

NORTH FOUR CORNERS NEWS

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Emerging Ideas for Univ. Blvd. Corridor Plan at June Meeting

By Sharon Canavan

At the upcoming 12 June NFCCA meeting, Nkosi Yearwood from the Montgomery Planning Department will discuss the “emerging ideas” for the University Boulevard Corridor Plan (UBCP). The NFCCA June meeting is your opportunity to hear what the planners have in mind for the Four Corners area and to ask questions about the UBCP recommendations.

The UBCP planning effort

will guide future development near our community, ultimately affecting decisions regarding land use and zoning (e.g., denser multifamily housing) and transportation infrastructure [pedestrian/bike/Bus Rapid Transit (BRT), redirected traffic flow, etc.]. In line with Montgomery Thrive 2050, the UBCP plan details a vision for concentrating future development, growth, and density adjacent to University Boulevard.

The proposed UBCP

(CONTINUED ON PAGE 3)

Next Meeting On 12th of June

The next meeting of the Northwood-Four Corners Civic Association will be held on Wednesday, 12 June 2024, at 7:30 p.m. ***The meeting will be held in person at Forest Knolls Elementary School as well as virtually.***

To find the access codes for the online meeting, go to the NFCCA website at www.nfcca.org; the codes will be posted the week of the meeting. Our speaker, from the MoCo Planning Dept., will speak about recommendations for the University Blvd. Corridor Plan (UBCP); see story at left for details.

All residents of the Northwood-Four Corners-Forest Knolls area are invited to attend and express their views, but only paid members may vote. (Annual dues—\$15 per household—may be paid at the meeting or online.) ■

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WWW.NFCCA.ORG

PRESIDENT'S MESSAGE

On Wednesday, 12 June, we will hear from Nkosi Yearwood, a planner with the Montgomery County Planning Department, who will speak about recommendations for the University Boulevard Corridor Plan (UBCP) and explain how this plan could affect future transportation and housing decisions near our neighborhood. Our NFCCA meeting, as usual, will start at 7:30 p.m. at Forest Knolls Elementary School and be available via zoom (go to nfcca.org for Zoom link).

At our April meeting, District 19 Maryland State Delegate Bonnie Cullison presented a comprehensive wrap-up of the just-concluded Maryland General Assembly session; her PowerPoint is posted to our website under "Meetings."

Thanks go out to Julie Whitcomb and Karen Donnelly for all their work in planning the Third Annual NFCCA Yard Sale; rain tried to foil our plans, but the sale must go on! We also owe our appreciation and are saying good-bye to Susan Shreiner, an NFCCA Board member who is leaving the neighborhood to move closer to her children. That leaves an open Board seat. If you are interested in seeing what it is like to serve on the Board, this is a short-term opportunity to plan our activities for the next annual cycle and help out until the new Board is elected in October. Contact me at president@nfcca.org.

The NFCCA 2023–2024 dues campaign numbers have crept up to 232 paid-up households. Last cycle we got to 267. If we can't make it to 300, let's at least aim for 275! Your dues fund the increased cost of printing this newsletter and the social activities that the civic association hosts.

Wazzup in the Neighborhood

Keep an eye out for NFCCA's upcoming 2024 neighborhood events. The Rock-and-Rolla All-Ages Bike Ride starting in North Four Corners Local Park will be scheduled in July (date TBD). We also hope to schedule a night out for a Thunderbolts game at Montgomery Blair High School.

National Night Out is Tuesday, 6 August, at the Forest Knolls Pool. Once again there will be swimming, a band, a food truck, and the ever-popular free sno-cones! Admission is free to all from the neighborhood, so come hang out with your neighbors, invited legislative and council members, and our local police community service officers.

Find out more about these and other upcoming events and activities in our community by going to our website nfcca.org or the NFCCA calendar in the nfcca@groups.io listserv. Or go to the NFCCA Facebook page by searching for NFCCAMoCo. Hope this helps you stay up-to-date and engaged!

Lots going on, and we want to hear from you. So come join us at the June meeting.

—Sharon Canavan

Communicate!

NFCCA Listserv

To join:

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Facebook: www.facebook.com/nfccamoco

NFCCA Deals!

