

# The ECHO

The Newsletter  
of the Randolph  
Civic Association

January 2026  
Volume 70, Issue 1

## President's Message *By Alison Dewey, RCA President*

Happy 2026 to RCA Land! The year the United States turns 250! The first year of phasing out the penny. In February, we'll start the Lunar New Year marked by the Fire Horse of the Chinese Zodiac. The Fire Horse is rare, happening every 60 years, and symbolizes intense transformation, passion, and new beginnings. So if you need a reason to try something new, there it is - the Fire Horse.

There are a few things new in RCA land to look forward to. We'll see the opening of the new extension of the Waverly-Schuylkill Neighborhood Park. The new segment connects the existing parkland to Rock Creek.

Other new things in 2026 - a new RCA website! A big thanks to Chad for all his work and resources to host the website for the past 10 years and another big thanks to board member Joe who has been working on getting a new website in place. We are also, according to the Montgomery County Department of Transportation (MCDOT), supposed to be getting a new bridge on Garrett Park Road sometime this year. The project has been pushed back a few times but it looks like it really might happen this summer. Congratulations to a new

accolade for Goldberg's Bagels - they were voted the best bagels in Montgomery County by The Banner, beating out Call Your Mother, Ize's, Bethesda Bagels and others. They are really good bagels!

I'm looking forward to seeing new faces at the next S'mores Night happening on the Civic Green on Saturday, February 21 starting at 7:30pm. Thanks to Sarah and her neighborhood crew for getting that in the works. I also look forward to seeing new faces at the next RCA Meeting, which will take place on Thursday, Feb. 5 from 7:30-8:30pm at the Viers Mill Recreation Center. Councilmember Evan Glass will be there for a question and answer session. The next RCA meeting will be hosted virtually on Thursday, March 5 from 7:30-8:30pm. MCDOT will join us to discuss the proposed speed humps on Ashley Drive, see the article on page 6 in this edition of the Echo for more information.

At this start of 2026, I wish you all the excitement and wonder of the Fire Horse. May your transformation and new beginnings include time outdoors, conversation with your neighbors and new friends.

## Upcoming Events in RCA Land

### RCA Community Meeting

Thursday, February 5, 2026, 7:30pm at 4425 Garrett Park Rd.  
Council Member Evan Glass will be there for Q&A.

visit [www.randolphcivic.org](http://www.randolphcivic.org) for more details

### RCA Community Meeting - Virtual

Thursday, March 5, 2026, 7:30pm  
Virtual on Zoom. See the website for link.



S'mores Night /  
Fogata con chocolate

Saturday / sabado Feb 21 @ 7:30 pm

Rain Date / Fecha alternativa en caso de lluvia: Mar 7

4916 Boiling Brook Pkwy

The poster features a dark blue background with white stars at the top. In the center, there are three icons: a marshmallow on a stick, a campfire, and a s'more. The text is in white and yellow. The background also shows silhouettes of evergreen trees at the bottom.

Randolph Hills celebrated former Maryland State Senator and Council Member, Frank Shore, turning 90 in December. Thanks to all who came out to celebrate.

Happy Birthday, Frank! Thank you for your contributions to making Randolph Hills a great neighborhood.



## Randolph Civic Association Executive Board, Committee Chairs, and Contact Details

### OFFICERS

#### President

Alison Dewey  
alison@randolphcivic.org

#### Vice President 1

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patty@randolphcivic.org

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andre@randolphcivic.org

#### Secretary

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#### Treasurer

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aida@randolphcivic.org

Alix Tanico  
alix@randolphcivic.org

### COMMITTEE CHAIRS

#### Echo Editor

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echoeditor@randolphcivic.org

#### Echo Advertising

Matt Tifford  
echo@randolphcivic.org

#### Education Committee

Nick Heras  
nick@randolphcivic.org

Social Committee  
Open

#### Environment Committee

Matt Tifford  
matt.tifford@  
randolphcivic.org

#### Membership Committee

Patty Simonton  
info@randolphcivic.org  
www.randolphcivic.org/  
about/membership

#### Safety Committee

Diane Bertocchi  
safety@randolphcivic.org

#### Webmaster

Chad Salganik  
chad@randolphcivic.org

#### Yard Sale Signs for Community Use

Lorena Moyer  
moyerle@gmail.com

### Contact RCA

#### Telephone (240) 668-4722

Recorded announcements of  
community events, 24/7.  
Callers may leave messages.

