

NORTHWOOD NEWS

PUBLISHED BIMONTHLY BY THE NORTHWOOD-FOUR CORNERS CIVIC ASSOCIATION ■ JUNE 2009

Steps to Take to Prevent Residential Burglaries

Most residential burglaries occur during the daytime while residents are away at work and school. For many of the burglaries that occur, the entry is made at the back of the home.

Doors to a kitchen or basement are often breached. The wood of the door, the wood of the framing, and the sturdiness of the lock can fail, causing the breach. If the home is older, it may be time to invest in a new door. Doors that are solid wood or metal are best. Reinforced frames that have four-inch screws securing the framing will be a benefit. Locks with at least a one-inch bolt or throw are the recommended hardware.

Since windows are also vulnerable, please be sure to close and lock all windows

before leaving the property. If you have older windows with a wood frame, single pane of glass, and a single crescent lock, pin the windows with a nail penetrating both the upper and lower sashes. You can also place a Charlie bar or wooden handle in the track to keep the sash from being raised or lowered. If the house is older, perhaps new windows would be best. Newer windows have two or three panes of glass, aluminum or fiberglass frames, and additional locks and lock-off mechanisms all built in. Most new windows have all of the security measures already in place.

Tall, dense shrubs and low-hanging limbs on trees make a home more difficult for visual access by neighbors and those who pass by. It is best to have shrubs at a mature height of two feet and for the lowest limb of a tree to be no closer to the ground than six feet. This allows those in the area to clearly see activity occurring on the property.

Alarm systems can be a good investment. Alarms with audible devices and monitoring systems can alert you and the police that an in-

cident has occurred. There is a lag time between the times the alarm is activated until
(continued on page 3)

Next Meeting On June Tenth

The next meeting of the Northwood-Four Corners Civic Association will be held on Wednesday, 10 June 2009, at 7:30 p.m. at the North Four Corners Rec Center. The Rec Center is located at the end of Southwood Avenue, just off Edgewood Avenue.

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.) ■

INSIDE

Upgrades Made to Rec Center7

New native trees and shrubs have been planted and those old, beat-up chairs have been replaced!

Lights Out?.....10

Jim Zepp explains how to report a malfunctioning streetlight to MoCo DOT.

JUNE

	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				
S	M	T	W	T	F	S

PRESIDENT'S MESSAGE

This is a painful column to write, but I feel it is important to note the passing of Wayne Goldstein. Likely many of you never met Wayne, but if you ever testified at a Planning Board or County Council hearing, odds are you've seen him. (He was the guy with a pony tail, wearing a hat.) Wayne was, quite simply, the lynchpin of the civic activist community. Although you may never have met him, he helped make our community (and, indeed, the county) a better place to live.

He was actively involved in a host of issues: planning and land use, historic preservation, the school system, parks, and the environment. He wrote many columns in the *Sentinel* exposing the arrogance and foolishness of people and institutions who are supposed to work for the citizens.

Wayne helped us directly in our fight to save Rachel Carson Meadow. First he helped us get the support of the Montgomery County Civic Federation. Both Wayne and Jim Humphries (chair of the Federation's Planning and Land Use Committee) testified in support of saving the meadow. Wayne arranged to get the black walnut tree measured and its age estimated. He also connected us with other neighborhoods and activists with whom we could make common cause.

But the main thing about Wayne was that you could depend on him. He was always there for us to share our triumphs and defeats, to strategize, to attend practically every meeting and hearing (sometimes more than one a night) and, most importantly, to actually do the work. He had mad research skills. You could tell him about an issue and, in a little while, up would pop an email chock full of pertinent facts and citations.

In his testimony, he was known for skewering the powerful with humor. He managed to be entertaining and passionate about the issues at the same time. Sometimes his hats were part of the show, chosen to make a point or relate to the hearing's theme. Yet he never came across as angry or a crank. He always kept it just under "over the top."

Wayne didn't seem to burn out, and he always seemed to genuinely enjoy it all. The more information and outrage you gave him, the more he would smile and his eyes would twinkle ever brighter. This amazed me.

