

The ECHO

The Newsletter of the Randolph Civic Association

Volume 55, Issue 5

March 2012

RCA Priorities for 2012

by Dan Hoffman

At our February general membership meeting we had our annual discussion of priorities for the coming year. We grouped the priorities into four categories: Infrastructure, Safety, Community Identity/Beautification, and Zoning/Code Enforcement. Here is a summary in no specific order.

Infrastructure: This category consists mainly of things that we will be requesting from the county that cost more than we could ever provide given our meager budget. Because of this, the items in this category are typically multi-year efforts. The two biggest priorities in this area are the Wheaton High School Modernization and the improvements associated with White Flint Two. The modernization effort is something that has been in the works for years. The RCA education committee, chaired by George Gadbois, monitors this regularly. Recently County budget problems have threatened the modernization and it may be delayed. The RCA will continue to push for the modernization to stay on track.

Planning for White Flint Two will begin in August but RCA seeks to get a jump start on this. It will greatly impact RCA-land as the planning area includes the industrial property along Boiling Brook Parkway, Parklawn Drive, and Randolph Road (from Loehmann's Plaza to the train tracks at Nebel Road). Redevelopment of these areas will result in major improvements to Boiling Brook Parkway and safer crossings on Randolph Road.

Other infrastructure projects include the Quiet Zone initiative, which will need upgraded crossing signals at the Garrett Park MARC stop and result in a significant reduction in horn blasts. RCA will also monitor speed bump deterioration and erosion at our local creeks.

Safety: It has become somewhat of a tradition for the RCA to hold an annual meeting on safety in the community. This year we will hold that meeting during our general

membership meeting in April. It will feature representatives from MCPD, Park Police, and Montgomery County Fire and Rescue. Safety in the neighborhood has been a priority for several years and the Neighborhood Watch is up and running. The RCA will continue to publicize Neighborhood Watch and recruit volunteers. If you have any interest in helping the Neighborhood Watch, please contact Mara Greengrass by emailing safety@randolphcivic.org.

Community Identity/Beautification: This category is also a holdover from last year, and the RCA will seek to build on some significant accomplishments from 2011. Four new signs were installed last year and we will add another one this year. We will also install some significant upgrades to the landscaping around the signs this year. Some areas also need cleaning or more regular maintenance. One example of this is the cul-de-sac at the end of Macon Drive which needs cleaning and some landscaping. To do this we will attempt to repeat the success of MusicFest and raise additional funds to augment the money collected through the membership drive. Events also build community identity and the RCA will organize more of them in 2012 with your help. This may include things such as a fun run, block parties, and picnics.

Membership in the RCA is also an element of community identity. After a door-to-door membership drive two years ago that reversed a long slide in our numbers, we again have seen numbers begin to decline. In the fall of 2012, during our 2012-2013 membership drive, we will again do a more extensive membership outreach effort. To support this effort the RCA will budget for additional materials, including new volunteer shirts, hats and buttons.

Zoning and Code Enforcement: Although some homes in RCA-land still suffer from neglect, the issue of chronic abandonment stemming from the collapse of the housing market has largely abated. Almost all of those abandoned homes have been purchased or are now maintained again. The focus of the RCA this year will be the buffer properties around *(continued on page 6)*

Upcoming Events

RCA General Membership Meeting

Scheduled Topics: New Trees for Our Community; Public Safety Updates
April 5th, 2012 8:00pm-9:30pm, Veirs Mill Recreation Center

RCA Executive Committee and Committee Chairs for 2011-2012

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President's Message

by Dan Hoffman, RCA President

On the cover of this issue we provide a synopsis of the RCA priorities for 2012. I won't recount the conversation again here, but I will use my president's message to provide a little context and opinion regarding our priorities. Some items are new for this year and others are carried over from 2011. I think we came up with a solid and worthy list for 2012 and I want to explain why.

This neighborhood is on the way up. What does this mean? It means that your investment here is sound, despite the difference in home values now and five years ago. It means that the neighborhood is evolving and we are shaping that evolution for the better. It means we are very close to a tipping point that will provide visible, positive results for our community. I feel these things are true because the priorities we've identified are real goals that are achievable if we work hard and get support from you. Here are the ones I think deserve highlighting.

The quiet zone is an effort that will improve quality of life for the large segment of our community that lives along the train tracks. We are getting positive responses from the governmental and private authorities involved with making the decision. A quiet zone designation and the resulting decreasing in horn blasts will be a boost for home values in a large swath of Randolph Hills.

Pepco has made infrastructure improvements that should improve reliability, however better tree trimming and improved green buffers are needed in multiple places throughout the neighborhood. These beautification efforts along with our new signs have gotten serious momentum in the past two years thanks to great volunteers and donations. With new signs in place we will focus on getting additional landscaping and buffers.

Beautification helps build our community identity, but events do as well. We're going to build on the success of MusicFest last year with a repeat performance. On top of that we'll also be having block parties, picnics, and other social gatherings to try and bring out

(continued on page 8)

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, Randolph Farms, and Westminster. 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

Neighborhood News in Brief

- **SAVE THE DATE:** This year MusicFest will be held the afternoon of Sunday, May 6th. Please hold this date on your calendar and join us for another wonderful event. All funds raised through MusicFest benefit the RCF neighborhood beautification program. Details will be available in the next edition of the Echo.
- **Precinct and Polling Location Change:** Precinct 4-15 (Randolph Hills), which votes at the Rocking Horse Center, was divided along Randolph Road in school board redistricting. The area north of Randolph Road will continue to vote at the Rocking Horse Center and will retain designation as Precinct 4-15. The area south of Randolph Road will be designated Precinct 4-26 and will vote at the Veirs Mill Local Park building at the intersection of Garrett Park Road and Beach Drive.
- **The Membership Drive for 2011-2012 is now closed.** We will report out final tallies in the next Echo.

Do you have a quick bite of news you'd like to share with the neighborhood? Please feel free to submit a few sentences to info@randolphcivic.org by the deadlines posted on page 8 of this issue.

Thank you!

Gazette Reports on RCA Quiet Zone Initiative

The following is a reprint from the Gazette, published February 22nd, 2012:

Garrett Park, Rockville residents work toward establishing a Quiet Zone

by Jessica Ablamsky

Jenn Zussman is used to sleeping with a white noise machine pressed against her head.

Zussman of Rockville lives near the tracks separating Garrett Park and Randolph Hills. Each of the 60-plus trains that go by every day are required by federal law to sound their horn as they approach the Garrett Park MARC station.

Zussman is helping lead the effort to establish a Quiet Zone in the location, along with Garrett Park officials and the Bethesda-Chevy Chase Regional Services Center, which coordinates community services for an area between Rockville and Bethesda and serves as a county liaison for those communities.

