glow of your I-pad.

Around 8 p.m. we end up at the last house of our outing, where gracious hosts expect us for a concluding round of cookies, hot cider, and other goodies. Parents with young kids head home for a quick dash to bed, while some of us grownups linger a bit longer, get to meet and greet each other, have a glass of gluhwein or eggnog, and reflect on another year that has passed by.

Maybe you have seen us at our last neighborhood cleanup outing, at the RCA community meetings, at our Community Day yard sale, the 5-K race, at one of our block parties, or at the fabulous Brazilian BBQ our civic association organized through the year. Now here we are, greeting newcomers and old neighbors, marveling how the kids have grown a year older and bolder. This time of year is a perfect reminder to pause for a moment, realize what else there is that can make our neighborhood special, add a little grace and beauty to an ordinary week-day, slow down and wish each other a very happy holiday.

How do we decide where to go and do our caroling? It depends entirely on you! We need a friendly host where we meet up at the start of our caroling outing at 6:30 p.m. for half an hour tops. And we need another neighbor who's prepared to throw open their doors for us around 8 p.m., where we'll stay and warm up, fortify ourselves with some more holiday cookies, and sing an extra couple of songs just for you. I hope to arrange it that we hit Franklin Park on one Monday, the neighborhood by Schuylkill near Garrett Park on another Monday, and any place in the heart of Randolph Hills, wherever our volunteer hosts live and welcome us in.

Give me a call at home: (301) 770-7940 or send me an email at [ChDrapkin@aol.com](mailto:ChDrapkin@aol.com). You'll see the "Neighborhood Caroling" signs with my number at some street corners as a reminder. I will be so happy to hear from you and set up our seventh season of neighborhood holiday caroling with your help and support.

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## Reporting Streetlight Outages Increases Pedestrian Safety

*By Ken Kopczyk*

The fall season is upon us and so are shorter days. With our daylight hours waning, the role of our neighborhood streetlights become increasingly important as more folks travel to and from work under cover of darkness. Streetlights are an effective means of increasing the safety of pedestrians and cyclists by making them more visible to motorists. In addition, having all of our streetlights in working condition can help maintain our sense of neighborhood pride, as non-working streetlights may give the appearance of a neighborhood not being cared for. All streetlights in our neighborhood are maintained and serviced by Pepco. Pepco makes it very easy to report a streetlight outage by way of a Bing Maps enabled website, and they are very responsive, too! Simply find the streetlight to report by searching the map and click the appropriate link to report the issue. Verifying the pole's number and address may be required. Upon submission, you'll get an email notifying you that the light will be repaired within 15 days. Incredibly, I've actually been notified of work completed on a streetlight within four hours!

If you notice an out of service streetlight in our neighborhood, please take a couple minutes to report it by going to <http://www.pepco.com/pages/connectwithus/outages/StreetLightOutage.aspx>.

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## Many Hands Make Light Work

*By Michelle Canick, RCF Vice-President*

We had beautiful fall weather for the recent clean-up of RCA land on October 24th. Sixteen neighborhood volunteers worked together to pick up trash along Boiling Brook Parkway, at the dead-end of Macon Road behind Safeway, and from behind the bench on Ashley Drive at Coachway. The Randolph Civic Foundation has adopted Boiling Brook Parkway through Montgomery County's Adopt-A-Road program, which obligates us to conduct at least 6 clean-ups there per year. With additional volunteers, we're able to get that done and expand our efforts to other parts of the neighborhood that need attention. So please join us for our next clean-up on Saturday, December 5th. As usual, we'll meet at 9 am in the parking lot of Randolph Hills Shopping Center, and RCF will supply gloves and trash bags. Help us get the neighborhood looking great in time for the winter holidays! If you would like more information, or if you have suggestions for places in the neighborhood that need to be cleaned up, email me at [mcanick@hotmail.com](mailto:mcanick@hotmail.com).



