

NORTHWOOD NEWS

PUBLISHED BIMONTHLY BY THE NORTHWOOD-FOUR CORNERS CIVIC ASSOCIATION ■ JUNE 2006

Power Issues: Talking With Pepco About Outages

By Carole Barth

Mr. David Gould, Supervisor of Customer Reliability for Pepco, spoke at the April membership meeting. Mr. Gould described how power is routed through the neighborhood and described various types of outages. One important fact we learned from his talk is that Pepco cannot tell exactly where the power is out, only that there is a fault in the system. Therefore, it is important to report *every* outage. Moreover, if power has not

been restored in a couple of hours, it is important to call again so they know that further action is needed.

The rest of our discussion was rather frustrating as Mr. Gould attributed all of our non-storm-related reliability problems to trees and squirrels rather than equipment in need of updating/replacement. He said Pepco will not replace equipment simply because it is old. We asked how close we are to meeting Pepco's criteria for equipment replacement, and he said he had not performed that analysis. He further suggested we all invest in generators and prepare emergency kits to be ready for extended outages.

As residents, we are aware of several "hotspots" where outages are common and equipment is known to be old. Many of us at home during the day experience frequent outages on clear, still days with no fallen limbs or injured critters in evidence. Mr. Gould indicated that a tree limb or squirrel might be at fault elsewhere in the system where it cannot be observed. However, this cannot account for those outages that take place only in the few

homes served by a single transformer where it is a simple matter to look for the presence or absence of fallen tree limbs or critters.

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Next Meeting on June 14th

The next meeting of the Northwood-Four Corners Civic Association will be held on Wednesday, 14 June 2006, at 7:30 p.m. at the North Four Corners Rec Center. The Rec Center is located at the end of Southwood Road, just off Edgewood Drive.

All residents of the Northwood-Four Corners-Forest Knolls area are invited to attend and express their views. Please note that only paid members of the NFCCA are eligible to vote. (Annual dues are \$10 per household and may be paid at the meeting.)■

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PRESIDENT'S MESSAGE

Usually this is the time of year NFCCA begins to wind down, as we break for summer after the June meeting. But with several events coming up (pool party, creek cleanup, and Neighborhood Night Out), important items coming up before the County Council, and numerous elected offices up for grabs, it feels like there is a lot going on.

I have been watching the budget process closely to be sure the CIP change went through for North Four Corners Park. As promised, the Council ordered Park and Planning to come back in two years and present it with several well-developed alternatives for North Four Corners Park (including a no-soccer field option). Park and Planning must also report on updated field needs estimates as well as possible alternative sites for soccer fields.

Following the budget process for several months has been quite a learning process. To begin with, I was amazed at the size of the county budget (about 4 billion dollars.) This is larger than the budget for the whole state of Delaware. Secondly, I was surprised at the level of detail discussed by the County Council. Council committees can and do examine individual projects and programs that form a minuscule part of the budget. Council members often request more information from county agencies.

On many budget items, the Council receives little or no public testimony. In these situations, it can be surprisingly easy for citizens to affect the outcome by supporting or opposing an item. In other cases, where well-financed and heavily publicized interests are involved, or where an agency has simply dug in its heels, it can require a long and grueling effort to effect any change at all.

This year has been a banner year for citizen action, as the issues of Clarksburg and the Seven Locks School brought to light many problems that, to be addressed, will require fundamental change in the way county agencies do business. While the North-Four Corners Park issue may not have received that level of attention, our struggles have also revealed some fundamental agency flaws. In fact, our experience is not uncommon, but most communities going through something like this don't realize they are not alone.

The Council has taken a number of positive actions this year (green building legislation, a Low Impact Development grant program, placing greater restrictions on building height and accessory buildings). Still, the Council will have much work to do between now and the end of their terms, including looking at the Lands Parks and Preservation Plan, the county's water quality permit,
(continued on page 3)

Creek Cleanup Rescheduled

By Carole Barth

The Earth Day cleanup of Lockridge Creek, originally to be held on April 22, had to be cancelled due to bad weather. Even our rain date was rained out!