"There would be some infrastructure required, we would need to ask somebody for money," said Dan Hoffman, president of the Randolph Civic Association. "I'm honestly not sure right now if we're talking about tens of thousands of dollars or hundreds of thousands of dollars."

He hopes Montgomery County and businesses located along the tracks will help foot the bill for necessary upgrades to the crossing.

The crossing is a popular pedestrian pathway, said Charles Berry, a member of Garrett Park's Parks and Open Space Committee. He can see the train depot through his window.

"You get used to it," he said. "While the train whistle is quite loud, I'd hate to see someone get hurt."

Trains always will blow their horn during the day, but a Quiet Zone would allow trains to go by at night without blowing their horn, said Ken Hartman, director of the regional services center. He said an application to the Federal Railroad Administration, which currently is in progress, will help identify improvements to the crossing that will allow conductors to stop sounding their horn.

Overnight Quiet Zones are in effect from 10 p.m. to 7 a.m., according to the FRA.

The first Quiet Zone in Maryland was established in November 2010 in Silver Spring at a crossover on Forest Glen Road. The change came after a decade-long fight by neighbors to quiet the horns they described as deafening.

The Randolph Civic Association started looking into a quiet zone about a year ago, but dropped the issue after a volunteer moved. It gained new traction after Zussman took the lead a few months ago.

"At this point, I feel more positive than I have felt before," Hoffman said. "But you never know with these processes. There always could be some sort of thing that comes out of left field."



Save The Date
RCA Musicfest
Benefiting the RCF
Beautification Fund
May 6th, 2012
4pm-6pm

Featuring music from
neighborhood artists!
For information about
sponsorships and
tickets please email
info@randolphcivic.org



February General Membership Meeting Minutes

by *Christiana Drapkin*

1. 8:10 call to order by Dan Hoffman.

2. Special Discussion -- RCA PRIORITIES FOR 2012: At the start of each year, Randolph Hills residents attending the RCA General Meeting and the Board discuss what goals we had set ourselves a year ago, what has been achieved, what are ongoing issues deserving our volunteer work and initiatives, and what our priorities should be in the new year. We have limited resources in volunteer time, contributions and donation funds; so we want to determine what we Randolph Hills neighbors care about, and how set our priorities.

Last year's priorities at the beginning of 2011 were:

Safety: We now have an official active Neighborhood Watch with engaged volunteers patrolling at certain scheduled times. However, to be fully operational, we need more members to contribute their time and involvement.

Community Identity: RCA and RCF raised significant amounts of money with last year's membership drive and MusicFest. From these funds, we bought large custom-designed signs and had them installed at several high-visibility sites, to mark our neighborhood.

Farmers Market was not really pursued this past year, and the effort was abandoned after some further study. The organizational challenges of running an effective and thriving Farmers Market, managing permitting processes, location issues, food safety compliance, the running and troubleshooting of each market day, and ensuring profitability for participating vendors, were all aspects that needed to be considered. We felt that such an undertaking could not be run on a purely volunteer basis, and it was beyond our organizational and financial scope. Half a year ago, we learned that nearby Mid-Pike Plaza will have an active Farmers Market starting in 2012. Instead of duplicating efforts, we tabled the issue and look forward to a new farmers market starting up nearby.

Events: We continued a variety of neighborhood events that brought neighborhood participation and raised some more funds: our well-attended MusicFest, the yard sales at Loehmann's Plaza, the grand opening of our picnic shelter, and other activities. These events all characterize our neighborhood and contribute to our neighborhood identity.

PEPCO: was a big priority last year with our frequent, sometimes extended electric outages, even more so in the wake of "Snowmageddon." Since then, PEPCO had done a lot of tree trimming, although the community is skeptical that the trees were the main culprit. Some equipment, some infrastructure feeding the neighborhood has also been improved. PEPCO held a community meeting several weeks ago at the Veirs Mill Rec Center, but it was poorly attended. If the organizers had

reached out to RCA, we would have contributed to a more effective and well-attended community meeting.

Code Enforcement/ Zoning: Many complaints about code enforcement from the prior year were addressed and resolved. Some stemmed from houses that had been languishing on the real estate market and properties that appeared neglected. It is a testament to the stability of our neighborhood, that most of those "problem properties" were sold and are again occupied and taken care of. Other issues have to do with a flagrant disregard of zoning regulations and good-neighbor practices by Nationwide Imports on Schuylkill. Cars parked on the public green strip create a nuisance and blight. Intense, large illuminated lettering in violation of existing code regulations create a nuisance for nearby residents. It is an issue that remains.

Infrastructure: We had several traffic-calming issues. After meetings with Department of Transportation officials and engineers, we managed to get some improvements and changes made: Although there was at first quite some concern about the narrowing of the roadway on Boiling Brook Parkway in front of the Charles B. Smith Day School, traffic speeds have indeed slowed down there. This is a busy stretch, and our highest objective is, of course, to keep all participants safe. The only issue remaining at this location is, ensuring the consideration of the parents/drivers who need to follow safe traffic rules when dropping off their charges. Other locations: The broken railing over Boiling Brook at Rocking Horse has been repaired. The bump-out on Ashley Drive and Macon, at the entrance to Randolph Hills Park, has achieved its objective: drivers must slow down at the narrowed street, and the crossing for the many pedestrians, children, strollers, and pet walkers is safer now.

County Budget: Randolph Hills residents continue to be informed and involved, making sure that things stay on track. RCA has proven to be an effective means of outreach, organization and communication. We expect continue to do the same this year. The county's projected shortfall seems to be smaller than initially anticipated. However, a lot of cutbacks have gone in effect in the year that just passed.

Deciding on our Priorities for 2012:

Safety: We want to continue with our Neighborhood Watch and urge more residents to participate in our communal effort. Mara Greengrass is now our new Safety Committee Chair. Brian Hooker is co-chair. If you're interested in becoming active in the NW, talk to Mara and Brian (contact information is on page 2). Community Officer Prather suggested that we have a follow-up training meeting. Conversely, with our own community input and our Neighborhood Watch experiences gained over the past year, we shall provide to the police an update of our own community safety and neighborhood watch issues. One of our upcoming RCA General meetings will be a special public safety meeting. We have a new District Commander and it will be

good to deepen our relationship with our Patrol Officer. RCA budgets each year \$400 or \$500 for Neighborhood Watch activities, which paid for window decals and street signs. The idea was floated to use some funds this year to pay for some off-duty police officer's time for some extra patrols in specific areas where problems have occurred, to enforce traffic, parking, or quality of life issues.

Infrastructure: Frank Shore brought up the lack of good street lighting on Garrett Park Road, crossing Rock Creek. RCA has gotten the Parks Department to agree to do that within 6 months in conjunction with the refurbishing of the Garrett Park Bridge. So some lights will go up in the near term by the bridge. In the long term, more will go up as part of a capital improvement project.