Buy Nothing Forest Knolls/North Four Corners/Woodmoor

<https://www.facebook.com/groups/517319962826076>

Compost Crew: 5-gal. @ \$22, 12-gal. @ \$29, compostcrew.com

Seasonal Roots: Sign up @ \$25, seasonalroots.com/nfcca

NORTH FOUR CORNERS NEWS

The *North Four Corners News* (formerly *Northwood News*) is published by the Northwood-Four Corners Civic Association. The NFCCA represents the 1,607 households in the area bounded by Colesville Road (Rte. 29), University Blvd. (Rte. 193), Caddington Avenue, and the Northwest Branch.

Any resident of this area is eligible to join the NFCCA. Annual dues are \$15 per household and may be paid online, at any Association meeting, or mailed to the treasurer.

The *North Four Corners News* is published five times a year—in October, December, February, April, and June. To place an ad or discuss a story, please contact the editor.

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Visit Our Website
www.nfcca.org

UBCP Proposed Ideas at June Mtg.

(CONTINUED FROM PAGE 1)

identifies areas along the corridor that may be suitable for denser development, including small multifamily housing, and promotes in-fill housing development at properties owned by religious institutions. A potential large housing development is contemplated at Dennis and University in South Four Corners, where a future BRT stop is planned. The plan also envisions mixed-use (residential and commercial) redevelopment at the Four Corners intersection (University and Colesville).

The UBCP also presents emerging ideas for wider sidewalks and street buffers along with shared paths, to make biking and walking safer along the corridor. To make the experience more pleasant, the plan calls for incorporating tree canopy, landscaped strips, and shaded bus stops.

These improvements come at a potential price, however, with recommendations that could dramatically redesign traffic flow on University Boulevard near the Four Corners intersection at Colesville Road by reducing and redirecting vehicle lanes. It is worth your time to study the PowerPoint slides explaining the two traffic flow concepts presented in the UBCP proposals. (In May, planning staff hosted public meetings and the presentation slides can be found at <https://montgomeryplanning.org/wp-content/uploads/2024/05/Emerging-Ideas-for-May-7-2024-ADA-1.pdf>.)

It is important to remember that the UBCP itself does not mandate housing and commercial redevelopment. The UBCP, however, will act as the guide if and where a private developer decides to redevelop a particular property. Future transportation decision-making and capital improvements projected for University Boulevard will, however, likely align closely with the final UBCP recommendations, once adopted.

Planning staff anticipate that the UBCP recommendations will be considered over the course of the fall and winter of 2024–2025. Once the UBCP recommendations are finalized by the planning staff, the further steps before final adoption are: (1) Planning Board Review, (2) County Executive Review, and (3) County Council Review and Approval. ■

Don't Forget to Pay Your Dues!



NFCCA BOARD

The Board of Directors for the Northwood-Four Corners Civic Association serves for one year and meets every month except July and August. Current officers (until October 2025) are:

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WWW.NFCCA.ORG

WSSC Project to Repair, Replace Sections of Sewer Main in Our Neighborhood's Northwest Branch Park

By Ken Hawkins

In January 2023, an alert member of the NFCCA listserv posted that a large crack had developed on the walking trail in Northwest Branch Park, just north of where the Lockridge tributary trail meets the main trail on the west bank of the branch. Montgomery Parks was alerted, given the size of the cracks, and that it was apparent that the trail bed supports large pipes under its surface. In May, the Washington Suburban Sanitary Commission (WSSC) notified neighbors of its intent to rehabilitate what it calls the Northwest Terrace Aerial Sewer in a fifteen-month project that will begin construction this fall.

What we enjoy as a nice area for a wooded hike was established and has served as a watershed for drinking water and the drainage of sanitary sewage from our homes and thousands of others.

The layout of the trails follows the sewer mains directly for both the tributaries



Photos by Ken Hawkins

Cracks appear along the sewer mains off the Lockridge Drive entrance to the Northwest Branch trail in our neighborhood.

and the main channel of the branch—including those along Lockridge Drive, Hannes Street, and Loxford Terrace. The environmentally sensitive area through which these lines run was set aside by the WSSC in the 1920s as a watershed for the collection and treatment of drinking water for lower Montgomery County. The Burnt Mills dam and two brick buildings on Colesville Road at the Northwest Branch are remnants of this system, which was used until 1960. Sanitary sewage systems were not installed by WSSC in this

area until the mid- to late 1950s. That's when the 30-inch sewer main now endangered by the trail erosion was installed.