**E-mail** info@randolphcivic.org

#### Website

www.randolphcivic.org

#### Facebook

www.facebook.com/randolphcivic

#### RCA Membership:

**\$10 per year.**

## Randolph Civic Foundation Executive Board

The Randolph Civic Foundation board can be  
reached at foundation@randolphcivic.org.

Sara Montone - President

Mara Greenglass - Vice President

Ellen Bourbon - Treasurer

Ryan Ecuacion - Director

Andrea Jones - Director

Carol da Silva - Director



Call **311** for all  
non-emergency  
government services.

### Other Contact Information

For traffic complaints,  
please call Officer Albert  
Hance at 240-773-6700 or  
email albert.hance@  
montgomerycountymd.gov.

To report a street light  
outage, go to pepco.  
streetlightoutages.com.

### Montgomery County Police



www.mymcpnews.com

Emergency..... 911  
Non-Emergency..... 301-279-8000  
1st District..... 240-773-6070  
100 Edison Park Drive, Gaithersburg, MD 20878  
(Serves Franklin Park, Montrose Park, Hilltop Square)  
2nd District..... 240-773-6700  
4823 Rugby Avenue, Bethesda, MD 20814  
(Serves Randolph Hills, Randolph Farms)  
Crime Tip Line..... 240-773-TIPS

### The Maryland-National Capital PARK POLICE

Emergency  
301-949-3010

Non-Emergency  
301-949-8010

### Montgomery County Division

12751 Layhill Road  
Silver Spring, MD 20906

The Echo is the official publication of the Randolph Civic Association, Inc., P.O. Box 2202, North Bethesda, Maryland 20852. The Echo is published 7 times a year and distributed free to all residents of Franklin Park, Hilltop Square, Montrose Park, Randolph Hills, and Randolph Farms. If you would like to submit an article for consideration, please email it to info@randolphcivic.org. The deadline for submission of articles

varies. 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..."



The RCF is a neighborhood organization focused on charitable activities including neighborhood beautification, community education, promoting environmental stewardship, and supporting our local schools and community youth groups.

*by Sara Montone, RCF President*

I always find this time of year to be quiet and reflective. The short days and the cold seem to drive my focus inward. For me, it is a time for planning and thinking about the fresh start that spring provides.

Sometimes that mentality seems a bit at odds with what is going on around me. The push to come up with resolutions, the grandiose ideas for big changes has never been how I have operated. In this world that often pushes us into the next big thing, I find making space for some down time and reflection to be almost radical.

After the big deal that the holiday season always seems to be, it feels nice to sit with a nice cup of tea and cozy up while the cold wind blows outside. If you feel the world has been pushing too hard to do and not simply be, I want to extend the invitation to slow down and breathe. It's okay to attune yourself to the season and let yourself reflect.

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One of the main goals of the Randolph Civic Foundation is to beautify our community. Beyond the aesthetic things, like picking trash along Boiling Brook Parkway or planting flowers around our neighborhood signs, I also like to think that we can make our community more beautiful by supporting our neighbors in the endeavors that bring us joy.

This past fall we provided funds for the instrumental music program at Albert Einstein High School to help them purchase new instruments for their students to use. Our hope is that these new instruments will inspire their players.

This donation would not have been possible if it weren't for your support of the RCF by adding additional funds to your RCA membership. Your donation made it possible for students to have instruments that will be a pleasure to play and that makes our community more beautiful. So thank you for your generous support.

If you have ideas on how we can make our community a more beautiful place for us all please don't hesitate to reach out [info@randolphcivic.org](mailto:info@randolphcivic.org)

**Treasurer's Report for RCA for December 2025** *By Diane LaGrega Bertocchi, Treasurer the of RCA*

The beginning balance as of 12/1/2025, was \$11,973.62.

There was \$791.59 in membership fees and donations to the RCA and RCF and \$630.00 from Apex Performance Therapy LLC for Advertising in the ECHO.


Total revenue collected was \$1,421.59. There were two expenses: \$848.00 to Quick Printing INC. for printing the December 2025 ECHO and \$482.88 to A-V Distribution for mailing the December 2025 ECHO.