Community Identity: Now that the beautiful new signs are installed, we'll need to schedule periodic refresher painting of the signs and preserve the wooden posts with stain. At the intersection of Rocking Horse and Macon, we secured permission from the property owner to install our last RCA sign. We need volunteers for the plantings, mulching, weeding, watering and general maintenance of the surrounding flower beds. Please help out. Our RCA T-shirts have proven successful over the past years, making our advocacy more visible when we attended various meetings. It's time to order a new batch of T-shirts for volunteers. Other RCA gear, hats, was discussed as well.

As another possible neighborhood initiative, we need bilingual volunteers who can establish effective Spanish language outreach to some of our neighbors.

Events: In conjunction with Community Day, a fun run for adults and families; maybe a bicycle event.

PEPCO: Ongoing tree trimming and tree felling seems to proceed unchecked and unpredictably. For example the large pine trees that are a buffer next to the Montrose church parking lot, on the private church property, were cut down. Now, due to the removal of these buffer zone trees, Montrose Christian Church is in violation of code. How do Randolph Hills residents want to go about replacement trees? It seems to be up to each individual property owner. Do we care about esthetic unity of our streetscape when replanting? Which trees are most suitable for which locations? The County published a flyer with several dozen tree suggestions (posted on the www.RandolphCivic.org website). The character of our neighborhood is affected by the ravaging of our street trees. We'd like to get an article from someone who knows trees well, to advise us which kinds of trees are recommended and suitable for which locations.

Code Enforcement and Zoning: The industrial buffer between Randolph Hills shopping center and Nationwide Imports on Schuylkill Road is an ongoing quality of life issue. In the long-range White Flint II plans, the whole buffer area shall get re-zoned; the entire area will be commercial-residential, no longer industrial. With the MARC station, we will get pedestrian access over the tracks. The property owner on the other side of our railroad tracks may be making plans for development, which might move up development plans on the Randolph Hills Shopping Center site.

Infrastructure: To expand our Infrastructure Committee, Dan Hoffman, Braden Tuttle, James Muck, Mark Nensel, and Chad Salganik as part of an infrastructure work group. Projections for future population trends state that we will have more residents moving into the area. In that case, Boiling Brook Pkwy needs to be improved. Right now, we want to resolve a speeding issue on Boiling Brook, down by Ashley, how to slow traffic down on that stretch.

We continue to address pedestrian walkways and a safer crossing at Randolph Road & Hunters Lane; RCA needs to follow up with Kyle Liang; they were supposed to do an assessment and safety study. Another infrastructure issue is the state of Rock Creek & Boiling Brook, which show significant signs of erosion & neglect, with numerous downed trees, riverbank erosion, runoff trenches, etc.

Beautification: The dead-end of Macon, up the stairs behind the Safeway, is really neglected. PEPCO has pruned some trees and shrubbery. But that corner should get cleaned up and beautified. Charles E Smith maintains paid landscaping. Why not have Loehmann's Plaza or the Montrose Christian Church make that spot part of their commercial landscapers' maintenance?

3. Old Business

Development plans for a Walmart on Rockville Pike has been delayed by a year. New community bill versions are being introduced, and we will look at the new versions which will address transit impact, community compatibility issues and other aspects. In the bill's newer versions, if a large store is getting any county benefits, it must provide health benefits and adequate living wages to its workers.

Quiet Zone: The RCA committee had a meeting on February 2. CSX has looked at the Garrett Park crossing, and it appears to be ideal for the proposed quiet zone. Jenn Zussman is point person on that initiative.

Membership Drive: We want to add 100 more members. Cindy Zelaya is spearheading the effort, needs volunteers to reach out to lapsed members and other residents, and in targeted areas where we have low participation. Dan, Bob, Carolyn, Christiana and Steve will help out.

4. New Business

Trash Collection: There have been more complaints about household trash being put out on the curbs improperly. Cans are left without lids, and flocks of crows are scavenging, leaving a disgusting mess and litter over sidewalks and roadways. Residents are responsible for buying their own trash cans and must take care to dispose their trash in compliance with guidelines, and with courtesy for their neighbors. What are regulations? How can we reach out effectively to residents who leave a mess? We will have an article in the next Echo.

Also mentioned: DogTopia has dog waste bag distribution boxes, which have been empty lately.

Environment: The house explosion site on Schuylkill is under contract for \$89,000. We don't know who the prospective buyer is.

(continued on page 6)

February Minutes

(continued from page 5)

RCA Listserve: To streamline our Yahoo list emails: "Reply" now only goes directly to the sender, not automatically to "reply all". We'll notify the list members.

Call for Board nominations: RCA bylaws state that we make a call for nominations now. Dan Hoffman's term as president is ending. The terms for Treasurer, Secretary, and one Board position are also ending. Our organization thrives due to our active and diverse member involvement.

5. Standard Business and Reports

a) Minutes of the previous meeting were approved by unanimous voice vote.

b) Treasurer's report: was not submitted, needs to be followed up.

c) Education Committee Chair George Gadbois had attended Board of Education meetings on 1/11 & 1/18/12: no drastic changes in programs, teachers, and class sizes anticipated. Teachers' pensions between State and County funding needs to be resolved. Garrett Park EM just reopened. Veirs Mill was about to break ground this week for their addition.

2/9/12 County council: CIP meeting: Gadbois will testify, Wheaton/Edison HS modernization had been reinstated, but got struck out by Isaiah Leggett. We will support the reinstatement of the Wheaton HS modernization with the argument that it is the oldest facility in the area, and that it will be advantageous to secure a construction contract while prices are low. Costs will go up later. Our neighboring community, Wheaton, is going through a major revitalization effort, so why leave out the school? Gadbois is drafting a letter, which we can send to the County officials.

6. The meeting was adjourned at 9:36 pm

RCA Priorities for 2012

(continued from page 1)

our neighborhood. White Flint Two planning will address much of this, but given the long-term nature of that plan, we must pay close attention to our neighboring commercial/industrial areas. The RCA will continue to work with Kronstadt Realty (Randolph Hills Shopping Center), JBG Rosenfeld (Loehmann's Plaza), Montrose Christian School, Charles E. Smith Jewish Day School, and others. Our main interest lies in rebuilding or creating a buffer between these properties that beautifies and protects our homes. This may include planting trees or hedges to provide privacy where appropriate, and ensuring safe pedestrian access in other places. We will also continue to aggressively pursue property owners who have shown themselves to be bad neighbors, such as Nationwide Imports (an individual owner, this property is not owned by Kronstadt Realty).

Those are the RCA priorities for 2012 and the

meeting minutes from that discussion are also in this Echo. Although these are where we will focus our limited time and funds, you can always bring an issue to the attention of the RCA by attending meetings or contacting an RCA Board member.