As soon as the cleanup is rescheduled, we will put up signs announcing the date and send a notice to the park email list. If you would like to be added to the email list, or if you are interested in helping organize the cleanup, please contact Carole Ann Barth at cbarth@mindspring.com or 301.593.7863. ■

NORTHWOOD NEWS

Northwood News is published by the Northwood-Four Corners Civic Association. The NFCCA represents the 1,494 households in the area bounded by Colesville Rd. (Rte. 29), University Blvd. (Rte. 193), Caddington Ave., and the Northwest Branch.

Any resident of this area is eligible to join the NFCCA. Annual dues are \$10 per household and may be paid at any Association meeting or mailed to the treasurer.

Northwood News is published five times a year—in October, December, February, April, and June. To place an ad or discuss a story, contact the editor.

Editor

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Power Issues with Pepco

(continued from page 1)

We also asked about long-term trends. Again, many residents have noticed a marked increase in outages in the last several years. Mr. Gould had not done a long-term trend analysis but offered the opinion that trees in the neighborhood had grown taller over time, thus causing more outages. While that might make sense in a new development where all the trees were only six feet tall to begin with, Northwood Four Corners had many more mature trees 15 years ago than exist now, so if trees are to blame one would expect the power to have improved rather than worsened.

Finally, we discussed

Last Meeting

The meeting on June 14 marks the last NFCCA meeting for the fiscal year. The Civic Association won't meet again until October. At that meeting a new board of directors will be elected (see details at right).

Be sure to check out our summer activities, though—**Pool Party** on June 25 (you don't need to be a member of the pool to attend, see page 12) and **National Neighborhood Night Out** on August 1 (see page 6 for details).

Enjoy your summer!

whether Pepco's system accurately tracks outages, since Mr. Gould's figures appeared quite low. Therefore, we want to begin collecting some independent data (see chart on page 12). We will also be following up with Pepco as well as our state legislators to (1) ask them to do further analyses and (2) to see if we can get the equipment improved. ■

President's Message

(continued from page 2) and choosing a new Planning Board Chairman.

You may not have time to attend all the Council meetings, but you can see them on live TV Channel 6, or listen to them by dialing 240.773.3377. You can testify at hearings and make your wishes known through letters or emails. And, of course, it's very important you vote.

And speaking of voting, when NFCCA reconvenes in October it will once again be time to elect board members. I would like to take this opportunity to thank the board members (as well as our newsletter editor) for their outstanding service. It has been a great pleasure to work with such dynamic individuals. If anyone is interested in serving, please let Jacquie Bokow know (301.593.8566) and she will pass it on to the nominating committee.

—Carole Ann Barth

NFCCA BOARD

The Board of Directors for the Northwood-Four Corners Civic Association meets five times a year, in October, December, February, April, and June. Current officers are:

President

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Northwood Real Estate Report

May 2006

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Northwood Settled Properties (January 1, 2006 - April 30, 2006)

Address	Sale Price	Style	BA/		
			BR	HBA	DOM
409 Belton Rd	\$459,000	Rambler	3	2	49
414 Belton Ct	\$455,000	Rambler	3	2	21
305 Dennis Ave	\$380,000	Rambler	3	1/1	9
10613 Eastwood Ave	\$430,000	Cape Cod	4	2	147
10601 Glenwild Rd	\$485,000	Rambler	5	2/1	14
10609 Glenwild Rd	\$479,000	Bilevel	4	3	26
10705 Glenwild Rd	\$485,000	Bilevel	4	2	49
215 Hannes St	\$428,000	Rambler	4	2	6
303 Irwin St	\$415,000	Split Level	3	2/1	99
511 Kerwin Ct	\$425,000	Cape Cod	4	2	17
513 Kerwin Ct	\$456,000	Cape Cod	4	2/1	7
15 Kinsman View Cir	\$380,000	Townhouse	3	2/2	11
844 Loxford Ter	\$439,000	Split Level	4	2/1	11
805 Malta Ln	\$459,000	Split Level	4	1/1	19
905 Malta Ln	\$495,000	Rambler	3	2/1	35
10416 Mountain Quail Rd	\$565,000	Colonial	5	4	8
1101 Playford Ln	\$460,000	Split Foyer	5	3	38
510 Royalton Rd	\$449,000	Cape Cod	5	1/1	74
140 Southwood Ave	\$485,000	Colonial	4	2/1	87
10205 Sutherland Rd	\$515,000	Colonial	3	1/1	42
601 University Blvd W	\$530,000	Cape Cod	5	3	96
705 University Blvd W	\$470,000	Split Level	5	3	103

