

NORTHWOOD NEWS

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

Not-So-Smart Growth: County Planning Board's Proposed 2009 Growth Policy Lowers Standards

By Carole Barth and Jim Zepp

The County has two primary tools for guiding future development: Master Plans and the Growth Policy. Master Plans set forth the type of development that is allowed and its location. Under County law, the Growth Policy is used to implement the Adequate Public Facilities Ordinance by pacing the rate of growth to allow proposed development to proceed only in areas where supportive infrastructure can accommodate it. The Growth Policy sets

standards for determining if public facilities (roads, mass transit, water supply, sewers, schools, police stations, firehouses, and health clinics) can support increased development.

Over the years, the County has seesawed between policies that require developers to pay upfront for the impacts of their new projects and relaxing these restraints in the belief that the resulting economic growth will eventually offset the increased demand on public facilities and services such as schools and transportation. In 2003, the Growth Policy lowered these standards, allowing development to outstrip infrastructure. We are still suffering from this imbalance, and, with the ongoing fiscal crisis, the infrastructure backlog is likely to persist for years to come. So you might expect that the Planning Board's proposed policy would tighten the standards, more closely linking growth to the availability of infrastructure. In short, you might expect a more sustainable approach to growth. Unfortunately, you would be wrong.

The policy's title, "Reduc-

ing Our [Carbon] Footprint" certainly *sounds* sustainable and progressive. But, in reality, the Planning Board proposal would further *lower* (continued on page 11)

Next Meeting On October 14

The next meeting of the Northwood-Four Corners Civic Association will be held on Wednesday, 14 October 2009, at 7:30 p.m. at the North Four Corners Rec Center. The Rec Center is located at 211 Southwood Avenue (where it ends, just off Edgewood Avenue). Items on the agenda include:

- Election of a new Board of Directors (see page 3), and
- David Rotenstein will present additional history and photos about the World's Fair House in our neighborhood (see story on page 8). ■

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OCTOBER

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PRESIDENT'S MESSAGE

Fall is officially here. The dogwood leaves are starting to turn red-violet, asters and goldenrod are in bloom, and the fresh cider season has begun. It's a good time to consider the year's "harvest" for our Association.

We did not meet our membership target for last year, with only 140 paid members (20 less than the previous year). That is only 9.4 percent of the households in Northwood/Four Corners/Forest Knolls. I would like to see that doubled in FY 2009-2010. Please use the envelope enclosed in this newsletter to renew your membership for the period from 1 July 2009 to 30 June 2010. It's still a bargain at only \$10 per household.

Remember, only active members are allowed to vote at Association meetings. For you competitive types, Woodridge Avenue led the pack in 2008-2009 with 30.8 percent of households signing up as active members. (Timberwood Avenue, the previous year's winner, was second this year, with 28 percent.) Can your street beat that?

In order for our community to be heard, we need a broad-based, active, and well-informed membership. Decisions will be made in the coming year that could radically affect our quality of life, not just in Four Corners, but throughout the County. How will we handle the continuing fiscal crisis? What will the County's Growth Policy look like? How will new, more stringent water quality mandates be met? Various interests are already at work on these issues, so it's important that decision-makers hear from affected communities.

Fall is also election season, and the first order of business at the October meeting is to elect a new board. The Board meets five times a year (September, November, January, March, and May). At these meetings we discuss any issues we expect to come up at the next members' meeting and plan articles for the upcoming newsletter.

In general, we look to board members to contribute occasional articles to the newsletter (although we have reporters who can take this on for board members who have a story idea but not the time or inclination to write it) and help with association events and activities. Often Board members chose to focus on a particular issue or project. (Of course, you don't have to be on the board take the lead on a project or issue, write articles, or help with events and activities.) Board members also help by recruiting additional volunteers. We are all volunteers, so it's understood that we do what we can in the context of very full lives.

In addition, the officers have the following duties: The President serves as the point of contact for the community, receiving official notices from a variety of agencies. The President usually conducts NFCCA meetings and often rep-

(continued on page 3)

You a Member Of NFCCA Yet?