Approved County Tree List

By Mark Nensel

The following list of County-approved trees is reproduced from the Montgomery County Department of Transportation Highway services website for Tree Maintenance: <http://www.montgomerycountymd.gov/hwytml.asp?url=/content/dot/highway/tree.asp>

Major Trees: Acceptable major trees shall be 8 to 12 feet tall and have a minimum trunk caliper of 1¾ to 2 inches as measured 6 inches above ground level. They shall be branched at a point approximately 60% of the total height of the tree above ground. Larger sizes are acceptable but must conform to American Standards for nursery stock.

Minor Trees: Acceptable minor trees shall be a minimum of 8 to 10 feet tall and have a minimum caliper of 1 to 1½ inches measured 6 inches above ground level. They shall be branched at a point approximately 60% of the total height of the tree above ground.

Approved Major Street Trees (* = flowering tree)

- River Birch (single stem); Height 40-50 ft; Width 40-50 ft
- European Hornbeam; H 40-60 ft, w 30-40 ft
- European Hornbeam (upright form); H 35-40 ft, w 20-30 ft
- Hackberry; H 40-50 ft; w 40-50 ft
- Yellowwood*; H 30-50 ft; w 40-50 ft
- American Beech; H 50-90 ft; w 50-75 ft
- European Beech; H 50-75 ft; w 40-60 ft
- Ginkgo (male, fruitless); H 50-80 ft; w 40-80 ft
- Honeylocust, thornless; H 50-70 ft; w 35-50 ft
- Kentucky Coffeetree (male, seedless); H 60-75 ft; w 40-50 ft
- Sweetgum (fruitless); H 65-75 ft; w 40-50 ft
- Blackgum; H 40-70 ft; w 35-45 ft
- London Planetree; H 70-80 ft; w 35-45 ft
- White Oak; H 60-80 ft; w 60-80 ft
- Overcup Oak; H 45-55 ft; w 45-55 ft
- Swamp White Oak; H 60-80 ft; w 50-80 ft
- Bur Oak; H 70-80 ft; w 70-85 ft
- English Oak; H 70-80 ft; w 75-85 ft
- Northern Red Oak; H 60-80 ft; w 45-60 ft
- Willow Oak; H 60-75 ft; w 40-60 ft
- Japanese Pagoda Tree; H 40-70 ft, w 30-40 ft
- Bald Cypress; H 50-70 ft; w 30-35 ft
- Silver Linden; H 50-60 ft; w 50-60 ft
- American Elm; H 60-80 ft; w 30-50 ft
- Lacebark Elm; H 40-45 ft; w 45-50 ft
- Village Green Zelkova; H 50-60 ft; w 50-60 ft

Approved Minor Street Trees (* = flowering tree):

- Hedge Maple; H 30-35 ft; w 30-35 ft
- Amur Maple; H 15-20 ft; w 15-25 ft

(continued on page 13)



Offers Expire 3/30/2012

OUR LOCATION

4860 Boiling Brook Pkwy
Rockville, MD 20852
(301) 468-0400
www.koshermart.com

STORE HOURS

Sunday: 7:30 a.m. – 9 p.m.
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Monday
 \$25
**American
Buffet**

Tuesday
 \$16
**Indian
Buffet**

Wednesday
 Sushi Menu
All Day Long

RCA President's Message

(continued from page 2)

our neighbors. The more connected we are with our neighbors, the safer and stronger our community will be.

Our schools are rapidly improving and getting needed attention. An addition at Viers Mill Elementary will start in the next year and the modernization at Garrett Park Elementary is complete. Viers Mill Elementary is a hidden gem of a school and regarded as one of the best elementary schools in the county. It only has about 17 kids per class! We continue to fight for a Wheaton High School modernization that remains a challenge in difficult budgetary times. I am confident though that we will eventually prevail. Many of you have expressed doubts to me about our middle and high schools. There is always room for improvement, but I'm bullish about our prospects at the middle school and high school level. Your involvement is the greatest determining factor in whether or not your child is successful. If you have a child in elementary school now, expect great strides in the next ten years at Wheaton High School. This is why advocating for our schools will continue to be an RCA priority, and helping us in that effort should be one of yours. Great schools do make great communities.

The single biggest initiative in 2012 will start this August. Planning for White Flint Two will begin in earnest and we are assembling a team of volunteers to help develop a vision for the industrial properties that surround RCA-land. I cannot over-emphasize the positive impact a successful plan will have on our community. Imagine the Randolph Hills Shopping Center and surrounding industrial property revitalized with new restaurants, retail, and some attractive green space. Imagine the rabble of unsightly commercial buildings along Randolph Road transformed into an attractive tree-lined boulevard that will allow you to walk comfortably to shops and work. If we take advantage of the opportunity that lies ahead we will have pedestrian and cyclist friendly routes into a re-developed White Flint. If we help guide the creation of a balanced plan that allows for change while protecting our quality of life, an investment in RCA-land is a wise one. It won't happen overnight, so the RCA will continue to ask for your patience, optimism, and time.

Note to Contributors:

Deadlines for the remainder of the 2011-2012 Issue year are:

April 2012.....	March 2nd
May 2012.....	April 13th
June/July/Aug 2012	May 11th



Karen Wood
Piano Instruction
(301) 946-4634

Karen Wood had over 25 years of experience teaching piano to children and adults. She earned a Bachelor of Music with major in Piano and minor in Voice. Her students are guided by standards of the National Guild of Piano Teachers.



Montrose
CHRISTIAN SCHOOL

5100 Randolph Road
Rockville, Maryland 20852
(301) 770-5335

Montrose Christian School is a diverse caring community that seeks to shape a Christian worldview into students for the glory of God, for the good of humanity, for the growth of each student. Our K-12 school was established in 1977 to serve as a ministry of Montrose Baptist Church to equip MCS is a fully accredited Christian school characterized by faithfulness to the Word of God and excellence in all that we do. Our education focuses on the development of the whole person: spiritually, intellectually, physically, socially. From this we want students to learn to be good servants of God and of humanity in all that we do (Deut 6:3; Lev 19:18; Matt 22:37-39). Shaping leaders, impacting the world for Christ.



Educating with Excellence for the glory of God

* A Christ centered, academically challenging education

* Continually developing and enhancing curriculum and extra-curricular activities to equip students spiritually, intellectually, emotionally, physically, and socially for the rest of their lives



Excellence in Action

- Many of our graduates go to top-ranked universities, including Dartmouth, Harvard, University of Texas, Villanova, and University of Maryland, to name a few, and several of these with scholarships
- Challenging Bible classes to help students know Jesus Christ and biblical teaching
- Logic class and Debate Team enhance critical thinking and persuasive skills
- Students begin study of Latin in 3rd grade to help improve SAT scores
- Middle school students study the art of argument and logic
- Drama and band in elementary school
- Nationally ranked mens varsity basketball team, top 10 in ESPN Rise and USA Today
- Students from around the globe: China, Guatemala, Venezuela, South Korea, Thailand, Poland, Denmark, and more!