The use of this area for park uses came later. Northwest Branch Park was assembled piecemeal by the Maryland-National Capital Park and Planning Commission (M-NCPPC) beginning in the 1950s. The Burnt Mills section was not secured for park uses until 1962.

Lawrence Cumberbatch, WSSC's manager of the Northwest Terrace Aerial Sewers project, provided more information about the coming project: it is to rehabilitate and, in some critical places, replace the 30-inch sewer main on the NWB's west side that acts as collector for the affected neighborhoods.

"The underground sewers and the manholes are going to be lined using trenchless methods and the above-ground aerial sewers, their supports and trusses are go-



Supports no longer fully hold up the Lockridge sewer main.

(CONTINUED ON PAGE 5)

Sewer Main

(CONTINUED FROM PAGE 4)

ing to be replaced. The aerial sewers are in dire need of repair. We are very concerned regarding the catastrophic impact that a failure of these assets would have on the park and the surrounding communities if the rehabilitation work is not carried out in the near future. We are also concerned regarding the greater impact on the park if we are forced to carry out emergency repairs rather than the planned rehabilitation.”

Cumberbatch reported that the carrying capacity of this sewer main is between 100,000 and one million gallons of sewage water per day.

WSSC is not exaggerating the need for repair of this

TOXICITY WARNING: One of the main techniques for this type of sewer main pipe repair is called Cured-in-Place-Piping, or CIPP. There are several options for curing the pipes; some are more toxic than others. The steam curing method emits fumes that require the workers to wear hazmat suits and leaves substances behind that are harmful to both people and the environment. UV (ultraviolet) curing is said to be much less toxic. As of press time, we have not had definitive notice on the type of curing to be used for this project.

main: there is visible breaking down of the concrete pipe where it crosses both the Lockridge and Hannes/Loxford tributaries; the supports for the sewer main at Lockridge are tilting and one can easily see them toppling at any time. I walked the project site on 18 May and the trees marked for removal are concentrated around the aerial part of the sewer line and in the narrower spots on the access roads that we use as walking trails. All of the trees marked for removal are less than 8 inches in diameter.

While this project may temporarily inconvenience our direct access to the Northwest Branch Park, other nearby trails will be available and open, including those on the east side of the branch, accessible from the Burnt Mills West Special Park, as well as Sligo Creek Park, Rock Creek, etc. The project will benefit the environmentally sensitive areas of the Northwest Branch Park, including the vernal pond adjacent to the project area, by preventing the gradual leakage or catastrophic spillage of raw sewage. ■

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Wheaton Regional Park Improvements Underway

By Sharon Canavan

The Montgomery County Planning Board approved **Wheaton Regional Park Master Plan** (WR Plan) in June 2022 to guide planning for future renovations and growth. The plan primarily focuses on upgrading existing facilities in the park. The master plan, as adopted, can be found at <https://montgomeryparks.org/wp-content/uploads/2023/07/Wheaton-Regional-Park-Master-Plan-final.pdf>.

Some of the first steps outlined in the plan are now underway. Montgomery Parks is currently designing the **Action Sports Park** in the Rubini Athletic Complex area off of Orebaugh Avenue. Activities to serve various ages from beginner-to-advanced skill levels will be added. The proposal envisions a skate park, parkour (point-to-point training discipline) and extreme fitness facilities, a climbing/bouldering wall, as well as a kids-oriented bicycle area with a pump track and bike skills track. The proposal also adds social gathering spaces with seating and spectator terraces for parents and families, water misters, and shade structures. Two existing tennis courts will be converted to six pickleball courts.

The rose garden in **Brookside Gardens** is also undergoing renovation. Gardeners and Montgomery Blair High School volunteers have removed disease-prone rose bushes that required synthetic chemical spraying and replanted the area with 200

disease-resistant rose varieties, including 30 rare species. Perennial plants and grasses will be mixed in among the rose bushes to attract birds and pollinating insects.

To conserve water and promote healthier growth, drip watering will replace the pop-up sprinkler system. The existing hardscape paths, waterfall wall, wisteria arbor, and commemorative bricks and benches will remain.

The **Ovid Hazen Wells (OHW) Carousel** will be relocated to Clarksburg later this fall at the end of the season when the Eye Spy train event concludes around Halloween. A 2022 newsletter article described the history behind the OHW carousel

(see <https://nfcca.org/news/n202204k.html>). A replacement carousel will be installed and is anticipated to be up and running in the spring of 2025.