Total expenses in December 2025 were \$1,330.88. The ending balance on December 31, 2025, was \$12,064.33.

Total Y-T-D for Fiscal Year 2026 for Membership Collection:

- RCA Membership and Donations - \$4,052.00
- RCF Donations - \$1,568.00
- Sign Replacement - \$290.00
- PayPal Fees deducted - \$117.19

Approximately 135 households have paid RCA membership dues for Fiscal Year 2026.

**Andy Grygier**  
Field Energy Advisor

- ☎ 301.455.0796
- ✉ [agrygier@solarenergyworld.com](mailto:agrygier@solarenergyworld.com)
- 🌐 [SolarEnergyWorld.com](http://SolarEnergyWorld.com)
- 📍 14880 Sweitzer Ln. Laurel, MD 20707

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## RCA Hotline | Winter 2025

240-668-4722 (4RCA), or [info@randolphcivic.org](mailto:info@randolphcivic.org)

*The following emails have been edited for privacy and current relevance.*

### Dec 10, 2025

About once a week I find myself facing a wrong way driver on Boiling Brook Pkwy near Goodwill. If I'm seeing it regularly, this must be happening frequently. I had an uber driver also attempt to turn left there as the passenger. Is there any way RCA could ask if others are seeing this dangerous situation appear and then could RCA could help residents notify the county and work on behalf of the community to request better pavement markings at Schuylkill intersection there? The DO NOT ENTER signage is clearly not enough or clearly visible at all angles for unfamiliar drivers.

Also, please - could RCA help request that the county remove and maintain yearly - permanent removal of "all overgrown brush" that "obstructs the view" of drivers at the 4 way Rocking Horse/Boiling Brook intersections? It's better in the winter, but still not great. As the foliage grows in, drivers cannot see cars approaching the stop to know whose turn it is. If they saw the cars they may be more cautious and courteous. Cut it back and remove stumps - perhaps a 100ft minimum on all sides solves the problem.

**RCA Response:** *Thank you for your concern. The RCA will inform MCDOT of your concern about wrong-way drivers on Boiling Brook. Sending an email on 311.org is a good way to inform the County about overgrown vegetation creating dangerous sight lines. I encourage residents to inform the County through the system.*

### Dec 10, 2025

Could the RCA provide a small section each Echo release that mentions any and all updates regarding the delays, timeline, and when they finally get going, information surrounded the reconstruction of the Garret Park Road Bridge M-0352?

Currently MCDOT lists some documents from 2019 stating:

Design: February 2016 – Summer 2025

Construction: Fall 2025 – Summer 2026

I occasionally check on the DOT website and all information is thin. Perhaps the echo could ask the county for a monthly statement of progress? This is many years behind stated dates and it's getting a bit old that they continue to move the goal post.

Also, it appears someone has the Schuylkill Garret Park Road crosswalk disrupted for drainage work. Perhaps info could be included in a project's section for this and any future projects as well to keep the community abreast of these types of projects.

Thank You for all you do!

**RCA Response:** *The RCA reported last spring that construction would begin this summer. We have reached out to MC DOT to get an update on the project and will report the response in the next Echo. Stay tuned!*

### Dec 11, 2025

This is in response to the article in the December 2025 edition of the Echo about the Ashley Drive Speed Hump Update.

I've lived in this neighborhood a long time and have seen a lot of things come and go, but this proposal for speed bumps on Ashley Drive just rubs me wrong for several different reasons. I know that voicing my opinion is probably just a waste of time, but maybe it will give someone pause to think twice about what is being proposed. Here are the reasons that I'm against this proposal:

1) Are the speed bumps really necessary? I agree that I sometimes see people driving down Ashley Drive too fast, but there are so many parked cars on both sides of the street that it forces drivers to slow down and yield for the oncoming car to pass through between the parked cars on the street. This naturally slows the flow of traffic without the need for speed bumps.

2) Where are the statistics that show the need for the speed bumps? In all of the years that I've lived here, I've never seen a serious issue on Ashley Drive that calls for measures like speed bumps. Like I said before, I've seen some cars driving too fast, but haven't heard of any collisions, injuries or fatalities on Ashley Drive.

3) Many of the cars driving down Ashley are trying to avoid the speed bumps on Rocking Horse and Schuylkill! So, is the real reason behind this proposal a "backdoor way" to stop drivers from using Ashley Drive instead of Rocking Horse and Schuylkill? If so, then say so clearly and don't hide it behind a proposal for speed bumps.