* A diverse student body, our International Student Program includes students from around the world!

* Dedicated Christian faculty and staff that serve their students with excellence!



**NOW
ENROLLING!**

Contact the Office of Admissions for details to enroll your student today

Phone: 301.770.5335 | Fax: 301.881.7345

Email: admissions@montrosecristian.org

Loehmann's Plaza

5200 – 5290 Randolph Road, Rockville MD

Boston Market	(301) 984-0990
El Patio	(301) 231-9225
Chuck E. Cheese	(301) 468-2491
Congressional Bank	(301) 984-6000
Dollar Tree	(301) 231-6097
Lifestyle Spa	(301) 468-9770
Loehmann's	(301) 770-0030
Parcel Plus	(301) 468-2177
Royal Martial Arts	(301) 770-1007
Safeway	(301) 770-3665
Sherwin Williams	(301) 984-7124
Subway	(301) 881-4672
West Marine	(301) 230-0945



Gettin' Trashy

By Mark Nensel

We've all seen it: the crows pecking away at plastic trash bags plopped curbside across the street, the bags torn open, their refuse -- leftover meals, paper, gunk and garbage -- strewn across the street. It's not a pretty sight to wake up to. But again and again, on streets all over RCA-land, early Monday risers wake up to this common suburban blight: the result of neighbors who do not put out their trash properly. With some help from Montgomery County's Department of Environmental Protection's Division of Solid Waste Services (DSWS), we present some clues and awareness.

According to the Montgomery County Code (Section 48-24), "it shall be the responsibility of the occupant to provide a sufficient number of approved containers for storage of solid waste to prevent overflow between times of collection in single-family and duplex residential dwellings ... it shall be unlawful for the owner or occupant of such private property within the limits of the county to permit the accumulation of solid waste or to permit any part thereof to be carried or deposited by the elements upon any street, sidewalk or other public place or upon any other private property ... All containers for the storage of solid waste... shall be vermin-proof and waterproof, of noncorrodible metal or similar material, and shall be equipped with tight-fitting lids at all times."

The DSWS website offers the following tips:

- All containers for the storage of trash or garbage must be rigid containers of metal or plastic, having tight-fitting, overlapping lids, with a capacity of not less than 15 and not exceeding 45 gallons.
- Disposable plastic liners, if used, must be made of heavy, waterproof paper or plastic and must not exceed 45 gallons in capacity.
- Uncontained piles of trash, garbage, and overflowing containers cannot be collected. Containers which have ragged, sharp edges or other defects liable to hamper or injure collectors must be replaced.

It is the home-owner's responsibility to purchase a sufficient number of trash containers to encompass an entire dwelling's trash production over a one-week period. Direct homeowners who live in their own RCA-land homes must buy and maintain their own trash cans. Landlords -- RCA-land house owners who rent out their properties -- are responsible for providing enough trash containers for their rental property's occupants.

Blue Bins -- the plastic bins used for recycling plastic, glass, metal cans and paper -- are all available, for free, by utilizing the DSWS website's ordering page: <http://www.montgomerycountymd.gov/apps/dep/solidwaste/store>, or by calling Montgomery County's Customer Service Center at 3 1 1. Stickers and decals are available for marking plastic cans with labels identifying them as Yard Trim.

Sometimes residents may notice that a bright orange sticker has been placed on a bag of trash or a recycling bin,

with the offending item left behind at the curb, uncollected. The sticker will explain the reason why an item has gone uncollected. Some tips for making certain you never see those dreaded orange stickers on your trash include:

- Leaves, grass, brush and other yard trimmings must be packaged in paper bags, reusable cans, or with twine, as relevant. Plastic bags for yard trim are not collected
- Bookcases, furniture, televisions, and other bulky items are considered 'Bulk trash' and cannot be left for pick up as part of the normal trash collection. Bulk trash collection must be scheduled in advance utilizing the following site: http://www.montgomerycountymd.gov/swstmpl.asp?url=/content/dep/solidwaste/collection_services/trash/bulk.asp, or by calling the Customer Service Center at 3 1 1. Each residential property is entitled to 5 bulk collections per calendar year for certain types of miscellaneous and/or bulky household trash.
- Blue recycling bins are for commingled materials -- cans, bottles, and jars -- only. Items like furnace filters and old mops should go into your normal household trash.
- Discarded appliances are considered 'scrap metal' and also require a special pickup from DSWS. The division considers scrap metal as 'any item made of 51% or more metal'. The online request can be made at this site: <http://www3.montgomerycountymd.gov/311/SolutionView.aspx?SolutionId=1-17LFVN>, or by calling the Montgomery County Customer Service Center at 3 1 1.

Finally, to learn the day of your street's trash collection, use the form on this site: <http://www.montgomerycountymd.gov/apps/dep/solidwaste/collectionday/index.asp>. By and large, trash and recycling collection occurs on Monday mornings here in RCA-land -- also known as the Weekly Thanksgiving Day in our local hungry and resourceful animal kingdom of crows, squirrels and raccoons.

FALL CAR CARE SPECIAL!

10% off any Purchase

(please present this ad)

Automotive Parts Plus

4960 Wyaconda Rd Rockville, MD 20852

301-424-2010

Hours: 8:00AM- 6:00PM, M-F

8:00AM- 2:00PM Sat

Hablamos Español

Venture Crew 1083 Update

By Ben Pitkin, Corresponding Secretary

In January the Venture Crew participated in an annual midwinter competition of scout skills called the Montgomery District Klondike Derby. The Derby is held at Little Bennett Regional Park near Clarksburg, and involves camping out in (and being fully prepared for) the less-than-toasty conditions.

In the Derby itself, participants go from station to station; at each they are tasked with demonstrating (or cleverly improvising) various scoutcraft, wilderness survival, and backwoods engineering skills. Examples are as varied as building a fire in the shortest possible time; identifying plant and animal species; tying various types of knots and explaining their uses; winter rescue techniques; building and testing a catapult; providing first aid under disabling conditions; and even the caber toss (of "Highland Games" fame). Of course, prior to the event, each team must construct a sled or wagon to haul their equipment from station to station. Venture Crew 1083 is a well-seasoned group with plenty of cold-weather experience. They laughed at the cold and had a great time in conditions that would reduce most people to whimpering, shivering stacks of misery.

For the coming months, the Crew is investigating a possible Open House visit to Montgomery College and a definite ski trip to Ski Liberty in Pennsylvania. The Crew is also extending a chess tournament challenge to the Troop 1083 Boy Scouts who are currently working on the chess Merit Badge. It will be just like a steel cage match, only with chess instead of wrestling, and no cage.

Venturing is open to coed youth aged 14 through 21. Crew meetings are every 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.