Future improvements anticipated in the Wheaton Regional Park plan include lighting, shelters and water fountains for the dog park, and separating the area for large and small dogs. The existing playground will be redesigned as an Adventure Playground. Food truck areas and picnic pavilions will be constructed, Pine Lake just outside Brookside Gardens will be enhanced, and a community garden will be added. There's a lot to anticipate at nearby Wheaton Regional Park. ■

Plenty to Do at the Senior Center

By Bette Eberly-Hill

The Margaret Schweinhaut Senior Center (MSSC) at 1000 Forest Glen Road is always ready to welcome new members to its many programs for seniors ages 55 and up. There are 11 free exercise classes of all kinds—from Senior Fit to Tai Chi, yoga, dance fitness, line dancing, kickboxing, low impact, balance fitness, and pickleball—and an exercise room with machines. Foreign language classes in Spanish and Italian are offered. Music and games (chess, cards, bingo, scrabble) are also offered. Crafts include knitting, ceramics, card-making, and art. Nutrition, vaccines, and weekly blood pressure readings are also

available. Lunch is served five days a week for a minimal fee.

Six pool tables are available every day for free play. Other sports are pickleball (with instruction, if needed) and table tennis. A court to play Bocce was recently added.

Busy on weekdays? The Center also is open on Saturdays all day with classes in Senior Fit, Qi Gong, Line Dancing, and yoga. There are often special programs on Saturday afternoons.

Special programs are held throughout the year for holidays, performances, etc. For more information, go to mccorec.com to read *Happenings*, the monthly newsletter. Ideas for new programs are always welcome. ■

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Rachel Carson Museum Planned Along NW Branch

By Jacquie Bokow

Burnt Mills East Special Park, on the east side of Colesville Road alongside the Northwest Branch, has both a large parking lot and the Robert B. Morse Water Filtration Plant, a WSSC facility which has been unused for six decades. I spoke with Darren Flusche, Acting Deputy Director for Administration for Montgomery Parks (which owns the building), who told me they were approached more than a year ago by Woodmoor resident Rebecca Henson, a Maryland Master Naturalist, with an idea to use the building as an interpretive center/museum inspired by the life and works of Rachel Carson.

The space would be called Springsong Museum, where visitors can learn about Carson's ecological philosophy and deep sense of wonder about the natural world. The space also would "share the history of the land at Burnt Mills, including that of its mills and the significance of its filtration ingenuity, the nearby African American communities, and the Nacotchtank/Anacostan history and current Piscataway perspectives, many elements of which predate and align with Carson's focus on interconnection in nature," writes Henson on the project's website, springsongmuseum.org.

Although remediation needs to be done due to lead and asbestos in the historic building, the three stories of the building would offer



An artist's conception of the new interpretive center/museum.

space for interactive, family-focused science/nature exhibits, exhibits on Carson and other local nature heroes, and independent work and community events and meetings. Springsong will prioritize sensory experiences and will draw from Carson's own bridging of science, nature, literature, and art.

Henson works as an independent climate risk researcher and helps run the nature bookshop at Nature Forward's Woodend Sanctuary in Chevy Chase. She serves on the board of the Neighbors of the Northwest Branch. Rebecca has degrees in History (Vanderbilt University) and Politics, Policy, and Society, focused on comparative environmental policy (University of Bath).

The projected cost for the museum is \$9 million. The project has been awarded

\$1.25 million from the State of Maryland to start.

If you wish to donate to the project, checks may be made out to "Springsong Museum" and sent to 10620 S. Dunmoor Drive, Silver Spring, MD 20901. They also accept gifts of stock, qualified charitable distributions, and donations made through donor-advised funds. Contact Henson at info@springsongmuseum.org for more information. ■

PAY NFCCA DUES HERE



Third Annual NFCCA Yard Sale

The Third Annual NFCCA Neighborhood Yard Sale was held on Sunday, 19 May 2024, from 9:00 a.m. to 1 p.m., after rain forced the event from the previous day. There were more than 55 houses that participated.

Neighbors sold household items, clothing, baby toys, jewelry, books, shoes, plants,

sports equipment, art, bikes, baked goods, furniture, antiques, and much more. Many people gave away items for free. Other neighbors donated dollars to charities from lemonade, cookie, plant, and pet items sales.

