

The Echo

The Newsletter of the Randolph Civic Association and Randolph Civic Foundation

Volume 49, Issue 4

January/February 2006

In this Issue...

Home Assessments Way Up – But Not Taxes	1
Sam's Club Increases Its Membership Fees for 2006	1
Treasurer's Report	3
Randolph Civic Association Paid Members for 2005-2006	4
Trash Collections in RCA-land	10
The RCA Hotline	10
News from Pack 1081	12
Troop 1083 News	14
Power Outages? – Call PEPCO	16
History of RCA-land: Beautification Day	16
RCA Map	18
Classifieds	19
Important Phone Numbers	19

Home Assessments Way Up – But Not Taxes

by Richard Zierdt

Most, if not all, RCA residents received their home Assessment Notice from the State of Maryland in late December or early January. No doubt your property was assessed way upward, perhaps even doubling in value since the last time the State sent you its Notice three years ago. However, your property taxes will not rise proportionally. Here's why.

As long as you live at the same home, your assessed value, the figure the State uses to calculate property taxes, cannot rise by more than 10% per year. Assessed value is different than Market value, which is the figure that appears in boxes 8, 9, and 10 of the Notice. Yes, Market value is "phased in" over a period of three years, but the Assessed value (box 2) is what is used to calculate taxes.

To calculate your Assessed value for 2007 and 2008, multiply the figure in box 2 by 1.1 (10% increase) for 2007, and that product again by 1.1 to get the assessed value for 2008 (too bad the State doesn't do this). The calculated figures will be substantially below "Market value."

Now there is no limit to the property tax rate which the State Board of Public Works decides annually [the Board consists of the Governor, comptroller, and treasurer].

The important point here is that you remain in the same home. If you sold your home, the new owners will pay taxes based on the Market value of the home, thus paying at least \$1000 more in property taxes per year over what you pay now. If you buy and move to another home in Montgomery County, you can expect to pay perhaps twice what you pay now. So stay put! ■

Sam's Club Increases Its Membership Fees for 2006

by Richard Zierdt

Starting January 1, 2006, Sam's Club began charging \$35 for its basic annual membership fee, up from \$30. RCAers with Sam's Club memberships paid \$30 at RCA's September Membership drive, good until October 31, 2006.

At RCA's next membership drive in September, I'm afraid the RCA will also have to charge \$35 for this service.

Anyone can buy an individual Sam's Club membership on their own at the same price, but buying one through the RCA is a Sam's business membership, which means you can shop from 7 AM until 10 AM, Monday through Friday, when others cannot, and also from 7 AM to 9:30 AM on Saturdays.

The RCA makes no money offering Sam's membership. This is offered as a service to our neighborhood. ■

Upcoming Events

RCA Executive Meeting

Thursday, February 2, 2006, 8:00 p.m.

RCA General Meeting

Thursday, March 2, 2006, 8:00 p.m.

Meetings are held at the Randolph Hills Recreation Center at the corner of Ashley Drive and Macon Road on the **first Thursday of every month at 8 p.m.**, except January, July, and August. Usually, we alternate between General and Executive meetings. All are welcome at every meeting.

RCA Executive Committee for 2005-2006

OFFICERS

President
Open

Vice President
Mike Saunders
12107 Hunters Lane
301-468-9268

2nd Vice President
George Gadbois
4718 Topping Road
301-770-5386

Secretary
Kevin Kline
4808 Randolph Road
301-230-1486

Treasurer
Richard Zierdt
4707 Coachway Drive
301-881-0283

Directors
Jack Stillwell
5106 Macon Road
301-231-4934

Frank Shore
11230 Troy Road
301-468-1225

Matthew Shore
11230 Troy Road
301-468-1225

COMMITTEE CHAIRS

Echo Editor
Eileen White
11225 Ashley Drive
301-984-2579

Echo Advertising
Mauro Biondo
11508 Monongahela Court
301-770-7590

COMMITTEE CHAIRS (continued)

Membership
Carol Brown
4615 Olden Road
301-770-7440

Environment
Jack Stillwell
5106 Macon Road
301-231-4934

Education
Elinor Walker
12111 Galena Road
301-468-6335

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

Special Projects
Kim and Cary Williams
4710 Topping Road
301-881-4554

COMMUNITY AFFAIRS

Scout Leader, Troop 1083
Dave Talbott
12104 Foley Street
Silver Spring, MD 20902
301-933-0048

Cub Master, Pack 1081
Mark Kibbe
4306 Emden Street
Silver Spring, MD 20906
301-946-6393

Scout Liaison
Frank Rossomondo
15133 Vantage Hill Road
Silver Spring, MD 20906
301-598-5772

Scout Unit Commissioner
Mike Saunders
12107 Hunters Lane
301-468-9268

Girl Scout Leader, Troop 1487
Stephanie French
11012 Schuylkill Road
301-770-3171

COMMUNITY ORGANIZATION DELEGATES

Montgomery County Civic Federation:
Kevin Kline, Matthew Shore, Eileen White, Richard Zierdt
www.montgomerycivic.org

North Bethesda Congress: Matthew Shore, Richard Zierdt

MUNICIPAL AREAS FOR RCA

County Council District 1 (representing all of RCA):
Councilman: Howard Denis 240-777-7964
email: Councilmember.Denis@montgomerycountymd.gov
Mr. Denis's aide: Ken Hartman

Councilmember: Nancy Floreen 240-777-7959
email: Councilmember.floreen@montgomerycountymd.gov
Ms. Floreen's aide: Merle Steiner

General County Council Offices: 240-777-7900

County Executive (all of RCA):
Douglas Duncan 240-777-2500

Montgomery County Public Schools: 301-279-3000
School Board Offices: 301-279-3617
School System Information: 301-279-3391

School Board Member for District 3
(representing all of RCA):
Ms. Patricia O'Neill 301-320-7600

Maryland Legislative District 18 (representing all of RCA):

Senator: Sharon M. Grosfeld 301-858-3137
Delegates: Ana Sol Gutierrez 301-858-3181
John Hurson 301-858-3770
Richard Madaleno Jr. 301-858-3130

Montgomery County Delegation Office:
All Senators & Delegates: 301-858-3010

U.S. Congressional District 8:
Christopher Van Hollen 202-225-5341
email: chris.vanhollen@mail.house.gov

U.S. Senate:
Barbara Mikulski 202-224-4654
Paul Sarbanes 202-224-4524

Election Precinct:
04-15 Vote at Rockinghorse Center, 4910 Macon Road

Montgomery Co. Board of Elections: 240-777-8500
751 Twinbrook Parkway, Rockville, Maryland 20851
www.777vote.org

Maryland State Board of Elections: www.elections.state.md.us

Governor Robert L. Ehrlich
Office of the Governor
100 State Circle
Annapolis, Maryland 21401
410-974-3591
governor@gov.state.md.us
www.gov.state.md.us



RCA Telephone Number: 301-881-2722 (881-2RCA).