Troop 1083 News

By Ben Pitkin, Assistant Scoutmaster

Troop 1083 conducts two major fundraisers each year: a Christmas tree sale in November-December, and a mulch sale for which orders are accepted until late February. In both cases—trees and mulch—the troop provides free local delivery. Mulch deliveries will take place the weekend of March 9–11. We want to offer sincere thanks to all who supported us at the tree sale, and also to those who bought mulch from us.

In late January, Troop 1083 scouts attended the Montgomery District Klondike Derby at Little Bennett Regional Park for two days and two cold nights of camping and gaming. The scouts slept out in tents and cooked outside too. The temperatures dropped into the teens at night, cold enough for all the scouts to earn their symbol

of the polar bear brotherhood, the Polar Bear Patch. Derby events included various tests of Scout craft, first aid and life saving knowledge and skills, and teambuilding exercises. WEBELOS II Scouts from Packs 1081 and 493 joined the Troop Saturday evening for some lessons in fire building and enjoyed dinner before returning home to their warm beds to sleep.

Each year, Klondike also holds a contest to design the coming year's Klondike patch. All the Scouts in attendance, from all across the Montgomery District, are invited to submit designs. This year, Troop 1083's Ben Safford won the design contest; so in 2013, Scouts from far and wide will be wearing the patch featuring his design!

On February 5, Scouts and their families gathered for the Winter Court of Honor (COH). As the troop continues to grow and the Scouts stay focused on their goals, the award and achievement tallies just keep piling up! At this COH, Troop 1083 Scouts earned a total of 51 Merit Badges and 12 rank advancements. All the boys deserve congratulations; special mention goes out to Mikey Roop and David Werking, each of whom advanced three ranks since the October COH; and Mark Kimball, who earned five Merit Badges and the International Activity Patch since October.

Upcoming events include a ski trip to Ski Liberty, March WEBELOS Weekend, and campouts at Sandy Point State Park on the Chesapeake and Utica Park in the shadow of the Catoclin Mountains. If you are a boy who has finished the fifth grade you can join us. We meet Monday nights 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.



www.rockcreekdance.com

301-515-1841

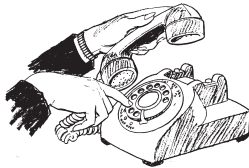
Locations in Rockville and North Bethesda

Christina Addabbo Prete, Owner & Director

The RCA Hotline

240-668-4722 (4RCA)

Calls Received January 23rd, 2011
through February 22nd, 2012



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 is here to help everyone keep our neighborhood as orderly as possible, so please use these numbers. Please call the RCA as well. We appreciate knowing and learning about our community.

02-07-12 (Tues) at 2:21pm. Not Anonymous. Caller lives at 120xx Galena Road and, once again, Caller didn't get the Echo. Caller doesn't know what the problem is but would appreciate receiving it one of these times without a phone call. Thank you.

02-12-12 (Sun) at 2:59pm. Not Anonymous. Caller would like to learn more about placing a 2" x 3.5" ad in the March issue of the Echo. Will someone please call back with that information and the cost? Thank you.

02-14-12 (Tues) at 1:40pm. Anonymity Requested
Caller lives on [street name removed] and there's been an SUV Honda Pilot with Maryland tags parked on the road for long periods of time – not just a couple of days. It has been there now since Sunday but has been there for weeks before that. Caller just looked on the front of it and it says: Washington Courier Emergency Delivery, Human Blood, Do not Tow or Ticket, Will Return Momentarily." Can anything be done because it's there for long terms? [RCA Note: For these kinds of issues you should always call the police non-emergency number and email safety@randolph-civic.org]

02-15-12 (Thurs) at 11:05am. Not Anonymous.
Calling to complain about not receiving the Echo. Caller lives on the 11000 block of Hunters Lane and also knows that Macon Road, just around the corner from Hunters, didn't receive it either. No Echo but Caller would like to receive one very much.

02-21-12 (Tues) at 7:28pm. Not Anonymous. Caller called two weeks ago to report not receiving the Echo on Galena Road. Caller has since found out that Galena Road, Hunters Lane and Macon Road didn't get it. We were hoping to get a copy – would that be possible? Thank you. [RCA Note: The RCA followed up with the Boy Scouts who are paid for delivering the Echo.]



Call 311 To Get It Done!

311 is Montgomery County's phone number for non-emergency government information and services. For emergency calls, residents should continue to call 911. A new website is available 24/7 at www.montgomerycountymd.gov/311.

Phone Numbers for MC311

- In Montgomery County, call 311
- Outside of Montgomery County, call 240-777-0311
- The TTY number is 240-773-3556

Reminder: Call 911 for emergencies

Website:

www.montgomerycountymd.gov/311

Fellow Neighbor **20** Years

Leaf Removal • Grass Cutting • Tree Work
INSURED



Local Lawn Care

OWNER

Etc.

(301) 770-5549

OPERATED

President's Message*by Matt Tifford*

As you may have noticed, many of our neighborhood street trees have been marked for removal. I am, of course, referring to those orange dots spray-painted on the tree trunks. Most of the remaining trees, planted not too long after our homes were built, are nearing the end of their lifespan. In fact, if you still have an old tree in front of your house, there's a good chance that it will need to come down at some point in the next decade.

If your tree has been marked for removal, you may be wondering what happens next. The county, after removing your dead/dying tree and grinding out the stump, will replace your tree with a variety of your choice, provided that it is on the county approved list (re-printed here in the Echo). The process of taking down the tree and then grinding out the stump usually takes six months to a year or longer, so you have plenty of time to decide! You can choose between what they call "Major" and "Minor" trees. Major trees are similar in size to most of our current street trees, typically 50-60 feet in height. Minor trees are generally smaller scale, usually 20-30 feet tall when full grown.

When deciding what tree to request, there are important questions to consider. One of the qualities that many of us value in our community is the beautiful canopy that our mature trees create over our neighborhood streets. From Spring through Fall we are treated to shade and a variety of color as we walk, bike or drive to and from our homes. This is something that no new community can replicate, as trees take many years to grow to maturity. Our beautiful canopy is a result of the fact that most of the original owners of these houses chose "Major trees" all those years ago.

However, as we all know, there is a downside. Eventually, due to age and county neglect, our street trees become more and more likely to damage power lines. Occasionally, falling limbs may damage automobiles and even homes. If you choose a "Major tree", fifty years from now it may cause problems for residents much as our current crop of old trees has caused problems for us. "Minor trees", particularly the smallest ones on the list, are unlikely to ever cause these kinds of problems. However, most of the Minor trees will never grow large enough to provide a canopy effect.