*At left, community volunteers at the previous Community Cleanup, on October 24th.*



# 2015-2016 RCA Membership

Please return this form to:  
The Randolph Civic Association, P.O. Box 2202, North Bethesda, MD 20852

As a resident of a home within the boundaries of the Randolph Civic Association (RCA), we request that you renew your membership. Your membership dues allow us to publish the Echo, beautify, protect and advocate for our community. Please fill out the following form by printing clearly:

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All email addresses and all name/contact information are kept entirely private.  
RCA does not rent, lease, sell or divulge any email addresses, names, or phone numbers.

Description	Amount
2015-2016 RCA Membership Dues	10.00
Additional RCA Donation (Supports publication of the Echo, advocacy, community events, and other civic improvements)	
Additional Randolph Civic Foundation (RCF) Donation (Supports activities such as youth groups, neighborhood beautification, and education - This amount is tax-deductible)	
RCF Sign and Entrance Beautification Fund (A targeted donation for improvements to our neighborhood entrances - This amount is tax-deductible)	
Please note: Make checks payable to the Randolph Civic Association.	
<b>Total:</b>	

Would you be interested in helping as a volunteer?  
☐ Yes, please contact me by email  
☐ Yes, please contact me by phone

¿Quisiera tener mas noticias en español?  
☐ ¡Si!

## You Can Also Renew or

### Join Online!

Save yourself a stamp and save RCA volunteers some time. Renew or Join online! Just go to [www.randolphcivic.org](http://www.randolphcivic.org) right now and click on "Membership" to renew or join.



## What does your membership support?

Your membership allows us to continue producing and delivering the Echo and delivering it to your home, conduct the Neighborhood Watch, run our email list, continue our ongoing advocacy efforts, and that's just the beginning. Your membership and donations help create a strong community and improve our quality of life.



**Renew Today!**



# LOEHMANN'S PLAZA

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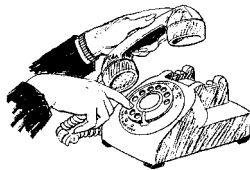
For leasing opportunities, please contact Bob Schwenger or Chris Wilkinson

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# The RCA Hotline

240-668-4722 (4RCA)

**Calls Received September 22, 2015 through October 19, 2015.**



*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](mailto:info@randolphcivic.org) or submit an article for publication to the Echo editor.*

Oct. 9 2:50pm; Not Anonymous: Hi, we live in RCA-land and first of all, thank you for the Echo and for all you do, the volunteer time obviously makes a huge difference, so thanks for that. A couple of years ago PEPCO came through and cut the trees off that were in front of our house. They weren't in good shape, so I understand that it they needed to go, then we waited and nobody came through to grind the stump. About six months ago I was told there was a two-year waiting period, and a month ago I called again and they said it was now a four-year waiting period. Is there anyway to make this happen faster?

*RCA Response: First of all, thank you for recognizing the work of our volunteers. It is always nice to receive thanks for our work. Unfortunately, regarding the stump grinding, this is something the County appears to have messed up since the County is responsible for the grinding and not PEPCO. I believe Council member Roger Berliner is working to try to fix this issue by holding PEPCO accountable for the work. I would recommend reaching out to Councilmember Berliner directly on this issue. Go to [www.montgomerycountymd.gov/berliner](http://www.montgomerycountymd.gov/berliner)*

Oct. 15, 8:17pm; Not Anonymous: Hi we have two big white box trucks parked in Montrose Park. I don't know what they're doing down here on Lauderdale Road. I don't know who they belong to but I understood that this neighborhood does not allow big box trucks here. I'm hoping that maybe we can do something to get them out of the neighborhood because they don't really belong. Thank you.