Adults and kids walked throughout the neighborhood, browsing the sales, buying



Photos by Julie Whitcomb

Clockwise from above: The neighborhood yard sale brought lots of traffic to most sellers. Babies Henry and Grayson shop the sales with their moms. Nhi from Belton Road checks out a throw. Tariku works at his yard sale on Chiswell Lane.



Northwood-Four Corners Civic Association NATIONAL NIGHT OUT

**Tuesday, 6th August
6:30 p.m.–8:30 p.m.**

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items; drinking lemonade; snacking on popcorn, brownies, and cookies; chatting with old friends; and meeting new neighbors.

Organizers Karen Donnelly and Julie Whitcomb hope everyone enjoyed the neighborhood event and had fun. See you all at the Fourth Annual Neighborhood Yard Sale! ■

Is Your Medicine in Short Supply?

Drug Shortages have Reached a Critical Level

By Jack E. Fincham, Ph.D., R.Ph., Clinical Pharmacy Faculty Affiliate in the Osher Lifelong Learning Institute, University of Arizona, Tucson.

If you've been turned away from the pharmacy because the medication you need is out of stock, you're not alone. Medication shortages are a growing problem in the United States. According to the American Society of Health-System Pharmacists (ASHP), at the end of the second quarter of 2023, there were 309 active drug shortages. Those in shortest supply include medications for attention deficit/hyperactivity disorder, electrolytes, antibiotics, cardiovascular drugs, hormone therapies, gastrointestinal drugs, and the most dangerous of all: chemotherapy drugs.

Shortages have significant effects on patients. They can decrease medication compliance by forcing patients to wait for a drug to be restocked, force patients to turn to more expensive or less effective drugs or go without. In an ASHP poll, 32 percent of pharmacists said the shortages resulted in rationing, delaying, or canceling treatments or procedures.

Causes of Shortages

Most of the products that face shortages are generics, lower-cost drugs that are less profitable—or not profitable at all—for pharmaceutical companies to produce. In the past 25 years, many generic drug

production lines in the U.S. have closed. In the past year, Akorn, which made 75 common generics, went bankrupt, closed, and recalled all of its medications, and Teva, which makes 3,600 medicines, announced that it will shift to brand-name drugs and “high-value generics.” Several other generic manufacturers are facing financial troubles as well.

When a company stops making a generic drug, there isn't always someone to step in to replace them. If only one or two manufacturers make an active ingredient or final product, any disruption can be devastating to the supply. Those disruptions could come from a vast array of issues, from company closures due to poor quality or consolidation, unexpectedly high demand, natural disasters, worker shortages, or even political crises. Last summer, a tornado halted production at a Pfizer plant in North Carolina for three months, threatening the production of virtually the entire national supply of sterile injectables.

Quality Concerns

To win sales contracts with the middlemen who buy and then distribute generic drugs, generics manufacturers are forced to accept lower and lower prices. “Bargain-basement prices have pushed production overseas,” which makes it difficult for the FDA to monitor quality, reports Kaiser Family Foundation.

More than three-quarters

of active pharmaceutical ingredients are made outside the United States but, in 2022, the FDA inspected only an estimated three percent of foreign manufacturing sites. The consequences can be dire. In spring 2023, three people died and eight were blinded after using bacteria-tainted eyedrops that were made in a plant in India that had never been inspected.

Another Indian company, Intas Pharmaceuticals, stopped production of most of its drugs after the FDA uncovered a systematic effort to conceal quality problems in 2022, as well as inadequate efforts to prevent microbiological contamination.

The plant made close to half of the U.S. supply of two cancer drugs, cisplatin and carboplatin, which are now in severe shortages. In June, the National Comprehensive Cancer Network reported that 93 percent of cancer centers are currently experiencing a shortage of carboplatin, and 70 percent have a similar lack of cisplatin. The FDA is allowing Intas to return to manufacturing certain critical oncology products under strict supervision. Other chemotherapy drugs are also in short supply, and patients nationwide are affected.

What Can You Do?

More than ever, it's important to know the status of any medications that you rely on. The FDA maintains a database of all drugs that have shortages. You can find it online at <https://www.accessdata.fda.gov/scripts/>

(CONTINUED ON PAGE 11)

Medicine

(CONTINUED FROM PAGE 10)

[drugshortages/default.cfm](#) or download an app called Drug Shortages to your phone. For any medication that you are on, or that your doctor recommends, check the database to see if you may run into problems. If your medication appears on the list, try these steps:

- Ask your doctor for a 90-day supply so you have more medication on hand.