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

Membership in the RCA is \$5.00 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. Copy should be sent to the Editor, Eileen White, 11225 Ashley Drive, North Bethesda, Maryland 20852, 301-984-2579, email eewhite@comcast.net.

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

Treasurer's Report *by Richard Zierdt*

As of January 7, 2006, combined RCA+RCF assets total \$9,055.40. All new and existing RCA/Sam's memberships have been paid. Now I will weed out any unpaid Sam's memberships, for which the RCA will receive a refund. If you want to keep your Sam's account but haven't yet paid, be forewarned: you will not be able to shop there! ■

RCA Checking Register 11/16/2005 through 01/07/2006

Date	Num	Payee	Memo	Amount	Balance
		BALANCE 11/16/2005			10,270.33
11/22	774	Quick Printing	December	997.50	9,029.03
11/22	775	Postmaster	P.O. Box 2002 rental	90.00	8,939.03
11/22	776	Eileen White	ISP and software for ECHO	279.00	8,660.03
12/10	777	Sam's Club	3 new memberships	90.00	8,570.03
12/14	778	Sam's Club	account renewal	240.00	8,330.03
12/16		RCAssociation	membership	495.00	8,825.03
12/17	779	Elvira Roche	refund for bulbs	61.50	8,763.53
12/19	E-xfr	Verizon	Nov 22 telephone	23.94	8,739.59
01/07		RCAssociation	membership	141.00	8,880.59
		BALANCE 01/07/2006			8,880.59
		<i>Suntrust Bank balance, December 22, 2005: 8,739.59</i>			

RCF Checking Register 11/16/2005 through 01/07/2006

Date	Num	Payee	Memo	Amount	Balance
		BALANCE 11/16/2005			285.97
11/30		RCFoundation	interest received .09%	0.02	285.99
12/23	1081	Dutch Mill Bulbs	spring bulbs	111.20	174.79
12/30		RCFoundation	interest received .08%	0.02	174.81
		BALANCE 01/07/2005			174.81
		<i>Suntrust Bank balance, December 31, 2005: 174.81</i>			

Total RCA+RCF cash assets	9,055.40
----------------------------------	-----------------

Randolph Civic Association Paid Members for 2005-2006

by Carol Brown

Current membership count is 576, pretty good for a civic association. Stars by a member's name is the extra contribution amount given above the RCA's incredibly low \$5 basic membership dues:

*\$1 - \$5 ** \$6 - \$10 *** \$11 - 20 **** \$21 and up

However, one member, Charles Middleton of Ashley Drive, buried the "Star Meter" with a \$200 donation this year, and a \$165 donation last year. Thank you, Charles!

Ashley Drive

Amaya
Astner ***
Austin
Behram
Boston *
Bradley
Breon ***
Broun
Brown, Sr. **
Butler
Canick **
Carawan ****
Churchill ***
Clarke **
Cline & Pillers-Cline *
Crown
Cummings *
Dellasanta
Dikel ***
Dziekonski
Evangelista **
Fagley **
Gibbons & Tincknell ***
Hamasian *
Hauser *
Haynes
Hoffeld
Ingberg ****
Jardine ***
Jones ***
Keller *
Laranjeira *
Linares **
Logee *
Macal *
Manalo
Martin
Maschke *
McLean
Middleton *****
Namoradze-Ruhadze ***
Nichols
Patten **

Paysen
Phelps ***
Poulos & Bloomquist ***
Prock **
Puente **
Shaw
Slowinski & Salenik ***
Sollway
Souder ****
Souder ***
Surlles & Marshall ****
Tarello
Tifford
Tyler ****
Uren
Valenta
Vanderlinden
Virtue *
Ward ***
Whisman
White & Biondo **
Wiacek
Woitach **
Wynn
Zetti

Boiling Brook Court

Weisemann **

Boiling Brook Parkway

Abelmann
Aposporos **
Applegarth *
Bowles **
Cregger **
Duarte ****
Evers
Goudarzi & Beck
Greening
Hagberg ***
Houser **
Johnson & Graffenberg ***
Kennedy *
Klain

Long
Mendes ****
Osborne
Robinson & Stone **
Roche ****
Roesch *
Santoro *
Schwartz

Brentford Drive

Basiliko
Brocca **
Coral
Mayen
Mulquin
Rosenstein
Strock ***
Trainor
Uston
Weber

Coachway Drive

Freideman **
Gilliand
Gobleck **
Hunsicker ****
Jones **
Larew & Lentz
Pasola **
Strobell ***
Tedder
Vega **
Zierdt ****

Creek Shore Drive

Burroughs **
Casciano *
Christian **
Couture *
Dempewolf
Dick
Diethrich ***
Gouveia
Harmon
Harper & Walsh ****
Johnson-Weider ***
King **
Kormeluk ***
Lepre*
Madsen
Marella **
Marques ****
Mock **
Monahan **
Ramsey ****
Scappa **
Sheng
Shutta
Stone

Tao
Trinquero *
Warren *
Williams
Ziese **

Creek Shore Place

Brown
Burns ****
Linthicum ****

Ertter Drive

Cogdell
Del fierro
Hundrup
Jackson **
Kopyto **
Lane *
Lim *
Luong **
Marr
Martinez ***
Murray ****
Olson**
Pometto *
Portocarrero *
Preston *
Rabinovitz
Samari ***
Smith ***
Turner *

Forestvale Drive

Barber
Durgavich ****
Gzirian
Roh ****
Sullivan **

Galena Road

Bowdren ***
Epstein
Friendman & Hagbi
Jones **
Kotzalas *
Nix
Palomino **
Wilson ****
Wu

Gaynor Road

Adorian ****

Gemstone Terrace

Brennan ***
Jordan **
Troy ***

Grayling Lane

Bailor
Bender ****
Calderone ***
Joyner *
Leffler **
Whitaker ***

Hunters Court

Grossman *
Valenzuela
Woo

Hunters Lane

Alfonzo
Brown, Jr. **
Buonomo
Campbell
Coester ****
Correia *
Emmanuel ***
Fent **
Gehlhar *
Gisriel ***
Guthrie *
Houseknecht
Israel
Kopyto *
Kwan
Lee
Linthicum *
MacWilliams
Miller & Green *
Moeller **
Morlando **
Perez
Poole
Rezapkin ***
Saah
Saunders ****
Teachum
Tremonti
Walters *

Lauderdale Drive

Kim **
Lee
Lopez
McClung ****
Schwartz *
Senko ***
Stockslager ***
Wilson
Zayas **

Macon Road

Amemiya
Baratz
Bucher ***
Fick ***
Flandrau ***
Gaunaud **
Konrad ***
Kroos *

Marshall *
McDuffee
Orenstein **
Park
Peppin *
Reyes ***
Rojas
Rukus
Santorocco
Sawyer **
Scott
Segura ***
Sonnenberg ****
Stillwell ****
Streed ****
Tigert
Tolson
Vissari
Zelaya *

Monongahela Court

Biondo **
Flores *

Monongahela Drive

Bonanno
Chrisafis
Darrah ****
Hash ***
Loyd
Mendez **
Mitchell
Nightingale
Raymond
Wong

Mori Drive

Chang
Constantinou
Conversano ****
Cote-Colisson
Harley
Hughes **
Lavin **
Levy ***
Robinson *
Salganik *

Nordlie Drive

Bruder
Sonetiro ***

Oakglen Drive

Lynch
Melyakov
Tekovic

Old Drovers Way

Franks ***
Green
Herr ***
Peters ***
Prue
Ricker

ARMAND'S

PIZZERIA & GRILLE

Come Visit Our New Dining Room!