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Montgomery County Settled Properties (January 1, 2006 – April 30, 2006)

Subdivision/Area/City	# Units	Aver. Price	DOM
Aspen Hill	10	\$456,607	24
Burnt Mills	5	\$453,600	48
Colesville	15	\$734,263	78
Dumont Oaks	5	\$383,300	12
Forest Knolls	4	\$463,250	26
Hampshire Greens	2	\$1,387,500	69
Kemp Mill	16	\$472,725	26
Leisure World	76	\$281,901	54
North Hills	7	\$546,453	37
Northwood	18	\$460,611	48
Sligo	19	\$457,711	46
Springbrook	6	\$482,833	42
Springbrook Forest	2	\$717,500	123
Tivoli	7	\$431,264	17
University Towers	6	\$226,667	61
Woodmoor	10	\$519,330	66
Woodside	30	\$533,485	59
Forest Glen Metro Area	35	\$468,286	45
Wheaton Metro Area	46	\$456,433	38
Wheaton Regional Park Area	17	\$522,312	49
Bethesda	311	\$794,144	56
<i>Chevy Chase</i>	<i>85</i>	<i>\$1,031,230</i>	<i>60</i>
<i>Kensington</i>	<i>72</i>	<i>\$531,711</i>	<i>49</i>
<i>Olney</i>	<i>102</i>	<i>\$474,424</i>	<i>40</i>
<i>Potomac</i>	<i>147</i>	<i>\$1,187,616</i>	<i>97</i>
<i>Rockville</i>	<i>404</i>	<i>\$504,083</i>	<i>50</i>
<i>Silver Spring</i>	<i>972</i>	<i>\$422,854</i>	<i>45</i>
Montgomery County	3,912	\$508,955	52

Data subject to revision.

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'Action Group of One' Takes on Poopers in the Park

By Fiona Morrissey

Everybody poops ... but not in our park, please! Each and every Sunday during soccer season, organized teams of players with their families and supporters have been coming here to spend the day. Our small neighborhood park was not designed for such numbers and has no bathrooms. These people (many of whom speak no English and do not live in this area) instead of going elsewhere, choose to stay. When nature calls, they relieve themselves in the bushes and woods, or up against the trunks of trees or even in the gully. This has been going on for years and must be stopped!

A couple of weeks ago I formed an action group of one

and got started. Here's what's been happening so far.

Sunday, April 30

Stay at park from 11:30 a.m. till 4:00 p.m. Bring pen, paper, and cellphone. Persuade many children, all carrying pieces of toilet paper, from using the meadow as a bathroom. Likewise, many mothers and teenagers. Men less amenable; do not take kindly to being asked not to poop. Change my strategy. At a discreet distance, I follow two men into undergrowth, taking notes of their appearance. As soon as I see them in action, I call park police. Police come within 10 minutes. After being identified, the poopers are charged with indecent expo-

sure and public defecation. Each fined \$50. Pity it's not more.

Tuesday, May 2

Portapotty installed beside soccer field. Progress!

Sunday, May 7

Go to park for about an hour to check portapotty is being used. It is.

Sunday, May 14

To the park again with Marion, my first recruit. Bad news. Portapotty is in a filthy state so nobody's using it. Marion alerts the police. They come, inspect the toilet, and inform us they will try to get someone to clean it a.s.a.p.

(continued on page 9)

Your Help is Needed for Neighborhood Night Out '06

By Jim Zepp

The NFCCA will again be participating in the National Neighborhood Night Out celebration that will be held on **Tuesday, August 1, 6:30 to 9:00 p.m.** at the North Four Corners Rec Center, 211 Southwood Avenue (at the intersection of Southwood and Edgewood Avenues).