**RCA Response:** *Thanks for your comments. They will be taken into account when the RCA corresponds with MCDOT about the speed humps. Please send all comments about the Ashley Drive speed humps to [president@randolphcivic.org](mailto:president@randolphcivic.org) or [info@randolphcivic.org](mailto:info@randolphcivic.org) by February 13.*

Jan 19, 2026

Just a friendly reminder to please take an extra 15 seconds when parking to make sure your vehicle is facing the correct direction on the street. At night, when headlights are on, cars parked the wrong way can be blinding to oncoming traffic because the lights are directly facing them. More importantly, it's unsafe and illegal because pulling back onto the road creates a risk of a head-on collision.

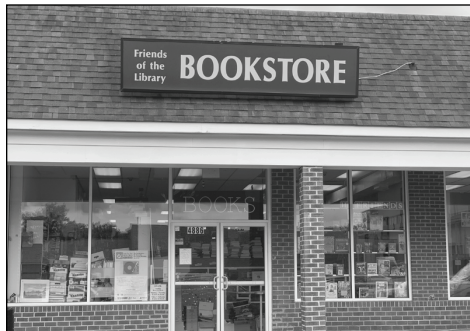
Is this a huge issue on its own? Probably not. But casual littering of small items isn't a huge issue either, yet we don't do it because we all agree it's not acceptable. If everyone littered "just a little," we'd quickly be living in a landfill.

The point is simple: small actions add up. If each of us makes a small effort to do things the right way, it can make a noticeable difference in the safety and quality of our community.

**RCA Response:** Thank you for your message!

# BoBo on the Go

By Loretta E Chi



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## Ashley Drive Speed Hump Proposal by Alison Dewey

Residents on Ashley Drive have been working with the RCA and with Montgomery County Department of Transportation (MCDOT) to understand if speed humps on Ashley Drive are warranted. After a study by MCDOT, it has been determined that the road is eligible to have three series of speed humps. Speed humps are typically installed in threes. The county has proposed to install nine speed humps throughout the entire length of Ashley Drive. Currently the neighborhood has speed humps on Rocking Horse Road and Schuylkill Road, the proposed speed humps would be installed in the same manner.

Members of the MCDOT will be at the Thursday,

March 5, 7:30pm RCA meeting to answer questions. I encourage residents to attend. Below are maps of the proposed speed humps locations on Ashley Dr.

Please send comments regarding the speed humps to [president@randolphcivic.org](mailto:president@randolphcivic.org) prior to February 13 so the RCA can share and consider these comments with MCDOT in anticipation of the March meeting. Representatives from MCDOT also noted that any other traffic considerations along Ashley Drive will not be discussed as part of the meeting. To that end, residents are encouraged to submit separate 311 requests for evaluation.



## RCA meeting Virtual January 8, 2026 *Recorded by Joe Divel, RCA Secretary*

President Alison Dewey presiding

Virtual meeting called to order at new meeting time of 7:30 PM.

A meeting concerning CESJDS fencing closures and working with CESJDS has been set up with a new rep from Montgomery County.

A short review of upcoming meetings and times was done by Alison, noting that our next meeting will be in person on Feb 5th and Councilmember Evan Glass will be attending in person.

March 5th will be the meeting when we will review the proposed speedbumps on Ashley Drive and get community input. Alison will write an article in the next Echo. MCDOT will be informed and attend that March meeting.

Minutes from November could not be approved at the last meeting due to lack of attendees (no quorum) so we approved November and December meeting minutes.

Diane (Treasurer) reviewed the treasurer's report and there was a discussion on what to do with the extra sign money that has been collected for the sign replacement on Schuylkill and Garrett Park Rd. Since insurance paid for most of the sign replacement there is now a surplus of money that was donated

specifically for the sign. A discussion on using that money for beautification and flowers was reviewed and will be further decided on later.

It was voted on and approved that we will be switching the website platform for Randolphcivic.org to a new service platform, Squarespace. Joe Divel will begin working on the change over the next month and review with the council before it is published live. Also we are behind in posting past Echos to the website. Joe will work on getting these published on the new website asap and keeping them updated.