We feature Armand's Original
Deep Dish & Thin Crust Pizza.

Now offering new menu items including
pasta entrees, beer & wine and desserts.

Lunch Buffet daily from 11:30am-2:30pm,
includes pizza, pasta & salad. \$6.99 per person.

FREE DELIVERY

or if you pick-up, a free slice or soda for the road

301.231.5000

Congressional Village
190 Halpine Road • Rockville, MD

OPEN: SUN – THURS 11AM – 9:30PM
FRI & SAT 11AM – 10:30PM

*** \$10.00 MINIMUM DELIVERY ORDER ***

\$200 OFF

Any deep dish or
thin crust pizza

301-231-5000



Congressional Village formerly Congressional Plaza South
Not valid with any other offer, \$10.00 minimum delivery



(continued on page 7)



Loehmann's Plaza...

5200 - 5290 Randolph Road, Rockville, MD 20852

Blockbuster Video	(301) 468-1096
Boat U.S.	(301) 230-0945
Boston Market	(301) 984-0990
Care Cleaners	(301) 816-2092
Chuck E. Cheese	(301) 468-2491
Foot EFX	(301) 816-4663
Hair Systems	(301) 881-0338
Kumon U.S.A.	(301) 231-6977
Lifestyle Spa	(301) 468-9770
Loehmann's	(301) 770-0030
Parcel Plus	(301) 468-2177
Safeway	(301) 770-3665
SunTrust Bank	(301) 998-8580
Sherwin Williams	(301) 984-7124
Subway	(301) 881-2477

Paid Members

(continued from page 5)

Saah **
Smith
Stonestreet *
Wright ***

Olden Road

Brown ****
Crist **
Ensor **
Fillippi
Goheen *
Hahn *
Knight ***
Lynd
Nottingham *
Null ***
Richards *
Robertson
Walker
Weitzel **

Otis Drive

Blackman *
Didden
Doane ****
Hevey & Barbee

Junghans
Marino **
Tedesco ***

Oxbow Road

Andrykovitch
Beckmann ***
Beltz ****
Boyd **
D'Andrea **
Donaldson
Flynn
George ***
Kessler
King ***
Marsden
Morais
Schotthoefer **
Speer
Watts ****

Patapsco Drive

Allen **
Andrews
Chafkin and
Parascandola **

Cordani ***
Cotter ***
D'shen ***
Donahoe
Faircloth ***
Kaschak *
Lewis
Metelko
Reed, M.D., M.P.H. ***
Retana *

Portree Drive

Kriedeman & Werner ***
Lopez & Wood **
Martin **
McGovern
Miliham **

Putnam Road

Block **
Kirchloff
Levy *
Strickland

Randolph Road

Aker **
Archibald **
Diamantidis ***
Ecuacion **
Kline **

Lowe
Nguyen and Tran *
Schlutz, D.M.D. ****
Williams *

Red Fox Road

Beaver **
Bebawy *
Byrne
Cannon ****
Divel ***
Fascione & Kendrot *
Gagne *
Kehoe **
Minor ****
Quinton
Ward
Wu ****

Rock Road

Artola de Saldana ***
Ashworth **
Bogumill ***
Chubb ***
Gideon **
Katz
Kirvan
Koval
Matias *
Nitsios

(continued on page 8)

...honda&acuraservice&repairisallwedo

If you can read the word above...you've figured out what we do here. Now check us out!

Own a Honda or Acura? Call us to schedule an appointment.
You'll love our friendly, we-care attitude, personalized
treatment and convenient arrangements.

Don't own a Honda or Acura? Refer a neighbor, friend or
co-worker to us and the Scout Troop gets \$25! No kidding!



301-424-2800

www.motor-works.com



Motor Works is owned and operated by a long-time leader
and supporter in our own, R.C.A. sponsored Boy Scout Troop.

Greg Skolnik



TROOP 1083
BOY SCOUTS OF AMERICA

Randolph Civic Association Special!

\$ 6 OFF Oil service
\$11 OFF Minor service
\$21 OFF Intermediate service
\$31 OFF Major service

Bring this coupon with you

Rockville Automotive & Truck Service

Steve Caffi
ASE Certified

12221 Parklawn Drive
Rockville, Maryland 20850
(301) 881-3200

Paul Kinhead
ASE Master Technician

14716 Southlawn Lane
Rockville, Maryland 20850
(301) 251-7830 • (301) 251-7830



VERA TSAGURIYA
Licensed Esthetician
TEMUR TSAGURIYA
Massage Therapist Nat. Certified

VITAL SKIN CARE

Facial, Massage, Waxing, Reflexology.
Lymph Drainage, Body Treatments, Lash Tint, Reiki
We Use and Recommend Dermalogica and G.M. Collin

301-775-7481
11402 Schuykill Rd.
N. Bethesda, MD 20852

vitalskincare4you.com
vera@vitalskincare4you.com
Checks & Credit Cards Welcome

4921 Wyaconda Road
North Bethesda, MD 20852

Plumbing, Heating & Cooling



W. F. Collins, Inc.

Ph: (301) 881-2370

Fax: (301) 881-8652



Creations for You!
Welcome to Artria

Mural, illustration, logo design,
decorative work on purse, plate, vase,
glass, furniture, ornament & much more.