- Refill your prescription before the medication runs out. While your insurer determines how early you can refill, many pharmacies will refill a week early unless it's a controlled substance.

- When you get a new prescription, ask your doctor if there are alternatives in case

you can't get a refill.

- If your pharmacy is out of a medication, call other pharmacies to check their supply. Try both chain and independent providers.

- Don't ration your medication. If you can't get enough to maintain the regimen your physician prescribes, call the doctor to talk about alternatives.

- Don't be afraid to take expired medication, if it's in tablet or capsule form, as a last resort. Most medications are given a yearlong expiration date when you fill them, but studies have shown that most drugs last much longer. However, the exception is liquid medications, such as eye drops. Do not use these after they expire. If you take something like a hypertension drug or antihistamine, it is safe to stockpile.

THE STORY OF SALINE

In "Untangling Why Critical Drug and Medical Supply Shortages Keep Happening," Jennifer Walsh explains how a variety of issues have led to a long-term shortage of saline bags in hospitals. Saline production is complex and "involves a 10-day, 29-step process that includes 350 regulatory checks," she notes, adding that it is expensive to ship and hard to stockpile. In 2013, a severe flu season increased demand just as several products were recalled. In 2017, a hurricane cut off power to a Puerto Rican manufacturer that made more than 40 percent of IV saline solutions—for four months—just as another flu season hit. Some providers began hoarding saline bags, further decreasing supply. Saline is still in short supply.

Beware Online Medications

If a drug that's in short supply seems to be magically available on the Internet, watch out. Unless a pharmacy is vetted, approved, and listed in the National Association of Boards of Pharmacy's (NABP) database, you have no idea what you're buying. Visit <https://safe.pharmacy/buy-safely/> to use their online search tool.

The vast majority of online pharmacies—even those that appear to be legitimate Canadian pharmacies—are risky. In fact, the official-sounding Canadian International Pharmacy Association (CIPA) website is itself questionable. The CIPA website claims to list "certified" Internet drug access sites; however, the phar-



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macies listed on that site have not been verified by independent and valid inspections. Many of the listed locations sell drugs that are sourced from unreliable countries and have never had to pass through Canada's equivalent of the FDA (Health Canada) regulatory process for assurance of safety and efficacy. The NABP notes that there are no Canadian online pharmacies that consistently dispense Health Canada-approved medicines to American customers: The drugs you buy from a Canadian pharmacy are not the same ones a Canadian is getting at the pharmacy counter.

[Reprinted with permission from the March 2024 issue of Bottom Line Health; www.bottomlineinc.com.] ■

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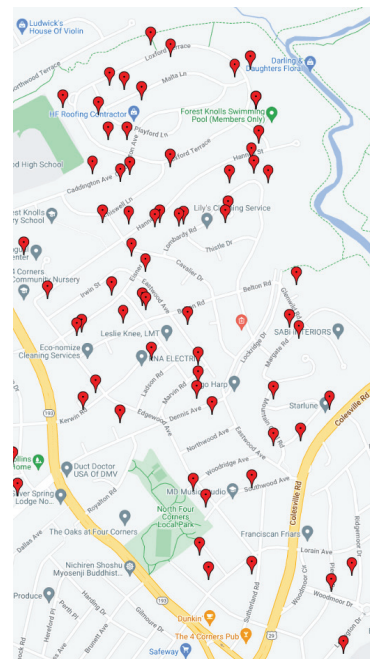
Prices Rise in Some Areas Despite Higher Interest Rates

These are challenging times, as the impacts of inflationary costs for nearly everything and higher interest rates have already undercut the market in Montgomery County. However,...

Northwood Sales in 2024 Show a Strong Sellers Market!

The chart below provides information on recent sales in the Northwood/Forest Knolls area since January 1, 2024. One of the most important columns to consider is the Ratio of Sale Price to List Price (Ratio S/L). Out of the twelve sales recorded this year, only two properties were sold below the list price.

This indicates that NW/FK sellers using the Multiple Listing Service (MLS) are generally able to achieve their asking price, and in some cases, even higher escalated prices, in Northwood/Forest Knolls.