Alongside these concerns, there is the question of native versus non-native trees. In recent years there has been a big push to halt the spread of non-native plant and animal species to try and restore the ecological balance that once existed in our area. Over the years, many non-native plants like Porcelain Berry

and Mile-a-minute have proved to be extremely disruptive to this balance. The non-native trees included in the county tree list are not considered harmful; however you may want to consider this element when choosing your tree. Alternatively, sometimes non-native species are preferred due to positive qualities not found in native variants. For example, some arborists recommend the European Hornbeam over the American Hornbeam (both on the list) because the European variant grows faster and has a more uniform shape.

Picking a tree is not an easy decision, and each of us should consider our choice carefully. There is a wealth of information, probably too much, available on the internet. Just do a search for "best street trees" and you will see what I mean. My tree was removed three years ago, and I still have not made up my mind. I'm getting close though. Just between you and me, I'm leaning toward a

RCF Executive Committee for 2011-2012

OFFICERS**President**

Matt Tifford
11235 Ashley Drive
301-770-4377

Vice President

Lindsay Hoffman
4602 Wilwyn Way
301-775-9807

Secretary

Bob Walker
11813 Ashley Drive
amorworks1@aol.com

Treasurer

Mark Nensel
11830 Rocking Horse Rd
301-351-1957

Directors

Mike Saunders
12107 Hunters Lane
301-468-9268

Karen Helfert
11429 Ashley Drive
301-468-0236

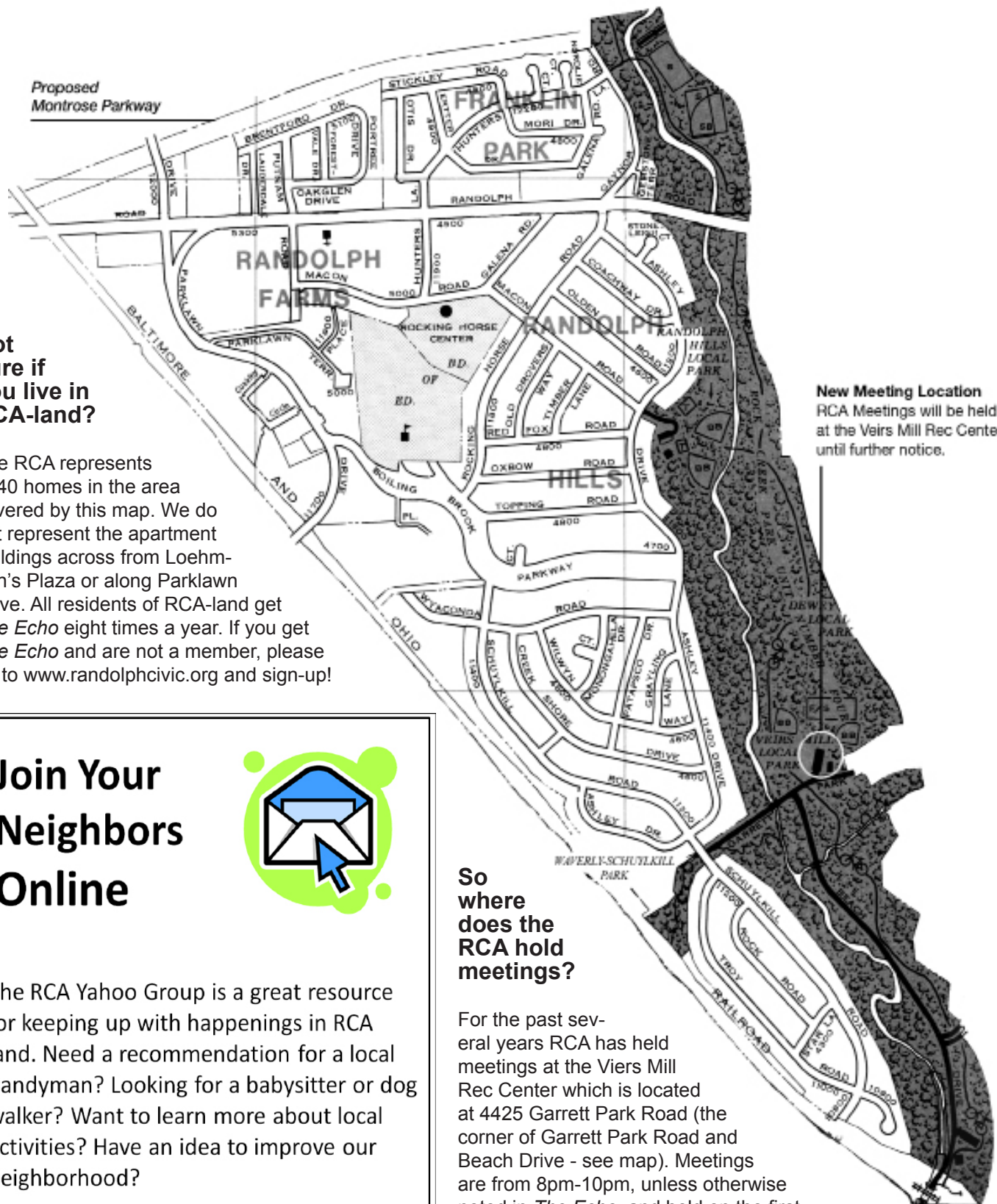
George Gadbois
4718 Topping Road
301-770-5386

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

County Approved Tree List*(continued from page 6)*

- Paperbark Maple; H 20-30 ft; w 15-25 ft
- Allegheny Serviceberry*; H 30-40 ft; w 15-20 ft
- American Hornbeam; H 20-40 ft; w 20-30 ft
- Redbud Texas White*; H 20-30 ft; w 15-30 ft
- Eastern Redbud*; H 20-30 ft; w 15-30 ft
- Fringetree (tree form)*; H 12-20 ft; w 12-20 ft
- White Flowering Dogwood*; H 20-30 ft; w 20-30 ft
- Pink Flowering Dogwood*; H 20-30 ft; w 20-30 ft
- Kousa Dogwood*; H 15-20 ft; w 15-20 ft
- Cockspur Hawthorn, thornless*; H 25-30 ft; w 25-35 ft
- Green Hawthorn; H 20-35 ft; w 20-35 ft
- Goldenraintree*; H 30-40 ft; w 30-40 ft
- Flowering Crabapple*; H 20-25 ft; w 15-20 ft
- Ironwood; H 25-40 ft; w 20-30 ft
- Persian Parrotia; H 20-40 ft; w 15-30 ft
- Okame Cherry*; H 15-25 ft; w 15-20 ft
- Chinese Evergreen Oak; H 30-35 ft; w 30-35 ft
- Japanese Snowbell*; H 20-30 ft; w 15-25 ft
- Japanese lilac*; H 20-25 ft; w 15-20 ft



Not sure if you live in RCA-land?

The RCA represents 1340 homes in the area covered by this map. We do not represent the apartment buildings across from Loehmann's Plaza or along Parklawn Drive. All residents of RCA-land get *The Echo* eight times a year. If you get *The Echo* and are not a member, please go to www.randolphcivic.org and sign-up!