Contact me with any creative need you may have.

www.artrius.com 240-506-1549

Paid Members

(continued from page 7)

Roosevelt
Scaldeferri
Spofford
Urciolo
Williams **
Zimmerman

Rocking Horse Road

Baxa
Beach
Branagan *
Buddle ***
Burke ***
Burns ***
Demma
Erzen***
Few
Justiniano *
Kaushansky ****
Lam
Layaou
Mahony
Merrick
Murphy *
Pena **
Pesanelli **
Purcell
Robinson **
Trautvetter **
Wharen **
Winfield
Wolfe

Schuykill Road

Baith **
Baker ***
Banks **
Berg ****
Bobik ***
Bressler ****
Campos
Carney **
Caruso Criscione
Clark
Condon **
Ensor***
French
Hatfield **
Hickey
Hill
Irvine
Johnson ****
Kapusnick **
Keller ***
Lease*
Lee ***
Lietwiler
Lunsford *
Mandujano
Marino

Melograna **
Miller
Moore ***
Muck **
Neufell ****
Neumiller ***
Petrelles
Pfeufer
Porter
Rodrigues *
Rowe **
Rush & Holland
Shekarchi **
Skinker
Smith*
Springer, Holahan **
Stanley & Mazer ****
Strohm ****
Thompson **
Thornton ***
Veizis *
Wheeler ***
Willard, Jr. ****

Star Lane

Lester ***

Stickley Road

Blockowicz *
Knipmeyer
Lee **
Pan
Papini **
Vasquez *

Stoneleigh Court

Beanan & Xirasagar *
Vaccara
Wright

Timber Lane

Booth **
Lee
McGahey *
Sutton
Whitney & Karakashian
Wisor ***

Topping Road

Andrykovitch ***
Brugnerotto ***
Cano ****
Cochran *
Cohen-Fox & Fox ****
Colie
Collins
Costantino *
Dorsett *
Dorsette **
Forry

Gadbois ****
 Greteman - Williams ****
 Hite **
 Johnson, Jr.
 Lee
 McGhee *
 Mulcahy *
 Santos *
 Schlosser
 Strott ***
 Tennyson ***
 Tsangaroulis **
 Wahler **

Troy Road

Allison ***
 Arvis
 Ayyildiz
 Boblick ***
 Castle
 Castro
 Chai *
 Chan
 Driggers ***
 Ferrario
 Giannoni **
 Giron**
 Goodman **
 Grattan
 Green**
 Heffner *
 Henkle & Coyne ****
 Holt ***
 Hurt *
 Kehm ****
 King **
 Kotchenreuther
 Kuster ***
 Mason **
 Miller
 Miller & Raynor
 Mills ****
 Mulcahy
 Myers ****
 Nolan ***
 Nolan ****
 Piraino *
 Saur **
 Schuler
 Shore *
 Simmons

Wilwyn Way

Bowles *
 Dennis **
 Dodd **
 Dulski ***
 Fischer ***
 Holder ***
 Hrozencik
 Keilholtz ***
 Leeson
 McMahon ***
 Muck

Nelson
 Neudorfer
 Santos
 Shapiro **
 Thompson ****
 West **
 Yani
 Zaal *

Wyaconda Road

Alkire **
 Bauroth
 Brizendine *
 Dommel
 Kim
 Lee **
 Longenecker **
 Mangalmurti **
 Parsons
 Scannell ****
 Schneider
 Sheehan **
 Smith ****
 Utterback *
 Valdivia
 Woo
 Yeager *

Out-of-town associates:

Rochester, New York
 Sonnenfeldt **

Silver Spring, Maryland
 Palmer ****

**Running Springs,
California**
 Morris **

AUNTIE SARA's ANIMAL CARE

Dogs Cats Birds
 and other pets

Your house or mine.

Local references.

**Reserve now for holiday, business,
vacation, or emergency needs.**

301 468 6310

*



**Nominated As
#1 Shop In America**

**LUBE, OIL & FILTER \$18.95 (most vehicles)
10% Off Any Repair up to \$30
One Discount Per Vehicle**

12356 Wilkins Avenue
 Rockville, MD 20852

Phone: 301-881-8530

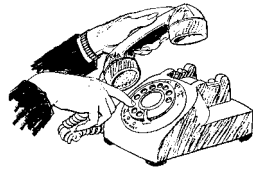
Fax: 301-881-2249

www.preferredautomotive.com

The RCA Hotline

301-881-2722 (2RCA)

Calls Received November 16, 2005
to January 6, 2006



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 in the ECHO almost every month. 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.

If anyone notices that the hotline is not working, please call Richard Zierdt at 301-881-0283, and/or e-mail the RCA at info@randolphcivic.org. Thanks!

2005-11-20 (Sun) 3:16 pm Not anonymous. Caller has old ECHOs from 1978 on. If interested, please call. *[The RCA always appreciates old ECHOs to help fill in gaps in the archives. While most issues are saved, a few from years past are missing.]*

2005-11-26 (Sat) 4:14 pm Anonymous. Someone's dog is defecating in caller's back yard. Caller describes the problems this situation creates. Caller hopes the RCA can do something about it. *[Caller can call the County's Health and Human Services department Regulatory Services at 240-777-3986 or Animal Control at 240-773-5960 and/or call back the RCA. However, in both cases, caller must provide the address so this complaint can be investigated.]*

2005-12-04 (Sun) 12:08 pm Anonymous. On Rock Road, there's a house there that has toys in the front yard. It looks ungodly, and it's a menace to the neighborhood. There is sand in the driveway so the kids can play. Is homeowner running a nursery? Very distracting.

2005-12-10 (Sat) 10:46 am John Polk of Troy Road. Caller appreciates the person who shoveled snow from caller's walkway after the recent snowstorm. Caller was unable to get to the house, and thanks whoever did it!

2005-12-14 (Wed) 9:39 pm Anonymous. Does anyone have information about the helicopter that was hovering overhead this evening? Caller called the Rockville police station, and the police said they were unaware of any activity. *[Richard Zierdt here. This is not the first time something like this has happened, but it is rare. The one time I witnessed it, the helicopter shown a bright light, looking for a suspect. In this case, it may have been Maryland State police, or not a police action at all.]*

2005-12-21 (Wed) 9:32 pm Boiling Brook Parkway. Caller ordered flower bulbs, but has not received them. *[The RCA began selling flower bulbs this past fall to great success (see the September/October and December ECHOs). However, as in any burgeoning enterprise, we missed a couple of residences (four to be exact). Such participants will receive a refund or replacement bulbs.]*

2005-12-21 (Sun) 12:29 pm Montrose Park. Caller just received caller's property tax assessment notice, and it went up substantially. Have other RCAer's received similar notices? *[See article in this ECHO.]* ■

Trash Collections in RCA-land

by Richard Zierdt

Trash and recycling pick-up occurs weekly every Monday in all of RCA-land, except during some holidays, when our stuff is picked up on Tuesday. However, last Christmas (2005), New Year's, and King's Birthday all created some confusion because all trash and recycling pick-ups occurred on the same, regular, day: Monday.

Unless the holiday actually occurs on a Monday, then trash collection for the week is done on our usual day, even if it is a federal holiday.

For 2006, here's the explicit list of federal holidays and the trash pick-up days:

RCA-land 2006 Holiday Trash Pick-Up Schedule

Washington's Birthday: observed Monday, February 20 - Regular collection

Memorial Day: Monday, May 29 - no collections on May 29; all collections will be on Tuesday, May 30

Independence Day: Tuesday, July 4 - Regular collection on Monday, July 3

Labor Day: Monday, September 4 - no collections on September 4: all collections will be on Tuesday, September 5

Thanksgiving Day: Thursday, November 23 - Regular collections on Monday, November 20

Christmas Day: Monday, December 25 - no collections on December 25; all collections will be on Tuesday, December 26

New Year's Day 2007: Monday, January 1 - no collections on January 1; all collections will be on Tuesday, January 2, 2007

(Columbus Day and Veteran's Day: No changes - pickup on Monday)

clip and save





Karen Wood

Piano Instruction
(301) 946-4634

*Accepting Piano
Students of all ages
and levels*

Karen Wood has 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.