In the past, this event has been well attended by Northwood-Four Corners-Forest Knolls residents, with over a hundred adults and children sharing a pleasant summer evening together. Among the activities are a potluck dinner, games for the kids, music, and a visit from

the Montgomery County police motorcade with McGruff the Crime Dog.

Similar celebrations have been held in neighborhoods around the county




and the U.S. as part of the National Night Out effort for 23 years. The purpose is to provide residents with

an opportunity to meet your neighbors and promote a sense of community.

We need volunteers to help with several tasks:

- Supervise the games for the children;
- Organize entertainment (for example, several resident musicians and a neighborhood DJ have performed); and
- Help with setup/cleanup at the Rec Center in the North Four Corners Park.


If you are willing to help, please contact Jim Zepp at 301.593.7863 or jzepp@mindspring.com. We welcome your participation in any way and hope to see you there on August First! ■



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Northwood Update
March 16, 2006 - May 15, 2006

8 SOLD

Average Sale Price: \$446,955 Average DOM: 32

4 UNDER CONTRACT (5/15/06)

Average List Price: \$489,113 Average DOM: 9

11 ACTIVE (5/15/06)


316 LADSON RD	\$355,000
10619 EASTWOOD AVE	\$449,900
505 ROYALTON RD	\$465,000
10611 EDGEWOOD AVE	\$475,000
10707 LOMBARDY RD	\$479,000
11203 LOMBARDY RD	\$480,000
217 UNIVERSITY BLVD W	\$484,900
403 EISNER ST	\$499,900
304 PINWOOD AVE	\$525,000
110 SNOWY OWL DR	\$549,000
10422 MOUNTAIN QUAIL RD	\$565,000

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MoCo's Stormwater Coalition Pushes for Watershed Protection; 'Rainwater Harvesting' Gets a Boost

By Diane Cameron

Montgomery County's streams are in trouble. Especially in the lower third of the County, but increasingly in fast-growth places such as Clarksburg, our streams are being heavily polluted and degraded by construction mud, lawn fertilizers, street dirt, and bacteria from pet waste. Beyond these pollutants, the millions of gallons of gushing stormwater that course through our downcounty streams from paved-over lands during rainstorms blow away the life—the fish, insects, and amphibians—that need more gentle flows in order to survive. For these creatures, it's as though each rainstorm were a relentless hurricane, leaving them homeless, injured, or dead.

Our local Department of Environmental Protection (DEP) and the State of Maryland (MDE) have been tracking these biological stream losses and the figures are sobering. According to DEP, 35 percent of our county's streams declined in biological quality between 1994 and 2001. According to our analysis of MDE's data available online for 1996-2006, two-thirds of our county's major streams are designated as "impaired" in whole or in part. These are streams and local lakes that are not meeting criteria for aquatic life, or levels of bacteria, nutrients, and sediment. Watts Branch in the Potomac area

is so polluted by stormwater that WSSC is now spending \$15 million to reach farther out into the Potomac for cleaner drinking water rather than continue to spend an extra \$800,000 per year removing Watts Branch's excess sediment and nutrients. But we think that pollution prevention, not a longer intake pipe, is the best solution to our problem.

Montgomery County DEP and other agencies have stormwater pollution reduction and watershed restoration programs, but these programs aren't fully in line with the federal Clean Water Act. The Stormwater Partners Coalition, comprised of 20 organizations including ANS, is proposing to upgrade the county's stormwater permit under the Clean Water Act's National Pollutant Discharge Elimination System (NPDES). We want pollution "caps," along with source controls with objective criteria, written into the County's NPDES permit, which is up for renewal this summer of 2006. And we want MDE to use this upgraded permit as a template for other municipalities statewide, including our upstream neighbor Frederick County, whose NPDES stormwater permit is up for renewal in 2007.