*RCA Response: You are correct that the County has passed an ordinance that prohibits heavy commercial vehicles and recreational vehicles from parking on*

*residential streets, except temporary parking for loading and unloading. Heavy commercial vehicles are defined as follows: a gross vehicle weight of more than 10,000 pounds; a manufacturer's rated capacity of more than one ton; more than 21 feet long (including any object loaded onto the vehicle); or are more than eight feet high (including racks, but not antennas). These vehicles are prohibited from parking off-street in residential neighborhoods. Recreational vehicles include motor homes and trailers, including those used to transport other leisure equipment. One recreational vehicle per household can be parked off-street on available surfaced area in residential neighborhoods. Please call MC 311 to report violations.*

Oct. 19; Not Anonymous: This is a difficult subject, as I don't want to sound heartless. For the past several days (Oct. 10-15) I have seen several homeless people setting up their meager belongings in the grassy/tree shaded area at the intersection of Parklawn and Randolph. Some of them sleep on the benches in Loehmann's Plaza. We are approaching winter, temperatures are dropping fast, and this is a very unsafe and disturbing situation. In the past, I have given mittens, hats and scarves to some people, but it is becoming quite an issue. Is there anything that can be done to get these people to appropriate shelter? It is also sort of unsafe for people shopping in the area, I think.

*RCA Response: Thank you for sharing your concerns. We on the RCA Board also share your concerns. In part due to your message and others, as well as my own observations in the shopping center, I dedicated the first part of my President's Message to this issue. My research has shown me that Bethesda Cares is the best entity to partner with in solving homelessness in our area. I encourage all residents to help out if they are able. Go to their website for more information: <http://bethesdacares.org>*

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## Viers Mill Elementary School Spring Book Fair

*by Mara Greengrass and Bridgette Pfeufer*

The Viers Mill Elementary School PTA is collecting donations to allow every student the opportunity to shop for books at our Spring Book Fair, which will be held in April 2016.

Unfortunately, the PTA on its own is not able to completely fund the All for Books program, so we're hoping that you (yes, you!) will help us make up the difference.

Any amount is greatly appreciated. Donors may write a check, payable to Viers Mill PTA, with the note "All for Books" in the memo line. You can send the checks to the Viers Mill PTA Treasurer to 11711 Joseph Mill Rd, Silver Spring, MD 20906.

All contributions are tax-deductible. If you'd like a receipt, please include a note to that effect with your check.

Thank you in advance!



## RCF President's Message - November-December 2015

By Ashley Salganik

Warm holiday greetings to all of RCA-land! The holidays are a wonderful time to build community with our neighbors. Check on those around you as the weather turns cold to offer assistance for those in need. I hope you enjoy the visit from Santa when he and his elves take their annual fire truck ride through RCA-land. The RCF is proud to support this event. Also, I hope you get into the spirit by joining the Holiday Carolers on Mondays in December!

Happy Holidays! See you next year!

## Venture Crew 1083 News

By Ben Pitkin, Corresponding Secretary

Last month's article included a promise (or is that threat?) to provide the details of the Crew's September 28th canoeing adventure. Fulfilling that promise/threat is this harrowing first-person account of that trip. It was found scrawled on a smudgy scrap of parchment tucked into a corked bottle that washed up weeks later on the lower Chesapeake: "We had a great canoe trip on the Patuxent River. The crew included Midshipmen Rappaport, Loebach, and Harley; Admiral Kurtz; Commander Irish; and Swabby 2nd Class Safford. The armada was three mostly waterproof war canoes. We launched at Patuxent River Park, and proceeded upriver toward the Route 4 Bridge [smudge] had a snack [smudge] proceeded further upriver to search for a sunken ship from the War of 1812. We never found the ship, but looking for it was fun. On the way back down river, Mr Safford snapped his paddle with his extraordinarily powerful paddling stroke. It cracked like a gunshot. He [smudge]. We continued downriver and stopped off at Mount Calvert Historical Park for lunch. We dined on chili mac, lasagna, and spaghetti with meat sauce. The food was [smudge]."

OK, it wasn't really a message in a bottle. It was an e-mail. A smudgy e-mail.

The Crew's first official planning meeting took place at the Aspen Hill Panera on October 14th. Everyone knows that outings planned while eating tasty baked goods wind up being more fun than outings that were planned while—well, while not eating tasty baked goods. Among the outings that were planned at that meeting was an overnight Halloween hike on the Appalachian Trail and an all-day Geocaching Treasure Hunt at Cunningham Falls State Park in Thurmont on November 7th.