To find more RCA information go to
<http://www.randolphcivic.org>
designed by

EWeb-Avenue.com



*A Custom Web Site Designer
(web site hosting also available)*

Lori L. Teachum
ewebavenue.com or 301-540-1106

DAVID S. SCHLUTZ, D.M.D.



4618 Randolph Road
Rockville, MD 20852
(301) 770-7369
Fax: (301) 770-7631

DENTIST

PARCEL PLUS

Your Shipping & Mailing Provider
Open 6 Days a Week

Custom Packaging and Crating, Electronics China
Crystal, Antiques Services, High Volume Copies,
24-Hour Fax Receiving, Private Mailbox Rentals with
Street Address, Moving and Packaging Supplies,
Notary Public, Translation Documents

Loehmann's Plaza

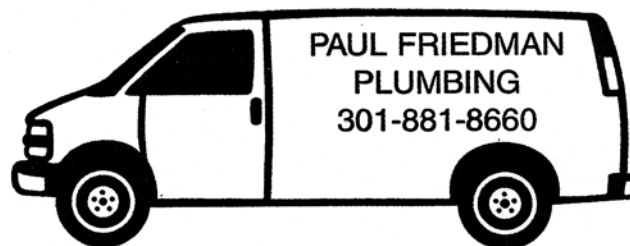
In Back of "Boston Market"
5284 Randolph Road - Rockville
Phone : (301) 468-2177 Fax : (301) 816-0491
Monday - Friday 8:30 am - 7 pm
Saturday 10 am - 4 pm
<http://www.plusparcel.com>

Family Owned and Operated - Established 1996

Authorized
FedEx
ShipCenter

\$3.00 Off
UPS or FedEx Shipping
Expires - 02/28/2006

Authorized
UPS
Shipping
Outlet



SERVICE
Remodeling, Replumb & Gas Logs

HARRY B. SEWELL, JR.
ATTORNEY AT LAW, CHARTERED
3717 DECATUR AVENUE, UNIT 2
KENSINGTON, MD 20895

Elder Law, Wills, Trusts (301) 949-4656
& Estates, Corporations Fax: (301) 949-6205
and Real Estate Closings Admitted in DC & MD
E-Mail: HBSEWELL@MSN.COM

News from Pack 1081

by Mike Mulcahy



November and December are always busy months for Pack 1081 Cub Scouts. On Saturday, November 12th, along with Troop 1083 Boy Scouts, Scout leaders, many parents, and the following Cub Scouts from our Pack collected 143 full milk crates of non-perishable food for the Manna Food Bank: **Andrew Caffi, Brandon Wagner, Colin McLean, Daniel Mbulaitey, Chris Mulcahy, DJ Terry, Aidan Gibbons, Preston Polk, Sawyer Kibbe, Brad Gessford, Patrick Owen, Brenton Polk, Maxwell DeMulder, Steve Hernandez.**

Since our last *Echo* column, the scouts have been working hard and have earned many advancement awards as follows: Sports & Academics Belt Loop for Bowling – Tiger **Andrew Caffi**; Wolves **Diego Carrillo** and **Mateo Streed**; Bears **Alex Mayorga, Colin McLean, Carlos Delcid** and **Brandon Wagner**; Webelos I **Gabriel Hernandez** and **Luis Mayorga**; Music Beltloop – Tiger **Andrew Caffi**; Astronomy – Bear **Adam Levensgard**; Sports & Academics Belt Loop & Pin for Baseball – Bear **Adam Levensgard**. Webelos I Scouts **Brad Gessford,**

Right: Cub Scouts sing holiday favorites at the Randolph Hills Nursing Center.

Below: Bear Scouts 'strike' a pose at the bowling outing.

Opposite page: Webelos I Scouts become Outdoorsmen on Sugarloaf Mountain.



Sawyer Kibbe, David Villareal, Steven Escalante, Gabriel Hernandez, and Luis Mayorga earned the Citizenship Activity Beltloop and Activity Pin. **Brad Gessford** also earned the Citizenship Academic Beltloop and Pin. Webelos I's earned the following: Readyman Activity Pin – **Steve Hernandez, Joshua Murtagh, Maxwell DeMulder, Brenton Polk, Matthew Luong, Patrick Owen, Karlo Begazo, and Matthew Best**; Compass patch – **Maxwell DeMulder, Matthew Best, and Patrick Owen**; Compass plus E compass point – **Steve Hernandez, Joshua Murtagh, Brenton Polk, and Matthew Luong**; Emergency Preparedness Badge – **Steve Hernandez, Joshua Murtagh,**

Maxwell DeMulder, Brenton Polk, Matthew Luong, and Karlo Begazo.

The annual trip to White Oak Lanes took place on Sunday, November 13th, and, as usual, duck-pins went flying with all the strikes and spares! **Maxwell DeMulder, Brenton Polk, Matthew Luong, Patrick Owen, Sawyer Kibbe, Brad Gessford, Gabriel Hernandez, Luis Mayorga, Preston Polk, Aidan Gibbons, DJ Terry, Christopher Mulcahy, Adam Levensgard, Alex Mayorga, Colin McLean, Carlos Delcid, Brandon Wagner, Diego Carrillo, Mateo Streed, Matt Kimball, and Andrew Caffi** all had a great time bowling.

Under the musical talent of **Mrs. Karen Wood**, a loyal scout parent, the





Pack caroled for the seniors at the Randolph Hills Nursing Center on Sunday, December 4th. Our holiday chorus for this event included **Andrew Caffi, Mateo Streed, Matt Kimball, Jassir Begazo, Aidan Gibbons, Adam Levensgard, Alex Mayorga, Colin McLean, Steven Escalante, Patrick Loberg, Gabriel Hernandez, Luis Mayorga, Jose Velasquez, David Villareal, Sawyer Kibbe, Matthew Best, Maxwell DeMulder, Joshua Murtagh, Steve Hernandez, Matthew Luong, Karlo Begazo, Brad Gessford and Brandon Wagner.**

On Saturday, December 10th, **Daniel Mbtutaileye, Aidan Gibbons, Sawyer Kibbe, Maxwell DeMulder and Steve Hernandez** braved the cold weather to assemble an evergreen wreath from scratch and then visited Mt. Vernon to participate in a solemn wreath laying ceremony at the gravesite of George Washington.