More funding for stormwater pollution prevention is starting to flow: our County Council on May 18 passed a

\$1.3 million initiative, crafted by our Coalition and led by Councilmembers Silverman and Floreen, to spur the use of rain gardens and other on-site "rainwater harvesting" methods to be retrofitted into existing yards and parking lots in a downcounty watershed. We are happy to see this money be devoted to "twenty-first century stormwater management," which sees rainwater as a resource to be harvested and used, not as a nuisance to be shunted away and wasted. Our thanks go to the Council and to civic leaders including Ginny Barnes, President of the West Montgomery County Citizens Association, whose diligent efforts on a task force a decade ago led to the Water Quality Protection Charge, the dedicated stormwater utility fee that is the funding source of this new initiative.

New developments can do even more, and the Council's package also includes funding for green roofs on new schools. Also, as part of our permit advocacy, the Stormwater Partners Coalition is proposing that county codes be changed to require new developments to use environmentally sound design and utilize vegetated areas as stormwater "sponges," as is supposed to be required in the Upper Rock Creek Special Protection Area. County Executive Doug Duncan has announced a new task force

(continued on page 9)

Is Kugler's Going or Staying?

By Jacquie Bokow

In February of last year, the *Northwood News* reported that Sam Kugler's House of Linens was moving out of the Woodmoor Shopping Center to relocate by June to a new, larger store across from the VEIP emissions testing center a few miles north off Route 29. But they haven't moved yet. I spoke recently with Mr. Kugler and asked him why his store was still open at Woodmoor.

When conversing with him informally in his store (admittedly, without identifying myself), Kugler blamed the county for delays in permitting for construction and even the sign for the store, which he said took months

(a by-product of Clarksburg, perhaps?). During a later phone conversation, however, he didn't mention any such problems.

Their new building is already constructed, but right now they're "putting in flooring, lighting, bathrooms, things of that nature," said Kugler. "We'll continue to be in Four Corners until the landlord finds a new lessee." As Kugler's lease runs another two years, he indicated they may stay that long at Woodmoor, even though the new store will open between August and September.

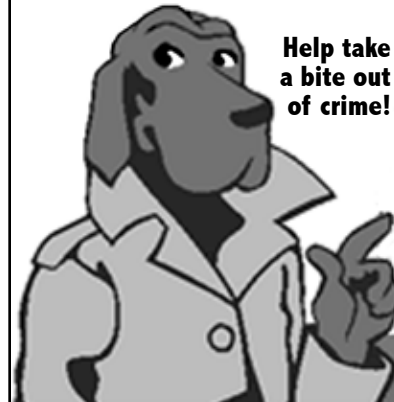
"We may possibly run both stores for two years," he said. ■

National Night Out

Tuesday, August 1

6:30 to 9:00 p.m.

No. Four Corners
Rec Center
211 Southwood Ave.



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Stormwater Partners Coalition Pushes for Watershed Protection

(continued from page 7)
to look at such zoning code changes; we would support such a task force if it is written into the stormwater permit with measurable goals tied to water quality standards, and we've asked that the environmental community be represented on it.

We plan to meet with County Executive Duncan in June to present an opportunity to him to establish measurable goals for these actions through the renewed stormwater permit. We remain hopeful that Montgomery County can take the lead in protecting and restoring watersheds with public ac-

countability, and that our high-quality Potomac drinking water source will receive permanent, verifiable protections.

Your letters and emails to County Executive Duncan in support of a stronger NPDES permit are needed. Send them to: Douglas M. Duncan, 101 Monroe Street, Rockville, MD 20850; Phone: 240-777-2500; Fax: 240-777-2517; eMail: douglas.duncan@montgomery-county.md.gov.

[Diane Cameron is Coordinator for the Stormwater Partners Coalition. She can be reached at dianecameron@verizon.net.] ■

Park Poopers

(continued from page 5)

Tuesday, May 16

Portapotty still stinks.

Wednesday, May 17

I call up portapotty company and they say they will call the county.

Clearly we have a long way to go before this problem gets resolved. We live in a highly urbanized area and cannot afford to have raw sewage lying around the only natural space we have left.