It's hard to measure the impact of involvement and activism. You tend to lose more battles than you win and, even when you do win, there's always another battle and another and another. The boondoggle comes back with a new buzzword. The new legislation you fought so hard for is only as good as its implementation.

But those of us that worked with Wayne have no doubts as to his impact. We feel it every day. In his loss, we finally understand just how much of a difference he made.

—Carole A. Barth

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NORTHWOOD NEWS

Northwood News is published by the Northwood-Four Corners Civic Association. The NFCCA represents the 1,489 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, please contact the editor.

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How to Prevent Some Burglaries This Summer

(continued from page 1)
the arrival of the police. With an audible device, a breach may occur but a theft may not. The sound of the alarm would be a deterrent and may scare away the burglar before the remainder of the crime occurred. A number of alarms are activated accidentally. Because of this, there is a false alarm reduction unit that does fine individuals whose alarms have been accidentally activated more than 3 times within a 12-month period.

Most burglars don't carry weapons and most don't want to deal with dogs. Most burglars do not want a confrontation with a homeowner. To avoid this, the burglar might approach the front door first, knocking loudly, to determine if anyone is home. If there is no one home, the burglar will move to the rear of the house to commit the burglary. If someone answers the door or makes himself known, the burglar will make an excuse and leave the property.

Please keep a vigilant watch over your neighborhood and report any suspicious persons, vehicles, or activity. The police non-emergency number is 301.279.8000. You are the eyes and ears of your neighborhood and the police rely on your information. When in doubt, call! ■

Phosphorus Fertilizer is Banned by 2011

Last month (on 7 May 2009, to be precise), Governor O'Malley signed House Bill 609, the "Chesapeake Bay Phosphorous Reduction Act of 2009," to limit phosphorus in fertilizers.

After 1 April 2011, the sale or distribution of any fertilizer for use on established lawns or grass within Maryland will be limited unless it is a low-phosphorus fertilizer.

The Maryland Dept. of Agriculture recommends that consumers take a soil test to see if their lawns need any fertilizer before applying it.

To see more details about the bill, visit the Maryland State website at <http://mlis.state.md.us/2009rs/billfile/HB0609.htm>. ■

Band Seeks More Players

New Horizon Band is looking for new members. Did you play a band instrument in school or college and want to start playing again? If so, please call Bette Eberly-Hill (301.593.7746).

The group is small and friendly, meeting at Riderwood on Monday nights (although only two of its members actually live there). The group is part of Mont. College's Lifelong Learning Institute, which fosters intellectually stimulating opportunities for residents 50+. ■

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 for 2008-2009 are:

President

Carole Barth
10602 Lockridge Drive
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Home Sales Since January 1, 2009, in Northwood and Forest Knolls

Address	BR	Bath	Style	Date	Sold \$	Subsidy	DOM	Type of Sale
304 Ladson	4	3	Rambler	Jan 2	\$245K	\$5,000	199	Bank Owned
405 Kerwin	3	2	Rambler	Mar 17	\$250K	\$ 0	52	Bank Owned
416 Royalton	3	2	Cape Cod	Mar 16	\$252K	\$7,000	3	Bank Owned
414 Belton	4	2	Rambler	Jan 27	\$280K	\$9,500	131	Short Sale
10915 Lombardy	5	2	Rambler	Feb 18	\$285K	\$8,550	201	Short Sale
517 University	6	3	Cape Cod	Jan 16	\$300K	\$12,000	236	Short Sale
AVERAGES FOR DISTRESSED SALES					\$269k	\$7,000	137	
10904 Hannes	3	2.5	Split Foyer	Apr 3	\$275K	\$8,250	21	"Normal"
10710 Lombardy	3	2	Bi-level	Apr 23	\$306K	\$ 0	67	"Normal"
812 Malta	6	1.5	Split Level	Apr 30	\$310K	\$ 0	183	"Normal"
917 Malta	4	2.5	Split Foyer	Apr 24	\$339K	\$5,000	17	"Normal"
226 Thistle	4	2	Split Level	Apr 17	\$342K	\$10,000	87	"Normal"
402 Belton	3	2	Cape Cod	Apr 28	\$342K	\$7,000	24	"Normal"
904 Loxford	4	2.5	Split Level	Feb 27	\$358K	\$ 0	30	"Normal"
409 Kerwin	3	2	Rambler	Jan 16	\$360K	\$8,975	116	"Normal"
AVERAGES FOR "NORMAL" SALES					\$329k	\$4,903	59	

All information gathered from MRIS (local MLS) and is deemed to be accurate but is not guaranteed.