Part of the Crew—the High Adventure contingent—is entering the first full year of its two-and-a-half-year

## RCF Board of Directors for 2015-2016

### OFFICERS

#### President

Ashley Salganik  
4818 Mori Drive  
301-468-0363  
ashleysalganik@gmail.com

#### Vice President

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11513 Ashley Drive  
mcanick@hotmail.com

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#### Treasurer

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Mark Nensel  
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Alison Dewey  
5003 Macon Drive  
sabaly@hotmail.com

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](http://www.RandolphCivicFoundation.org) - Phone: 240-389-4723

preparation for a July 2017 trip to Philmont Scout Ranch. The cost of attending Philmont is daunting. For that reason, part of the preparation involves fundraising, to teach the trekkers the importance of taking responsibility for deferring some of the costs themselves. To that end, Venture Crew 1083 sponsored and hosted the RCA Community Bazaar at Loehmann's Plaza on October 10th. Profits from food and beverage sales went toward offsetting some of those High Adventure program costs. The Crew thanks the RCA and the neighborhood residents for the opportunity to provide a community service while raising some needed funds.

On Saturday morning, November 14th, the Venture Crew will participate, as it does every year along with other Scout groups, in the annual Scouting for Food service event. For additional details, see "Troop 1083 News" in this ECHO.

The Crew will be selling fresh wreaths at the Troop 1083 Christmas Tree lot (Masonic Lodge, corner of Knowles and Howard; see the ad p. 7 of this ECHO). Be sure to stop by and say hello!

If you're a girl or boy aged 14 through 20 and you can keep up with us, you might like to join us. Crew 1083 is a friendly bunch, always ready to welcome new members. The Crew meets at 7:30 pm every Monday night that schools are open during the school year; meetings are at Viers Mill ES. For more information, contact Crew advisor Greg Skolnik at 301-942-3755, or visit <http://www.crew1083.org/>.

**Send your RCA Membership dues to: RCA, PO  
Box 2202, North Bethesda, MD 20852**

## Troop 1083 News

*By Ben Pitkin, Corresponding Secretary*

Troop meetings are in full swing! In the early part of the Scout year, meetings are dedicated to Merit Badge work, with a concentration on several of the badges that Scouts must earn in order to attain Scouting's highest rank, the Eagle. The Eagle-required Merit Badges offered this fall include Cooking and Hiking. For the latter, 10-mile hikes will be taking place more or less every other weekend through November (five are required in all), and a 20-miler will follow. Twenty miles? Sure! Just out for a stroll.

The first campout of the new Scout year was slated for Pinecliff Park in Frederick on the weekend of October 2nd-4th. Pinecliff is a Troop 1083 favorite; it's located in a very scenic spot, right on the bank of the Monocacy River. However, it's also very much in a floodplain. You might recall the severe heavy rains and the flash flood warnings from that weekend. Yeah, the Pinecliff campout was canceled this year. "Be prepared" means, among other things, checking the weather forecast! There is such a thing as too much adventure—no point in going off the deep end, you might say.

On Sunday, October 18th, Troop 1083 held its fall Court of Honor to recognize all of the Scouts' achievements since June, including all the Merit Badges earned at summer camp. In all, over 100 Merit Badges and numerous special awards were distributed to the dozens of Scouts who earned them. Many Scouts earned rank advancements; some even advanced more than one rank.

Lots of Eagle news to report this month—and all of it in twos! First, on two successive weekends of October, both Devon Rappaport and Matthew Tiffany led teams of volunteers in completing their Eagle service projects. For Devon's project, phase 1 was the construction of a multiple bird boxes for the Audubon Naturalist Society; phase 2 was the installation of the new boxes (or the repair of some salvageable old boxes) at Wood-end Sanctuary in Chevy Chase. Phase 1 of Matthew's project, "Scouting for Pets," was to deliver flyers to hundreds of houses in Aspen Hill that announced his plan to collect donations of pet food, toys, and supplies to benefit the Montgomery County Humane Society. The flyers were attached to large shopping bags, in which residents could leave their donations for pickup in phase 2 the following weekend. The response was overwhelming! Both the Audubon Society and the Humane Society were very pleased and very grateful to be the beneficiaries of such original, well-conceived, well-planned, and well-executed projects.