There was a discussion on logos (new and existing) for the website to better identify RCA.

There was a discussion on switching from PayPal to collect dues to a service called Stripe, and also talking to Chad about removing his name from the PayPal account. Diane will look into both issues and options and report back.

A review of upcoming Echo deadlines and distribution was discussed, we are looking for more interesting content about our community and people.

The next meeting is February 5, 2026 at 7:30pm in person at Viers Mill Center on Garrett Park Rd with guest Evan Glass attending.

Meeting adjourned at 8:32pm.

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## Vision Zero: What the Numbers Show *by Nell Rumbaugh*

Cyclist crashes have trended upward in Montgomery County, and fatal crashes remain above pre-pandemic averages — speed is a leading factor. (Source: Montgomery County Vision Zero Progress Report) Recent data show cyclist safety remains a serious public-safety concern. From January through November 2025, the County recorded 145 cyclist-involved crashes, a 12% increase over the same period last year. Nine resulted in serious injury or death, with incidents trending upward in recent months. Early 2026 has already included serious crash incidents, including a fatal hit-and-run involving a pedestrian on Route 29 (Columbia Pike) on January 12, 2026, and a pedestrian struck on Tuckerman Lane.

Public concern was unmistakable at Councilmember Evan Glass's recent town hall, where residents cried out for safer roads, calling for stronger enforcement, traffic calming, and infrastructure changes to stop rising injuries and deaths. <https://tinyurl.com/yrfp6ejm>

I asked Councilmember Glass how the new cyclist legislation would be enforced given the County's ongoing police staffing shortage. His office has not responded. This silence highlights a core disconnect: Vision Zero commitments have not been reconciled with enforcement capacity.

Nearly 200 sworn police officer vacancies sideline routine traffic patrols, reducing traffic law enforcement to isolated, short-term initiatives rather than sustained, everyday safety efforts. According to Montgomery County police records, there were 460 traffic stops last year for failure to yield to pedestrians or cyclists (Vision Zero FY25 annual reporting).

This enforcement gap is plainly visible along Beach Drive between Garrett Park Road and Wexford Drive,

a heavily used cycling corridor. "No Commercial Vehicles" signs are clearly posted, yet commercial truck traffic continues at a frequent and ongoing volume.

Speed cameras are not filling the gap. During the system transition in late 2025, most speed cameras were not issuing citations despite expanded authorization and a new contract for additional units.

As a Montgomery County native, leader of the 2021 Randolph Hills Walk Audit, and a 2022 Leadership Montgomery graduate, my heart and my commitment to this issue are unwavering. Dangerous driving here has become normalized — a systemic failure that cannot be explained by the behavior of any individual road user. Addressing it is a public-safety obligation. The data are unambiguous: promises without enforcement are optics, not safety policy. Until commitments are matched with staffing, active speed-limit enforcement, and routine traffic patrols, our sidewalks and streets will remain measurably unsafe—especially for pedestrians and cyclists.

### Call to Action

Residents can contact Councilmember Nati Fani Gonzalez (District 6) to ask how Vision Zero will be implementedamidongoingpatrolstaffingshortagesand inactive speed-camera enforcement. [councilmember.fani-gonzalez@montgomerycountymd.gov](mailto:councilmember.fani-gonzalez@montgomerycountymd.gov)

For concerns on park roadways, contact Park Police Officer Weingard: [kendall.weingard@mncparkpolice.org](mailto:kendall.weingard@mncparkpolice.org)

*Nell Rumbaugh was the Organizer of the 2021 Randolph Hills Walk Audit and was part of Leadership Montgomery, Class of 2022. The views expressed are the author's own and do not represent the views of the organization.*



Randolph Hills has a new neighbor and they are excited to introduce themselves.

White Flint Creations is a makerspace located just off Parklawn. It is a one-of-a-kind, member-driven makerspace featuring 3,500+ sq ft of light-filled,

ventilated workspace, a dust-free finishing room, and a sound-reduced lounge with high-speed Wi-Fi for breaks and brainstorming.

Members enjoy access to an impressive collection of professional, technologically advanced equipment, including CNC machines, laser cutters, 3D printers, and a wide array of traditional power and hand tools. From skill-building coaching and comprehensive safety training to spontaneous creative collaboration, the makerspace is designed "by woodworkers, for woodworkers."