Subsidy = any buyer's closing costs paid by seller. **DOM** = Days on the Market

What is the difference between a Short Sale, Foreclosure, REO, and Bank Owned home?

Short Sale – This is when the seller is trying to sell the home, usually on the open market, at a price that will not pay the mortgage off completely. They are basically asking their lender(s) to accept a sale SHORT of what is owed, thus, a Short Sale.

Foreclosures – If the property was not sold as a short sale and/or the owner is in default on their mortgage(s), the lender(s) can force the property to be sold at public auction – usually at the courthouse steps or another public, advertised auction. This is a true foreclosure sale.

Bank Owned – If the home went to foreclosure but was NOT sold at that auction, the lender may buy it back and it now becomes the owner of the property. It is also referred to as an REO or Real Estate Owned home. It usually gets assigned to a local Realtor® and becomes available as a listing in the MLS and advertised as "Bank Owned" or "REO." These homes have already been through foreclosure.

Please visit my website at www.garymachomes.com to search the MLS for FREE to see listing with the addresses. You can email me to receive my FREE monthly newsletter; just send me an email at gary.macdonald@verizon.net.

Preferred Professionals

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Herb Krusen Nationwide Insurance (Rockville) 301.545.0733 Kruseh@nationwide.com	Chad Loube / Patrick Sheplee National City Mortgage (Rockville) 301.279.4697 Chad.Loube@ncmc.com Patrick.Sheplee@ncmc.com	Craig A. LeVine, LLC Burtonsville 240.450.1141 closingpapers@comcast.net

The Northwood-Four Corners Civic Association
invites you and your family to celebrate
National Neighborhood Night Out

Tuesday, August 4, 2009
7:00 to 9:00 p.m.

North Four Corners Park Recreation Center
211 Southwood Avenue

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For 26 years, over 34 million people around the country have come together in the spirit of building community and opposing crime in their neighborhoods. It is an opportunity to meet fellow residents and talk with police officials serving these areas.

The Northwood-Four Corners event will include music, activities for children, and a visit from the Montgomery Co. and MNCPPC Park Police Departments' motorcade, including McGruff the Crime Dog. Come and meet your neighbors and share an evening's fun.

Potluck Dinner! To have variety of dishes, families with last names starting with the letters A to J should bring a main dish to share, letters K to R bring a side dish, and letters S to Z bring a dessert.

Volunteers are needed to help and provide entertainment.

Call 301.593.7863 or email jzepp@mindspring.com.



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**Listings in Northwood/Forest Knolls/Kinsman
As of 5/16/2009**

<u>Active</u>	<u>List Price</u>	<u>Style</u>	<u>Bedrms</u>	<u>Full Baths</u>	<u>Half Bath</u>
307 Belton Rd	\$259,900	Rambler	3	2	0
1104 Caddington Ave	\$274,900	Traditional	5	3	0
1000 Caddington Ave	\$288,000	Rambler	5	2	0
1307 Caddington Ave	\$315,000	Split Level	5	4	0
10306 Colesville Rd	\$300,000	Cape Cod	4	2	0
1108 Chiswell Ln	\$449,000	Split Level	4	2	1
414 Eisner St	\$462,000	Split Level	3	2	0
418 Eisner St	\$350,000	Colonial	4	2	1
10400 Edgewood Ave	\$385,000	Cape Cod	3	2	0
10602 Glenwild Rd	\$425,000	Rambler	4	2	1
316 Irwin St	\$330,000	Rambler	6	2	0
35 Kinsman View Cir	\$270,000	Townhouse	4	2	1
53 Kinsman View Cir	\$350,000	Townhouse	4	2	1
10704 Lombardy Rd	\$359,000	Rambler	4	2	0
1016 Loxford Ter	\$385,000	Split Level	4	3	1
200 Marvin Rd	\$389,000	Cape Cod	4	3	0
201 Marvin Rd	\$417,000	Cape Cod	4	2	1
230 Thistle Dr	\$450,000	Other	5	3	0
107 Woodridge Ave	\$419,000	Cape Cod	3	2	0