On October 16th, two more Scouts—Matthew Kimball and Nick Kurtz—passed their Eagle Boards of Review,

thereby clearing the final official hurdle and becoming Troop 1083's newest members of the Eagle's Nest. Then, on October 24th, yet two more Eagle Scouts—Aidan Gibbons and Adam Levensgard—were honored and celebrated at their tag-team Eagle Court of Honor. The Troop 1083 family takes immense pride in every one of its many Eagle Scouts; and no matter how many of these events take place, each one is always new and special in its own way.

On Saturday morning November 14th, Troop 1083 will team with Girl Scout Troop 1028, Cub Scout Pack 1081, and Venture Crew 1083 for one of Scouting's signature community service events, the **annual Scouting for Food drive**. Scouts and Venturers will go door-to-door to collect non-perishable food items donated by RCA-Land and Holiday Park residents. Each year, your food donations are delivered to the Manna and the Washington Area Food Bank, where they are distributed to those in need. Sincere thanks in advance to the many generous food donors, whose spirit makes our neighborhood such a great one.

Don't forget to look for **Santa Claus!** He'll be coming to town on Sunday, December 20th for his annual fire truck ride through RCA-Land. Santa will begin his ride around 11:00 am in the Troy Road section. Then he and his elves will proceed to the areas south of Boiling Brook. Santa will continue in the areas north of Boiling Brook, until reaching Timber Lane where he and his helpers will stop for a cookie break around 1:30 pm.

After the break, Santa will continue with the remainder of areas north of Boiling Brook and then proceed to the Rocking Horse Center area, finishing in Westminster, Franklin Park, and Montrose Park at about 4:00 pm.

During his ride through RCA-Land, Santa's elves will be walking alongside the fire truck passing out candy canes. We ask drivers to please remember to yield to these young pedestrians, and to please be patient if you happen to get caught behind Santa's fire truck. Thanks in advance for helping make Santa's ride a safe one!

Troop 1083's **annual holiday tree sale** will be held at the Masonic Lodge, on the corner of Knowles and Howard Avenues just east of Beach Drive, from 8:30 am to 4:30 pm on the following dates (Saturdays and Sundays): November 28 and 29, December 5 and 6, December 12 and 13, December 19 and 20 (if needed—shop early before we run out!) Free delivery to Randolph Hills area! All trees are \$50. Selections include Fraser Fir, Douglas Fir, Canaan Fir, Norway Spruce, and Table Tops (Table Tops will be priced accordingly).

If you are a boy who has finished the 5th grade, you can join Boy Scout Troop 1083. We meet Monday nights at 7:30 pm at Viers Mill ES. Call Scoutmaster Dave Talbott at 301-933-0048. Check out the troop web page at [www.troop1083.org](http://www.troop1083.org).

Please consider making an extra donation to the **Randolph Civic Foundation** this year.



# Randolph Hills Sales

November 2015 Update

## Last 10 Sales

Status	Address	Beds	Baths	Listed	Sold	Sold Date	Seller Help
Sold	4812 Creek Shore Dr	4	2	\$412,000	\$407,500	9/25/2015	\$0
Sold	4603 Coachway Dr	3	2	\$360,900	\$370,000	9/18/2015	\$11,000
Sold	11203 Ashley Dr	5	3.5	\$449,900	\$445,000	9/18/2015	\$700
Sold	4611 Olden Rd	4	3	\$379,900	\$360,000	9/11/2015	\$0
Sold	4619 Olden Rd	3	2	\$330,000	\$340,000	9/10/2015	\$5,750
Sold	11704 Rocking Horse Rd	3	1.5	\$315,000	\$315,000	8/25/2015	\$0
Sold	11512 Ashley Dr	3	2	\$407,500	\$397,000	8/21/2015	\$1,000
Sold	11107 Rock Rd	3	2	\$379,900	\$380,000	8/18/2015	\$0
Sold	11213 Ashley Dr	3	2	\$364,900	\$364,900	8/18/2015	\$2,000
Sold	12006 Ashley Dr	3	1	\$299,900	\$270,000	8/4/2015	\$0

## Thinking About Selling in 2016?

We are happy to view your home and advise you as the most likely selling price. We can help you with necessary updates and recommend contractors if needed to put your home in the condition needed to sell. We are Randolph Hills experts and we are happy to help you with your home sale.