Visit White Flint Creations in person or find out more online at [whiteflintcreations.com](http://whiteflintcreations.com).

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## News Bullets from Montgomery County Regional Services

November 28, 2025 - January 15, 2026

Note: News Bullets are sorted by release date and edited for current relevancy. For timely updates from Montgomery County, readers can subscribe to the Bethesda-Chevy Chase Regional Services newsletter: <https://www.montgomerycountymd.gov/bcc/>

*Dec 9, 2025*

### **Be salt-wise this winter**

Did you know road salt runs off the land and pollutes streams? Once road salt enters our waterways, it's difficult to remove it from the drinking water supply. Road salt also can harm pets, plants and infrastructure. A little salt goes a long way. The next time we have snow, here are three simple tips to keep in mind: 1) Shovel early and often to prevent ice from forming.

2) Use only 1½ cups of road salt (about 12 ounces) for every 10 sidewalk squares or a 20-foot driveway. 3) Sweep up leftover salt after the storm to reuse later.

<https://tinyurl.com/bdwb3h8w>

*Dec 18, 2025*

### **Maryland legislature approves creation of reparations commission**

On Tuesday, the Maryland General Assembly overrode Governor Wes Moore's veto last May of a bill to create a reparations commission. This final approval of the bill establishes a 23-member voluntary Maryland Reparations Commission. The new commission has the responsibility to assess specific federal, state and local policies from 1877 to 1965, the post-Reconstruction and Jim Crow eras, and examine how public and private institutions may have benefited from policies that led to discrimination. The commission is also charged with recommending appropriate reparations, from a statement of apology to monetary compensation or social service assistance.

<https://tinyurl.com/mrxctxa4>

*Jan 6, 2026*

### **County property values increase by 12.2% in 2026 reassessment**

Commercial and residential properties in parts of Montgomery County increased in value by an average of 12.2%, slightly less than the 12.7% increase statewide, after a recent reassessment by the Maryland Department of Assessments and Taxation (SDAT). SDAT mailed property tax assessment notices to

owners of Group (Area) 2 properties on December 30, according to the news release. Group 2 properties are in Potomac, Bethesda, Silver Spring, Wheaton and Olney. [Note: Not all properties in those communities are in Group 2. See the map.] Increases in assessed value will be phased in evenly to property tax bills over the next three years. Decreases in assessed value will be fully implemented in the 2026 tax year. If a property owner believes the reassessed value of their property does not accurately reflect its current market value, they can file an appeal, which must be filed within 45 days of the property tax assessment notice date.

Map: <https://tinyurl.com/vtbfypww>

More info: <https://tinyurl.com/2wtm77ed>

*January 8, 2026*

### **Free resource for parents and caregivers**

Is your child facing stress or struggling in school? Learn how to support your child's mental wellness and resilience while connecting with other parents around your common struggles. The Parent Encouragement Program (PEP) is a free eight-week online course for parents and caregivers of children ages 5-18, offered in English, Spanish, or Amharic. Sessions start the first week of February. Attend five sessions and the evaluation to earn a \$50 gift card. Register online here (<https://pepparentonline.org/>), call 301-929-8824, or email [FRP@PEPparent.org](mailto:FRP@PEPparent.org) for more information

*January 15, 2026*

### **Pepco customer relief fund**

Pepco announced the expansion of its customer relief fund in collaboration with the Salvation Army, providing an additional \$1.5 million to support customers in need throughout the District and Montgomery and Prince George's counties. Eligible limited- and moderate-income customers can apply for up to \$300 in relief from energy cost challenges driven by colder weather and higher energy supply costs. Maryland customers should visit [pepco.com/ReliefMD](https://pepco.com/ReliefMD)

### **Are you ready to electrify your home?**

Electrify MC is a pilot project created to help residents transition from fossil fuels (oil, gas, and propane) in their homes. Electrify MC will provide residents with a one-stop option to help them electrify their homes. The county incentive can be combined with state and federal rebates for the purchase of new electric appliances (including water heaters).

Learn more here: <https://tinyurl.com/mr36tsh4>

Or call 301-830-5767 to leave your contact info.

## Scout News by Laurel Kennedy

Randolph Hills is home to Scouting America Troop 1083 and Cub Scout Pack 1081.

Thank you to all our neighbors who supported the Christmas tree sale - we are grateful to you for your support!