Sales in Northwood/Forest Knolls Since January 1, 2024

ADDRESS	LIST/STOCK PRICE	LIST PRICE	RATIO (S/L)	SELLER SUBSIDY	CLOSE DATE	STYLE	BR	BA/HBA	DOM	LOT SQ FT	SUBDIVISION
403 Eisner St	\$625,000	\$560,000	111%		5/14/2024	Split Level	3	2/1	5	6,582	Northwood Park
10612 Ordway Dr	\$630,000	\$624,750	100%		5/1/2024	Rambler	5	2/1	8	6,654	Northwood Village
921 Loxford Ter	\$581,000	\$549,000	105%		4/30/2024	Split Foyer	4	2/1	7	15,122	Forest Knolls
10216 Lorain Ave	\$822,500	\$699,900	117%		4/29/2024	Cape Cod	5	3	3	10,041	Northwood Park
203 Thistle Dr	\$642,500	\$599,900	107%		4/10/2024	Split Level	4	2	7	9,016	Northwood Park View
102 Belton Rd	\$645,000	\$640,000	100%	\$8,685	3/31/2024	Bi-level	3	2	41	5,502	Northwood Park View
10802 Lombardy Rd	\$630,000	\$575,000	109%		3/29/2024	Split Level	4	2	6	9,369	Northwood Park View
104 Northwood Ave	\$875,000	\$875,000	100%	\$12,425	3/29/2024	Cape Cod	5	3	1	9,800	Northwood Park
803 Whittington Ter	\$589,000	\$569,000	103%		3/22/2024	Colonial	4	2/2	1	8,550	Forest Knolls
10618 Cavalier Dr	\$549,000	\$549,000	100%		3/12/2024	Rambler	3	2	7	8,322	Northwood Park
914 Playford Ln	\$547,500	\$589,000	92%		2/27/2024	Traditional	5	2/1	87	7,819	Forest Knolls
814 Caddington Ave	\$567,000	\$575,000	98%	\$5,000	1/31/2024	Split Foyer	4	2/1	21	9,870	Forest Knolls

Call Today for Our Free Market Analysis: 301-346-9126 or 410-794-6479



10020 Colesville Road Suite B, Silver Spring, MD 20901
(301) 681-3056 Ext 105 Office (301) 754-3771 Fax
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We specialize in special events**

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The Following Information Is Needed

**Valid Drivers License
Driving Record (From MVA)
Social Security Card**

**Hourly Base Pay Plus Tips
Training Provided**

Must be at least 17 years of age to apply



Neighbors Turn Out for Total Solar Eclipse 8 April



Marty Bokow



Kristie Traustdale

Barbara Hays, Dennis Avenue Dan Gruner, Lombardy Road



Kevin Kirshenbaum



Deren Blessman

Jeni and Deren Blessman, Malta Lane



David Oberholzer

Jacquie and Marty Bokow, Cavalier Drive

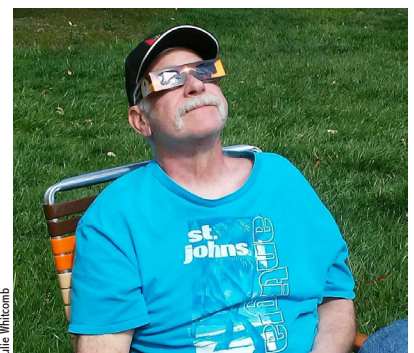


Fiona Morrissey

Judy Vann, Marvin Lane



Mark Doeler



Julie Whitcomb

Julie Whitcomb and Mark Doeler, Chiswell Lane

[See More Photos Online!](#)

Nearby Ice Cream/Frozen Dessert Scoop Shops

FOUR CORNERS

***DD/BASKIN-ROBBINS** [24 flavors]
115 University Blvd., West
Open Sun-Th 5-9, Fri-Sat 5-10

***SWEETFROG FROZEN YOGURT**
Behind Woodmoor Shopping Ctr.
100 Lexington Drive
Open Daily 12-9

WHITE OAK

NICE 'N SPICY EATERY & ICE CREAM
White Oak Shopping Center
11275B New Hampshire Avenue
Open Mon-Wed 10-7, Th-Sat 10-8, Sun closed
Only VCS scoops but pints/quarts of many Caribbean flavors