New Meeting Location
RCA Meetings will be held at the Viers Mill Rec Center until further notice.

Join Your Neighbors Online



The RCA Yahoo Group is a great resource for keeping up with happenings in RCA land. Need a recommendation for a local handyman? Looking for a babysitter or dog walker? Want to learn more about local activities? Have an idea to improve our neighborhood?

Get in on the conversation at:
<http://groups.yahoo.com/group/randolphca/>

So where does the RCA hold meetings?

For the past several years RCA has held meetings at the Viers Mill Rec Center which is located at 4425 Garrett Park Road (the corner of Garrett Park Road and Beach Drive - see map). Meetings are from 8pm-10pm, unless otherwise noted in *The Echo*, and held on the first Thursday of the month. Meetings are not held during the summer and are optional in January. The next general membership meeting is April 5th and we will be discussing trees for our neighborhood and public safety.

CLASSIFIEDS

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.

WATERCOLOR CLASSES. Learn to paint in nearby Garrett Park! Small, informal classes for adults. All levels welcome, including complete beginners. Held in teacher's Victorian home. Martha Seigel, MFA, the American University, 27 years experience. Call 301-946-5388.

BEST BUDDIES PETSITTING SERVICE: Going out of town? Need your dog to be walked daily? Have a cat that needs to be boarded? Well we are a home away from home providing the best loving care for your pet depending on your needs. We board cats and dogs and we do not crate them. We have a fenced-in quarter acre lot right here in Randolph Hills! Dogs get two 30 minute walks daily and all animals get breakfast and dinner; we provide the food! Between walks, there is plenty of playtime. Prices reasonable and our schedule is setup to meet your needs. Pickup and drop-off service is provided if needed. Any medications can and will be administered. We are bonded and insured. Call Danny Beigel at: 240.654.0694 or go to www.bestbuddiespetsitting.com email us at bestbuddiespetsitting@hotmail.com

Help Make our Community a Safer Place Become a RCA Block Captain



The RCA Safety Committee is reviving the neighborhood watch program. The goal of the program is to make our community a safer place and to increase communication regarding safety issues and other neighborhood concerns.

Becoming a Block Captain simply means joining the RCA Safety Committee email listserv and keeping an eye out for safety issues on your street.

Email safety@randolphcivic.org for more information and to learn how you can help.



Important Websites

Randolph Civic Association	http://randolphcivic.org
Montgomery County	www.montgomerycountymd.gov
Montgomery County Parks	www.montgomeryparks.org
Montgomery County Schools	www.montgomeryschoolsmd.org
Washington Metro Area Transit Authority	www.wmata.com



Important Phone Numbers

Police: Emergency ONLY	911
Police: Non-Emergency (County-wide)	301-279-8000
Police: Non-Emergency (Rockville Station)	240-773-6070
Park Police: Emergency	301-949-3010

(for Randolph Hills and Waverly-Schuylkill Parks)

Abandoned Cars (on private property)	240-777-3785
Abandoned Cars (on the street)	240-773-6411
Animal Control	240-773-5960
Building Permits	240-777-6260
Consumer Affairs and Protection	240-777-3636
Crisis Center Hotline (24 hours)	240-777-4000
Department of Natural Resources	877-463-6497

(wildlife nuisance problems)

Disability Services	240-777-3000
Fire Marshall (Non-Emergency)	240-777-2457
Housing Code Violations	240-777-3785

(for calls about tall grass, broken windows, trash in yard, etc)

Large Item Pick-up	240-777-6410
Libraries: Locations, Accounts, Etc.	240-777-0001
Metrorail and Metrobus (wmata.com)	202-637-7000
Montgomery County Humane Society (Non-Emer)	240-773-5960
Montgomery County Humane Society (Emer)	240-773-5900
Motor Vehicle Admin (mva.maryland.gov)	800-950-1682
Parking Tickets	240-453-0113
Parks: Information & Permits	301-495-2525
PEPCO: Report Power Outages	877-737-2662
PEPCO: Emergency/Life Threatening	202-872-3432
Pollution Complaint (Dumping, Noise, Burning)	240-777-7700
Post Office: Rollins Ave, Rockville	301-231-5973
Montgomery County Public Schools K-12	301-309-6277
Rat Control Unit (Health Dept)	240-777-1245
RCA Hotline	240-668-4722
Recreation Classes	240-777-6870
Recycling Info	240-777-6410
Senior Programs (55+)	240-777-4925
Street Light Out	240-777-6000
Trash Collection	240-777-6410
Transportation (Highway Services)	240-777-7623

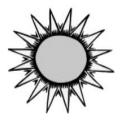
(to report traffic signals out, street sign damage, potholes, graffiti, etc.)

Tree Maintenance	240-777-6000
Voter Registration	240-777-8500
Water and Sewer (WSSC)	301-206-4001
Weeds/Rubbish Complaints	240-777-7700

If any of these websites or phone numbers are incorrect, please email info@randolphcivic.org or call the RCA Hotline at 240-668-4722.

**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>
11107 Rock Road	\$346,900	\$346,900	45	\$10,000	02-Sep-11
11322 Schuylkill Road	\$170,000	\$175,000	1	\$0	16-Sep-11
11521 Patapsco Drive	\$255,000	\$255,000	96	\$0	21-Sep-11
4708 Olden Road	\$329,000	\$318,285	139	\$6,366	26-Oct-11
11809 Old Drovers Way	\$275,000	\$275,000	24	\$9,000	31-Oct-11
11513 Patapsco Drive	\$329,000	\$315,000	66	\$12,600	03-Nov-11
11315 Ashley Drive	\$260,000	\$245,000	20	\$0	07-Nov-11
12009 Rocking Horse Road	\$238,000	\$238,000	56	\$0	21-Nov-11
12109 Galena Road	\$379,900	\$370,000	8	\$0	12-Dec-11
4906 Ertter Drive	\$359,000	\$310,000	133	\$5,000	27-Dec-11
11203 Ashley Drive	\$364,000	\$360,000	132	\$0	27-Dec-11
4719 Boiling Brook Pkwy	\$270,000	\$265,000	169	\$0	30-Dec-11
11413 Grayling Lane	\$329,990	\$324,500	43	\$8,000	08-Feb-12
4723 Boiling Brook Pkwy	\$349,000	\$337,500	9	\$0	10-Feb-12



Spring is just around the corner!



*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.*

**Denise
SZCZUR**
301-452-5544



Long and Foster Realtors
6000 Executive Boulevard, North Bethesda, Md 20852
(O) 301-468-0606 (C) 301-452-5544

email: Denise.Szczur@LNF.com

website: DeniseSzczur.LNF.com



"Professional Service with a Personal Touch"