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Events

## Enlaces para el Aprendizaje

(viene de la pagina 1)

contacto con Ashley Salganik en [ashleysalganik@gmail.com](mailto:ashleysalganik@gmail.com). Usted recibirá una lista de deseos y talla de ropa de cada niño. Hay una necesidad especial esta temporada de ropa de invierno como abrigos, sombreros, guantes y zapatos. Para obtener más información acerca del programa Enlaces para el Aprendizaje en la escuela de Viers Mill, póngase en contacto con la Coordinadora de la comunidad de la escuela, Brianna Crayton, 301-929-5598 o [BCrayton@mhamc.org](mailto:BCrayton@mhamc.org).

Para obtener información acerca de los esfuerzos del programa Enlaces para el Aprendizaje a nivel de todo el Condado, póngase en contacto con la Directora, Karen Duffy, en 301-424-0656 ext 518 o por correo electrónico a [kduffy@mhamc.org](mailto:kduffy@mhamc.org).

Gracias por tu bondad en esta temporada de fiestas!

## Help a Neighbor in Need

By Karen Duffy

Linkages to Learning, one of several programs of the Mental Health Association, is partnering with the RCA again this year to collect holiday gifts and other items for families experiencing hardships this holiday season.

Each year Linkages to Learning helps more than 500 families in our area to meet their basic needs and improve their mental health. Linkages to Learning staff works directly with school staff in 11 schools, including our own Viers Mill Elementary School, Loiederman Middle School and Parkland Middle School to provide a school-based program. Primarily funded by the Montgomery County Department of Health and Human Ser-

vices, Linkages to Learning offers mental health services, support, and educational programs to children and families. All families with children enrolled at Viers Mill ES are eligible for services. Civic associations, churches, businesses and other groups are partnering with Linkages to Learning in November and December to provide grocery gift cards and holiday gifts to families who participate in the Linkages to Learning program.

This year Linkages to Learning needs our community's help to meet the needs of Viers Mill families! To support a child or family for the holidays, please contact Ashley Salganik at [ashleysalganik@gmail.com](mailto:ashleysalganik@gmail.com). You will receive a wish list and clothing sizes for each child. There is a special need this holiday season for winter wear including coats, hats, gloves and shoes. To learn more about the Linkages to Learning program at Viers Mill, contact the Community School Coordinator, Brianna Crayton, at 301-929-5598 or [BCrayton@mhamc.org](mailto:BCrayton@mhamc.org). For information about the county-wide efforts of the Linkages to Learning program, contact the Director, Karen Duffy, at 301-424-0656 ext. 518 or by email [atkduffy@mhamc.org](mailto:atkduffy@mhamc.org). Thank you for your kindness this holiday season!

**Do you want to write for the Echo? Do you have a story to tell, or an issue to discuss with your neighbors?**

**Feel free to contribute;  
the Echo is your community's newsletter.**

**The deadline for article submission for the upcoming  
January/February 2016 issue is:  
Friday January 15th.**

**Write to Echo Editor Mark Nensel at  
[marknensel@gmail.com](mailto:marknensel@gmail.com) with your ideas,  
and if you have any questions.**

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# Happy Thanksgiving!

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*"Thank you for your continued support!"*



*"Wishing You And Your Family  
Every Happiness This Holiday Season  
And Throughout the Coming Year!"*



\*\*\* The detailed Market Update for the neighborhood is on p. 3 of this issue. \*\*\*



Denise Szczur  
Associate Broker  
Long and Foster Real Estate, Inc.  
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