Marion and I need more volunteers to work with the police, the county, and the poopers themselves. If you wish to join our action group, please call me at 301.593.4026. ■

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Listings in Northwood/Forest Knolls/Kinsman

3/21/2006–5/24/2006

Active	Price	Style	Bedrms	Full Baths	Half Bath	Days on Market
811 Caddington Ave	\$489,900	Rambler	4	2	1	20
1108 Caddington Ave	\$449,950	Split Level	4	1	1	7
10619 Eastwood Ave	\$449,900	Cape Cod	3	2	0	26
403 Eisner St	\$489,900	Split Level	3	2	1	45
10611 Edgewood Ave	\$475,000	Rambler	4	1	1	11
10707 Lombardy Rd	\$479,000	Rambler	4	2	0	19
315 Marvin Road	\$519,900	Colonial	3	2	0	5
304 Pinewood Ave	\$525,000	Cape Cod	3	2	0	26
1100 Playford Lane	\$485,000	Split Level	4	2	0	7
505 Royalton Rd	\$465,000	Cape Cod	4	3	0	35
110 Snowy Owl Dr	\$549,000	Colonial	4	2	1	27
217 University Blvd	\$484,900	Cape Cod	4	2	0	76
Contract						
1407 Caddington Ave	\$515,000	Split Foyer	4	3	1	49
10610 Cavalier Dr	\$439,900	Rambler	4	2	0	8
10424 Edgewood Ave	\$690,000	Cape Cod	4	3	0	0
11108 Foxglove Lane	\$410,000	Split Level	3	2	1	16
311 Ladson Road	\$399,000	Cape Cod	4	2	0	26
316 Ladson Road	\$355,000	Rambler	2	1	0	53
319 Ladson Road	\$427,550	Cape Cod	3	1	0	1
11203 Lombardy Rd	\$480,000	Rambler	3	2	0	10
10422 Mountain Quail Rd	\$565,000	Colonial	5	4	0	6
Sold						
409 Belton Rd	\$459,000	Rambler	3	2	0	49
414 Belton Ct	\$455,000	Rambler	3	2	0	21
500 Eisner St	\$445,000	Rambler	4	2	0	6
511 Kerwin Ct	\$425,000	Cape Cod	4	2	0	17
844 Loxford Terr	\$439,000	Split Level	4	2	1	11
805 Malta Lane	\$459,000	Split Level	4	1	1	19
905 Malta Lane	\$495,000	Rambler	3	2	1	35
10205 Sutherland Rd	\$515,000	Colonial	3	1	1	42
601 University Blvd	\$530,000	Cape Cod	5	3	0	96
120 Woodridge Ave	\$449,900	Cape Cod	4	2	1	8

** Information deemed reliable but not guaranteed **



12520 Prosperity Drive, Suite 105, Silver Spring, MD 20904 • 301-388-2600



Your Own Electricity Outage Chart

Members of the NFCCA Board of Directors have questioned PEPCO's assertion that there are few outages in our neighborhood and that the outages that do occur are of brief duration (see story on page 1). In order to have statistics of our own on the number of electrical outages occurring in our own neighborhood, the NFCCA requests that you keep track of every electrical outage which occurs at your home over the next year.

Please pull off this sheet from the newsletter and post it on your refrigerator. Make a note of every outage at your house on this sheet and return it to the NFCCA next June. Thanks for your help!!

Date & Time Power Went Off	Date & Time Power Back On	Date & Time Power Went Off	Date & Time Power Back On
Your Address:			

Neighborhood Meet and Greet!



Mark your calendars, buy your sunscreen, and get ready to meet and greet your fellow neighbors at the Forest Knolls neighborhood pool!

SUNDAY, JUNE 25*, from 2-6 p.m.

11105 Foxglove Lane, 301-593-9883

The North Four Corners Civic Association will provide pizza and asks that guests bring their own beverages and a covered dish.

(No glass or alcoholic beverages, please.)

Raft Night is 4-6 p.m., too, so bring your rafts or floaties!

Non-Pool Member Admission: \$10/family

RSVP by June 18 to Roxanne at roxmb@yahoo.com (301-754-3828).

*Rain date: July 2