** Information deemed reliable but not guaranteed **



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Upgrades Made to Our Rec Center

Have you seen the new trees? Mark Allen and his team from the Montgomery County Park and Planning Department recently planted shrubs and trees in front of the Rec Center at North Four Corners Park (211 Southwood Avenue). According



Long pieces of wood were placed along the slope outside the Rec Center to help prevent erosion of the soil.

to NFCCA President Carole Barth, "they are all good specimens and were planted correctly." Gaiters, like little sacks around the tree bases which are filled with 25 gallons of water, also were installed on all the new trees.

"The little grove of shad bushes was particularly lovely when it bloomed," said Barth. Since the trees and shrubs are all natives, this planting represents an educational opportunity, so she's requested identification tags.

Also, the old, broken, and beat-up chairs in the Rec Center were replaced just in time for the District 4 County Council Candidates' Forum held during the regu-



Gaiters were placed around new trees at the park to slowly water them during the crucial period after replanting.

lar NFCCA meeting in April. If you missed that session, check out the new chairs at the meeting on 10 June.

As there is a drainage issue in the park, Barth, who consults on environmental site design, has sent information to Allen on low-cost stormwater management techniques potentially applicable to this site. ■

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Lights Out?

By Jim Zepp

Do you know of a streetlight in the neighborhood that is out or flashing off-and-on? The MoCo Dept. of Transportation offers several ways that you can report a malfunctioning streetlight.

If you go to the DOT website at www.montgomerycountymd.gov/mcdot and click on "Report Streetlight Outage" under the Quick-links listed on the right-hand side of the screen, you will be shown four different ways to report a streetlight problem—locating a streetlight using an interactive map (currently available for about half of the county's streets), searching by address or intersection, searching by street name or pole number, or submitting a form. You can also call the DOT at 240.777.6000 or fax a completed report form to 240.777.2080. It is important to give an accurate location in your report so the correct streetlight is checked.

According to the DOT website, after they have been notified, the request will be investigated within five business days. Repairs can range from simply replacing a light bulb to more extensive work, or even no power, which will require a longer time to repair. However, if a taped red "X" appears on the streetlight pole, a "No Voltage" condition (no power) has been identified and Pepco will be notified to repair the service disruption to the streetlight, which may take several weeks or months to properly complete the repair. ■

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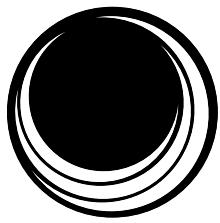
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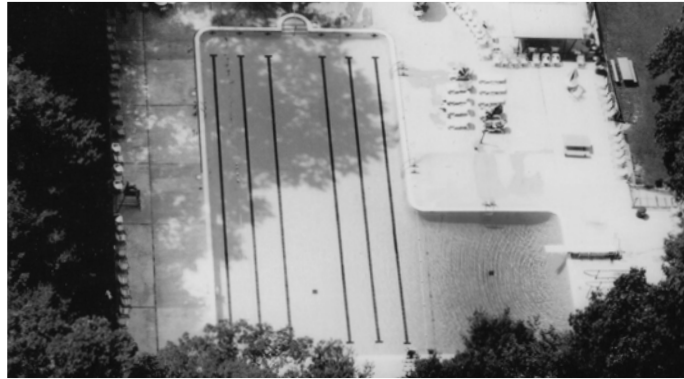
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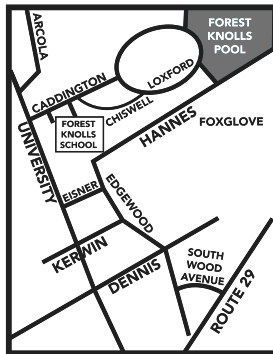


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Saturday, June 6, 11:30 - 6:00 pm

Sunday, June 7, 11:30 - closing



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