Our Holiday Pack Meeting, scheduled originally for December 15th, was postponed due to inclement weather but took place on Monday, December 19th. This fun-filled annual event featured music, crafts, caroling, decorations and a somewhat expected visit from Santa himself, who had gifts for all the kids. On the following Sunday, our Webelos II scouts helped Santa hand out candy canes with the Troop 1083 Boy Scouts on a fire truck ride through the Randolph Hills neighborhood. After Christmas, several boys and parents spent some winter break time designing, cutting, filing and sanding Pinewood Derby cars at a couple of afternoon workshop sessions. Be careful putting the wheels on the car, guys!

At press time, the Pack is looking forward to the Webelos Klondike Derby on January 21 and the Pinewood Derby event on January 28. Happy New Year to all our readers! Please visit our new website location: <http://hometown.aol.com/pack1081>

If you are interested in learning more about the Cub Scout program for your 1st – 5th grade son, please stop by Viers Mill Elementary School any Monday school evening at 6:30 or call Mark Kibbe at (301) 946-6393. It's never too late to join! ■



MARYLAND-NATIONAL CAPITAL
PARK POLICE
MONTGOMERY COUNTY DIVISION

**SUSPICIOUS ACTIVITY ?
DRUG USE ?**

**CALL THE PARK POLICE
EMERGENCY: (301) 949-3010
NON-EMERGENCY: (301) 949-8010**

Have you seen the
RCA's Web site at

www.randolphcivic.org

Can't wait for the next *Echo*? You can download the latest issue, which is usually available a week or so before the printed *Echo* is delivered. Back issues are also available.

RCA Meetings

RCA meetings are held the **first Thursday of every month** (except January, July and August) at the Randolph Hills Recreation Center at 8:00 p.m. Usually we alternate between General and Executive meetings. If you are unsure about meeting times and dates, please call the RCA Hotline (301-881-2722) for verification. The current meeting schedule is:

February 2, 2006 Executive Committee Meeting

March 2, 2006 General Membership Meeting

April 6, 2006 Executive Committee Meeting

May 4, 2006 General Membership Meeting

June 1, 2006 General Membership Meeting

All are welcome at every meeting.

Troop 1083 News

by Jaime Todaro

Troop 1083 would like to thank everyone who supported us by buying a tree from our lot, making our fundraiser quite a success! We'd like to remind everyone that our Spring fundraiser, the mulch sale, is now getting underway. We are selling 3 cubic feet bags of Mountain Top Shredded Hardwood for \$3.50 which we'll deliver March 10-12. Orders are due by February 25, 2006. Order forms are available on our website, www.troop1083.org, or call Scoutmaster Dave Talbott: 301-933-0048.

In November, we held our annual "Scouting for Food" event. We collected 143 full milk crates of various non-perishable food that was delivered to the District site drop-off at Loehmann's Safeway lot. Generally this food goes to Manna of Montgomery County. With some of our nation's disasters to consider, it's possible our donations may be spread further geographically. These scouts participated: **Jason Beam, Jake Blakely, Kyle Blakely, Gregory Gadbois, Joshua Hart, Johnny Hilderbrand, Ed Huggins, Scott Johnson, Scott Levangard, Anthony**



Gadbois, Galen Miley, Joseph Owen, John Pitkin, Hafez Taghavi, Scott Talbott, and Andy Wood.

Our campout in November was at Pine Grove Furnace State Park. This campground, set in the mountains of Pennsylvania, has two lakes, and provided the perfect place for our Saturday hike. Scouts who camped: **Kyle Blakely, Jake Blakely, Anthony Gadbois, Gregory Gadbois, Bubba Hart, Josh Hart, Johnny Hilderbrand, Scott Johnson, Joseph Owen, David Santos, Steven Santos, David Turish, and Andy Wood.**

With the help of many of Cub Scout Pack 1081's elder statesmen, Troop 1083 hosted an annual visit from a very special guest. Santa Claus has a very warm spot in his heart for Randolph Hills, and always sets aside some time from his busy December schedule to be the scouts' guest of honor. He never misses the opportunity to greet the children of the neighborhood, and with the help of the Kensington VFD, he hops aboard the fire truck to tour the neighborhood. All the while, scouts walk alongside the truck, delivering candy canes to all who come out to see Mr. Claus. In a year packed with community service and other outings, the pleasure of welcoming our jolly old friend is always one of our favorite events! Scouts who assisted Santa: **Jason Beam, Jake Blakely, Kyle Blakely, Mark Bushong, Alex Cassel, Anthony Gadbois, Gregory Gadbois, Johnny Hilderbrand, Bubba Hart, Josh Hart, Edward Huggins, Scott Johnson, Scott Levangard, Joseph Owen, John Pitkin, David Santos, Steven Santos, Scott Talbott, Hafez Taghavi, and Andy Wood.** Others who participated: **Amy Hart, Vickie Hilderbrand, Jenn Wood** and 6 Webelos II scouts.



Upcoming events include camping, the Klondike Derby, a ski trip to Ski Liberty, and the Spring Court of Honor. If you are a boy who has finished the fifth grade you can join us. We meet Monday night at 7:30 at Viers Mill ES, or call Scoutmaster Dave Talbott at 301-933-0048. Check out the troop web page at www.troop1083.org. ■

Opposite page, top: Got room for one more up there?

Opposite page, bottom: Giving out holiday cheer and candy canes.

This page, top: Sorted food is loaded for delivery to Manna, the group that distributes the food to the needy.

This page, bottom: After collecting food donations, the items are sorted.



Troop 1083 2006 Spring Mulch Sale



**Montgomery County, MD
Mountain Top Shredded
Hardwood**

\$3.50 for 3 cubic feet

Delivered to your driveway

***Orders due by February 25
Delivery March 10 - 12***

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Bags of Mulch: _____ **x \$3.50 =**

Total Due \$ _____

Please make your check payable to:

Troop 1083

Mail to:

**Dave Talbott
Scoutmaster Troop 1083
12104 Foley Street
Silver Spring, MD 20902**

For Additional Information 301-933-0048

**Support your Community.
Join the RCA!
Still only five dollars!**

Power Outages? – Call PEPCO

by Richard Zierdt

The RCA received an e-mail message (info@randolphcivic.org) from a Schuylkill Road resident who was “sick of losing electricity” and asked if the RCA could do something about it. There were a series of power outages during high wind and rain around January 14.

The RCA can’t fix the power, but we can supply some “heat” to Pepco and elected officials if persistent problems occur. But when a power outage occurs, our best advice is for all residents to call Pepco’s automated power outage line (877-737-2662 (877-PEPCO62)) whenever power is lost. This number is published in every *Echo*. Keep at least one copy of the *Echo* around, and a flashlight. Don’t assume that “someone must have called already.” The more residents who call, the better. I called twice during the storm that weekend, and both times Pepco, through its automated reporting system, gave an estimated time that power would be restored, and in both cases power was restored within the announced time frame.