All residents of the Northwood-Four Corners-Forest Knolls area are invited to attend the Annual Member meeting on 14 October and express their views. However, *only paid members of the NFCCA are eligible to vote.*

It's easy enough to join! Annual dues are \$10 per household and may be paid at the meeting or dropped at the house or mailed to the Treasurer (see page 3) in the attached envelope. Do it now so you don't forget! ■

NORTHWOOD NEWS

Northwood News is published by the Northwood-Four Corners Civic Association. The NFCCA represents the ~1,490 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.

Editor

Jacquie Bokow
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Silver Spring, MD 20901
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nfcca@verizon.net

Visit Our Website

www.nfcca.org

Would You Consider Serving on The NFCCA Board of Directors?

Every October, at its Annual Membership Meeting, the NFCCA elects its Board of Directors for the upcoming year. Those of you who might consider running for office should know you would not be left to fend for yourselves; several current Board members will return.

First, Carole Barth, who has served as President since elected in October 2004, will still be on the Board for the upcoming year as Immediate Past President. She and her husband, Jim Zepp, who have been able to explain so lucidly the shenanigans over the years of various county agencies, remain committed to

keeping the NFCCA membership apprised of the activities of the Parks Department, the County Council, and others.

If no other steps forward, Laura Hussey has agreed to serve as President. And Brian Morrissey will return for his second year.

This newsletter will continue to be handled by Jacquie Bokow. So call Barth or Bokow with any questions you have. This is your chance to be involved and serve your community. ■

President's Message, Cont.

(continued from page 2)
resents the Association by testifying at hearings or otherwise communicating NFCCA's positions. The Vice President steps in if the President is unavailable. The Treasurer manages the accounts, keeps track of the membership, and writes the checks. The Secretary checks for a quorum (if we're voting on any resolutions) and records any proposed resolutions and votes.

Please consider joining the Board; we do have open positions. Contact Jacquie Bokow (see box on page 2) if you're willing to serve. Feel free to contact me (see right) if you have any questions. In the end, the civic association is really just neighbors getting together to protect and improve our community. It's a pretty simple idea, yet it can be very powerful.

—Carole 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 for 2008-2009—whose terms end after the 14 October meeting (see story, left)—are:

President

Carole Barth
10602 Lockridge Drive
301.593.7863
cbarth@mindspring.com

Vice President

Vacant

Treasurer

Linda Perlman
1203 Caddington Avenue
301.681.3735
LSPerlman@hotmail.com

Secretary

Maureen Carrington
10400 Eastwood Avenue
301.681.0249
MCarrington@Month-Off.com

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Ted Daniel
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301.593.0418
ted.daniel@mail.house.gov

Laura Hussey
10308 Edgewood Avenue
301.592.0646
laura_hussey@mindspring.com

Brian Morrissey
10301 Edgewood Avenue
301.593.4026
merc259@verizon.net

A new NFCCA Board will be elected at the Annual Membership Meeting on 14 October. Please attend and vote!

2009-2010 NFCCA Meeting Calendar

Please mark these dates on your calendar for the next cycle of meetings of the Northwood-Four Corners Civic Association:

14 October 2009
9 December 2009
10 February 2010
14 April 2010
9 June 2010

These dates are all on the second Wednesday of the month.

*"The hardest thing in the world
to understand is the income tax."*

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National Night Out Celebrated on Sultry August Eve.

by Jim Zepp

Along with about 20 Montgomery County communities and hundreds of others around the country, Northwood-Four Corners residents participated in the 26th annual "Neighborhood Night Out" celebration on 4 August. This is an effort to prevent crime by providing an opportunity for neighbors to meet each other and share information.

Along with about 60 residents, other attendees included State Senator Mike Lenett, State Delegates Roger Manno and Ben Kramer, and Assis-



A few of the attendees, left, enjoy both the music of The Usual Suspects, a local band, above, and the air conditioning inside the Rec Center. Below left, State Delegates Roger Manno and Ben Kramer speak with NFCCA President Carole Barth.



tant State's Attorney Eric Nee. The County Police motorcade also paid a visit during the evening.