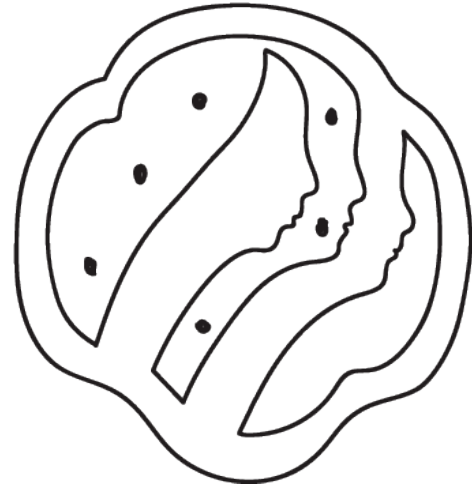
We are currently taking orders for our Mulch Fundraiser \$4.50 per bag for 19 bags or fewer; \$4.00 per bag for 20 bags or more - pick up at Randolph Hills Shopping Center on March 14, 2026 -- please send your order to: Troop1083MD@gmail.com by March 1st.

Scouts in 1083 are preparing for Klondike Rally, where it looks like they will pitch tents in the snow and race on sleds. They have many more camping trips set up for the rest of the year.

Viers Mill Elementary School is the homebase for Girl Scout troops 5383 and 33367 with many girl scouts in our neighborhood. As of writing this fine Martin Luther King Jr day of observance, our girl scouts just got back from an overnight at Brighton Woods in Brookeville where a light dusting of snow made a hike in the woods a perfect winter day, followed by a campout in

the lodge. Our troop recently organized gifts for foster children and served dinner at a shelter, and are earning badges in robotics, dance, and financial management.

Cookie Sales are underway, if a girl scout comes knocking at your door, please have your \$6 ready - our big fundraiser keeps us camping, singing and serving the community and we hope you enjoy your cookies wisely.



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Sardi's Pollo a la Brasa....(301) 603-2750

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Royal Martial Arts.....(301) 770-1007

Utopia.....(301) 927-8227

Furniture & Rug Depot....(301) 881-8380

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# ARTIFACT HOMES

## RCA Neighborhood 2025 Real Estate Market Review...

	2021	2022	2023	2024	2025
<b>Randolph Hills</b>					
Average List Price	\$495,845	\$536,762	\$556,300	\$596,926	\$614,112
Average Sale Price	\$505,623	\$546,197	\$571,460	\$603,781	\$614,638
Lowest Sale Price	\$400,000	\$375,000	\$420,000	\$475,000	\$383,500
Highest Sale Price	\$600,000	\$701,500	\$735,000	\$740,000	\$721,000
Ave # Days on Market	14	15	14	15	18
Sales per Year	40	37	40	39	30
<b>Franklin Park</b>					
Average List Price	\$560,080	\$605,363	\$621,225	\$604,725	\$603,500
Average Sale Price	\$570,110	\$615,375	\$637,750	\$644,875	\$607,375
Lowest Sale Price	\$470,000	\$515,000	\$561,000	\$603,501	\$515,000
Highest Sale Price	\$720,600	\$699,000	\$715,000	\$681,000	\$745,000
Ave # Days on Market	11	17	16	5	25
Sales per Year	10	8	4	4	8
<b>Montrose Park</b>					
Average List Price	\$584,050	\$631,600	\$604,950	\$624,450	\$651,950
Average Sale Price	\$602,783	\$646,667	\$595,000	\$642,500	\$655,931
Lowest Sale Price	\$599,000	\$615,000	\$575,000	\$636,000	\$620,000
Highest Sale Price	\$606,100	\$680,000	\$615,000	\$649,000	\$706,500
Ave # Days on Market	5	5	38	12	43
Sales per Year	3	3	2	2	4
<b>Randolph Farms</b>					
Average List Price	\$655,148	-	\$578,450	\$663,471	\$672,914
Average Sale Price	\$669,748	-	\$576,225	\$662,521	\$672,500
Lowest Sale Price	\$542,500	-	\$500,000	\$425,000	\$480,000
Highest Sale Price	\$795,000	-	\$625,000	\$785,000	\$805,000
Ave # Days on Market	6	-	16	25	21
Sales per Year	6	0	4	14	7



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Happy New Year!

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