I notice, with some amount of envy, that some residents have installed outside power generators that kick-in when street power is lost. A couple of years ago, the RCA hosted a representative from Banner Power, who demonstrated his

system at an RCA meeting. Banner Power has an office in the Randolph Hills Shopping Center, if any resident is interested. (The RCA has no financial interest in Banner Power! But Banner might advertise in the *Echo* if an RCAer buys a system.)

Power outages are always annoying and sometimes aggravating, but are a fact of life – unless we bury the power lines underground. For now, that’s cost-prohibitive. Now if the RCA were a municipality . . . ■

History of RCA-Land



Beautification Day, 1965

This page was taken from the May, 1965 issue of the “Randolph Echo.” Two and a half pages of photos were published, along with an article describing the event. I’ll reprint more of the photos and article next month if there’s room. The article begins... “It was a perfect day from the beginning...”

Look at how tiny the street trees are! Can you guess what street they are working on?

SHIPLEY

PLUMBING & HEATING, INC.

ATTENTION HOME OWNERS:

No other plumber in the Washington Metro Area makes you this bold guarantee...

“My Plumber Will Smell Good And Show Up On Time Or I’ll Pay You!”

Listen. It’s disgusting how some plumbers treat you when you have a problem. When you call you end up talking to an answering machine...or worse, “voice mail”.

And when you do talk to a live person they don’t want to give you a real appointment. They say “We’ll be there between 10 and 4”. Even at that, a lot of them don’t show up at all.

But that’s not all. When you are lucky enough to get a plumber to show up he can talk rude, smell like a goat, leave your house in a mess, charge you “an arm and a leg”...and as a final insult, act like he’s doing you a favor. I believe...

Enough is Enough

I’m fed up with the bad image some plumbers are giving the rest of us.

That’s why, 12 years ago, I started a “one company revolution” to give picky Washington Metro Area home owners the opportunity to call a plumber who will treat you with courtesy and respect. In fact, over 1,000 of the pickiest people in the Washington Metro Area have already discovered how to solve their...

- dripping faucet
- water leak
- stopped drain
- no hot water

...problems with ease and comfort.

HIDDEN SEWER ODORS?
SMOKEY, OUR ODOR DETECTOR
FINDS THE PROBLEM.

BLOCKAGES?
OUR HYDRAJET
WASHES & FLUSHES
THE PROBLEMS AWAY!

**SEWER
PROBLEMS?**

LET US SHOW YOU THE
PROBLEM ON CLOSED
CIRCUIT TV AND FIX IT!



One More Thing

You have a busy schedule, you value your time, and you hate to waste a day waiting for a service man to show up.

Now there is a new way to get plumbing service, save money, and more importantly, get a **GUARANTEED APPOINTMENT TIME** so you don’t have to waste time waiting!

Doesn’t it just make sense to call ShIPLEY Plumbing & Heating now for a **FREE** appointment time?

CALL NOW: 24 Hours a day to talk to a **LIVE** service advisor, (not voice mail).

MD Lic. # 6822 • W.S.S.C. Reg. # 1013

© PSI 1999 **301 468-6577 • 301 924-7200 • 301 317-0188**

from the Randolph Echo, May 1965

BEAUTIFICATION DAY was a day of -----



PLANTING



DIGGING



MULCHING



DIGGING



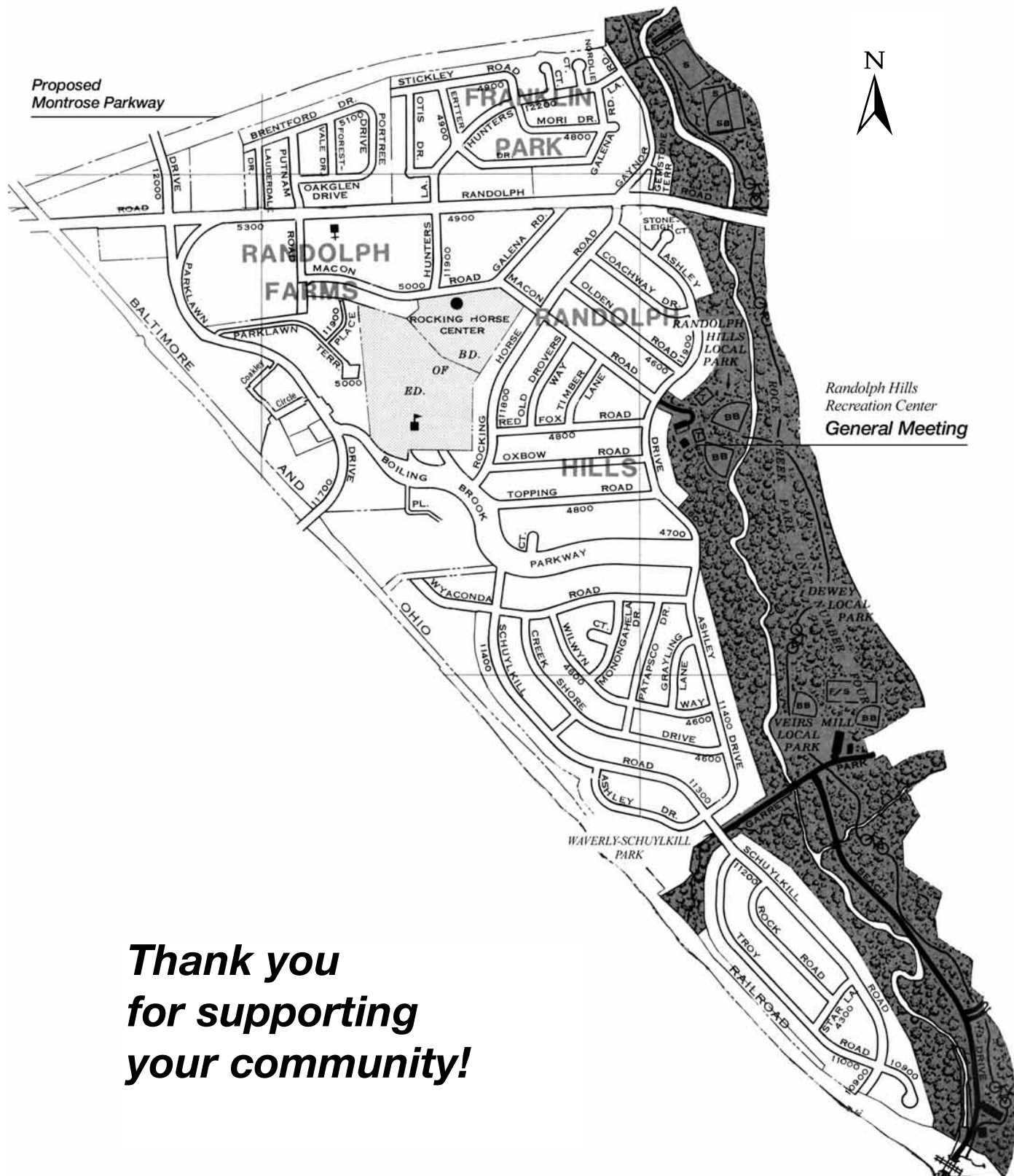
AND MORE DIGGING



SPREADING



WATERING BY THE FIRE DEPT.