***DD/BASKIN-ROBBINS** [24 flavors]
11140 New Hampshire Avenue
Open Mon-Th 4-10, Fri-Sat 4-11, Sun 5-10

WHEATON

FRUVER SMOOTHIES & COFFEE [VCS]
11255 Grandview Avenue
Open Daily 7-9

WESTFIELD WHEATON MALL

11160 Veirs Mill Road
M-Th 10-8, Fri-Sat 10-9, Sun 11-7

- **Crepe Lena & Ice Cream** [8 flavors]
Food Court, Upper Level
- **Hershey's** [28 flavors]
Upper Level by Target
- **Rico's Ice Cream** [11 flavors][†]
Lower Level by AT&T
- **The Smoothie Spot** [8 flavors][†]
Upper Level by Foot Locker

[†]Not shown on Mall Directory

KENSINGTON

***BASKIN-ROBBINS** [36 flavors]
10592B Metropolitan Avenue
Open Daily 11-10

LA GELATTERIA GELATO/ESPRESSO BAR
10414 Detrick Avenue, Suite 500
Open Sun-Th 8-7, Fri-Sat 8-8
Coffee, cocktails, gelato, and breakfast all day [kitchen closes at 6pm]

DOWNTOWN SILVER SPRING (DTSS)

MOORENKO'S ICE CREAM CAFÉ
8030 Georgia Avenue
Open Mon-Th 1-730, Fri 1-9, Sat 12-9, Sun 12-8 (summer hrs.)

SWEETERIA DESSERT CAFÉ
8646 Colesville Rd
Open Sun-Thur 9:30-8:30
[Closed Tues], Fri-Sat 9:30-9
Thailand-inspired dessert and beverages

***BEN & JERRY'S**
903 Ellsworth Drive
Open Mon-Thurs 12-10, Fri-Sat 12-11, Sun 12-9

***COLD STONE CREAMERY**
821 Ellsworth Drive
Open Sun-Th 12-8, Fri-Sat 12-9

SHUGA X ICE [8 flavors]
Solaire Social (door at left)
8200 Dixon Avenue
Open Sun-Th 11-9, Fri-Sat 11-10
Flavors Inspired by African Countries

***MAMMA LUCIA** [10 Gelato flavors]
Blair Park Shopping Center [by the Giant], 1302 East-West Hwy.
Open Sun-Th 11-9, Fri-Sat 11-10

COLESVILLE

SWEET BLOCK
24 Vital Way, Ste. B (between N.H. Ave. & Randolph Rd.)
Open Sun 12-7, Mon-Sat 12-8:30
Tropical Dessert Shop

BETHESDA

***DOLCEZZA GELATO & COFFEE**
7111 Bethesda Lane
Open Daily 12-10

***SARAH'S HANDMADE ICE CREAM** [40 flavors]
Wildwood Shopping Center
10219 Old Georgetown Road
Open Daily 11-9

***JENI'S SPLENDID ICE CREAMS** [37 flavors]
4918 Elm Street
Open Sun-Th 1-10, Fri-Sat 12-11

HENRY'S SWEET RETREAT
4823 St. Elmo Avenue
Open Mon-Thurs 11-8, Fri-Sat 11-9, Sun 12-8
Henry's carries Graeter's (of Cincinnati) and Always Ice Cream (of Annapolis)

ASPEN HILL

***RITA'S ITALIAN ICE & FROZEN CUSTARD**
13621 Georgia Avenue
Open Daily 12-10

***DD/BASKIN-ROBBINS** [24 flavors]
12200 Veirs Mill Road (at Randolph Road)
Open 24 Hours a Day!

ROCKVILLE

***THE BAKED BEAR** [13 flavors]
Pike & Rose, 929 Rose Avenue
Open Sun-Th 12-10, Fri-Sat 12-11
Custom Ice Cream Sandwiches

***MIMI'S HANDMADE ICE CREAM**
Federal Plaza
12274 Rockville Pike
Open Mon-Fri 12-9, Sat-Sun 11-9

CHEVY CHASE

***THE CHARMERY**
8551 Connecticut Ave., Suite 202
Open Daily 12-10

POTOMAC

THE SCOOP ICE CREAMS [32 flavors]
Cabin John Village
7909 Tuckerman Lane, Potomac
Sun-Th 11:30-9, Fri-Sat 11:30-10

VCS=vanilla, chocolate, strawberry flavors only

*Chain