***Thank you
for supporting
your community!***

CLASSIFIEDS

The Echo publishes classified ads free for community members, to a maximum of one ad per year per household. Additional ads may be purchased for \$5.00. The Echo makes every effort to ensure the quality of goods or services offered.

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, 24 years experience. Call 301-946-5388.

CUSTOM WOOD BLINDS for Randolph Hills basement windows. Natural bamboo 2" blinds from Next Day Blinds. Sizes: 36 1/4" wide by 24 3/4" high; 33 1/2" wide by 18 1/2" high; 33 1/2" wide by 17 1/4" high. Perfect condition, only two years old. Cost over \$100 each new; will sell for \$35 each. Call 301-984-2579.

Note to Contributors:
The deadline for the March issue of the *Echo* is Saturday, February 4th.



Fall Leaves and Winter Snow: Here's Your Help

Here's a list of boys willing to perform leaf raking, grass mowing, snow shoveling, general yard work, etc. Negotiate cost and payment with each boy.

Andrew Souder 301-770-7632 Ashley Drive

Matt Bebawy 301-881-4698 Red Fox

Alex Cassel 301-770-8757 Macon Road

Steven Santos 301-468-1756 Wilwyn Way

Chris Geerman 301-230-1386 Ashley Drive

Mark Bushong 301-942-5890 Bennion Road

Andy Wood 301-946-4634 Idlewood Road

Moses (Bubba) Hart 301-230-2740

Don't Forget!
When visiting or calling our advertisers, please mention the *ECHO*. Thank you for supporting your community!



Important Phone Numbers



Police: Emergency ONLY	911
Police: Non-Emergency (County-wide)	301-279-8000
Police: Non-Emergency (Rockville Station)	301-279-1591
Park Police	301-949-3010
<i>(for Randolph Hills and Waverly-Schuylkill Parks)</i>	
Abandoned Cars (on private property)	240-777-3785
Abandoned Cars (on the street)	240-840-2454
Animal Control	240-773-5960
Building Permits	240-777-6200
Consumer Affairs	240-777-3636
Crisis Hotline (24 hours)	301-315-4000
Department of Natural Resources	800-442-0708
<i>(wildlife nuisance problems)</i>	
Disability Resources	240-777-1246
Fire Non-Emergency	240-777-0744
Housing Code Violations	240-777-3600
<i>(for calls about tall grass, broken windows, trash in yard, etc.)</i>	
Large Item Pick-up	240-777-6410
Libraries: Hours, etc.	240-777-0002
Telephone Reference	240-777-0001
Metrorail and Metrobus schedules & info.	202-637-7000
Montgomery County Humane Society	240-773-5960
Emergencies only	240-773-5900
Licensing Dept.	240-773-5946
Motor Vehicle Administration	1-800-950-1682
Office of Environmental Policy & Compliance	240-777-7700
<i>(noise, burning leaves, hazardous materials, spilled/leaking motor oil)</i>	
Parking Tickets	240-453-0113
Parks: Information & Permits	301-495-2525
PEPCO: Power Out	toll free 1-877-737-2662
Emergency/Life Threatening	202-872-3432
Post Office, Rollins Ave., Rockville	301-231-5973
Rat Control Unit (Health Dept.)	240-777-3986
RCA Hotline	301-881-2722
Recycling Info (www.mcrecycles.org)	240-777-6400
Recreation Information	240-777-6804
School Information	301-279-3391
Senior Citizens (Holiday Park)	301-468-4448
Street Light Out	240-777-2190
Transportation (Highway Services)	240-777-7623
<i>(to report traffic signals out, street sign damage, potholes, graffiti, etc.)</i>	
Transit Information Center (www.dtwp.com)	240-777-7433
Trash Collection	240-777-6410
Tree Maintenance (ask for county arborist)	240-777-7623
Voter Registration	240-777-8500
Water and Sewer (WSSC)	301-206-8000
Weeds/Rubbish Complaints	240-777-6400

Randolph Hills, Randolph Farms, Franklin Park and Montrose Park 2005 Market Review!

<u>Randolph Hills</u>	<u>2001*</u>	<u>2002*</u>	<u>2003*</u>	<u>2004</u>	<u>2005</u>
Average List Price	\$197,414	\$251,604	\$288,133	\$343,071	\$429,402
Average Sale Price	\$198,087	\$251,781	\$288,102	\$344,496	\$433,028
Lowest Sale Price	\$125,000	\$165,000	\$225,000	\$289,900	\$350,000
Highest Sale Price	\$232,000	\$285,000	\$359,900	\$410,000	\$510,000
Average # Days on Mkt.	21	30	28	17	19
Sales per Year	42	42	65	60	47

<u>Franklin Park</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
Average List Price	\$229,867	\$281,765	\$309,580	\$398,553	\$459,507
Average Sale Price	\$230,385	\$281,780	\$304,100	\$396,626	\$457,536
Lowest Sale Price	\$204,000	\$235,000	\$290,000	\$318,500	\$400,000
Highest Sale Price	\$282,000	\$340,000	\$325,000	\$480,000	\$545,000
Average # Days on Mkt.	22	14	29	30	22
Sales per Year	9	10	5	15	14

<u>Montrose Park</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
Average List Price	\$233,225	\$274,700	\$314,254	\$415,087	\$435,967
Average Sale Price	\$228,750	\$279,271	\$321,000	\$414,437	\$437,333
Lowest Sale Price	\$218,000	\$245,000	\$310,000	\$380,000	\$420,000
Highest Sale Price	\$239,000	\$310,000	\$332,000	\$441,000	\$450,000
Average # Days on Mkt.	32	22	21	22	7
Sales per Year	4	7	2	8	3

<u>Randolph Farms</u>	<u>2001*</u>	<u>2002*</u>	<u>2003*</u>	<u>2004</u>	<u>2005</u>
Average List Price	-	-	-	\$440,600	\$574,778
Average Sale Price	-	-	-	\$444,211	\$571,000
Lowest Sale Price	-	-	-	\$359,900	\$435,000
Highest Sale Price	-	-	-	\$527,427	\$716,000
Average # Days on Mkt.	-	-	-	52	27
Sales per Year	-	-	-	6	5

*For years 2000-2003, prior to the new home sales in Randolph Farms, the Randolph Hills and Randolph Farms market statistics were combined.



Denise
Szczur
301-452-5544



Email: denise.szczur@longandfoster.com

ANOTHER FANTASTIC YEAR FOR RCA HOMEOWNERS!

"With prices up over 25% last year,
and over 74% in the past three years,
many RCA homeowners have built up
significant equity in their homes.
Deciding whether to remodel, refinance
or relocate? Give me a call
for all the information you need!"