Much appreciation goes to the residents who volunteered their help in making the evening fun for everyone. This includes John Lawrence and his band, The Usual Suspects, who rocked the Rec Center with their music; Maureen Carrington and her daughter, Caroline, who supervised the kids' activities; and Fiona and Brian Morrissey, who helped with the cleanup afterwards. Thanks also to the many residents who generously brought food to share with their neighbors. ■

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Recent Northwood Closed Sales (July 1 - September 18, 2009)



4 BR Split Foyer
 825 Loxford Ter
 Sold Price: \$381,000



4 BR Cape Cod
 404 Belton Rd
 Sold Price: \$380,000



4 BR Cape Cod
 200 Marvin Rd
 Sold Price: \$375,000



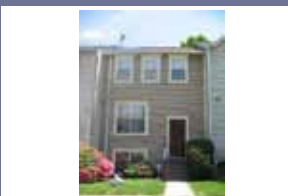
4 BR Rambler
 10704 Lombardy Rd
 Sold Price: \$347,000



3 BR Rambler
 10404 Royallton Ter
 Sold Price: \$322,000



3 BR Cape Cod
 305 Ladson Rd
 Sold Price: \$280,000



4 BR Townhouse
 35 Kinsman View Cir
 Sold Price: \$279,000



4 BR Rambler
 423 Kerwin Rd
 Sold Price: \$260,000

My Area/Style Report

The report to the right provides market specifics, taken from the MRIS, for those areas of Northwood that had sales since January 1, 2009. The report is grouped first by Area, then by home style. The three areas follow the Advertised Subdivision commonly used, namely: Northwood, Forest Knolls and Kinsman Farm. Note, MLS data are often mislabeled on styles and subdivision area. My customized report uses corrected information.

Area	Style	# Homes	Average Price	Avg. DOM
Forest Knolls	Split Foyer	4	\$316,488	33
	Split Level	3	\$330,333	135
	Total	7	\$322,421	76
Kinsman Farm	Colonial	1	\$490,000	0
	Townhouse	2	\$282,315	49
	Total	3	\$351,543	32
Northwood	Cape Cod	8	\$341,964	78
	Rambler	11	\$300,340	154
	Split Level	2	\$319,000	77
	Total	21	\$317,974	118

Northwood Park's 'New York World's Fair Home'

By David S. Rotenstein

For a few months in 1939, the North Four Corners neighborhood hosted throngs of tourists as they visited the only exact replica of one of the demonstration homes in the 1939 New York World's Fair "Town of Tomorrow." House No. 15, dubbed the "Triple-Insulated Home" by manufacturer and sponsor Johns-Manville Corporation, was a one-and-a-half story Cape Cod cottage described by the Fair as a "Long Island Colonial Home." The New York World's Fair remained open for two seasons in 1939 and 1940 and, despite global press coverage of its demonstration homes, only one replica licensed by the Fair was ever built. Located at 10163 Sutherland Road (formerly 104 Maplewood Ave.), Washington's World's Fair



This Library of Congress photo, dated 1939, shows the New York World's Fair Demonstration Home Number 15.

Home may be one of the most significant twentieth century residences in Montgomery County.

The World's Fair home was the brainchild of James and Nelle Wilson. The Wilsons came to the Washington area in 1934 or 1935; James was a civil engineer who went into business with Washington real estate developer Waldo M. Ward and Nelle was the daughter of Chicago newspaperwoman Margaret Foley. The path the Wilsons took to our area is unclear, but their impact survives in the subdivision they created in 1936. Northwood Park, the heart of the North Four Corners neighborhood, was platted in early 1936 after Ward bought approximately 28 acres of forested farmland west of Colesville Pike. The Wilsons then formed a company, Garden Homes, Inc., to

sell Northwood Park's homes and lots. By July of 1936, 20 homes were under construction.

Northwood Park was an ordinary subdivision with modest brick Cape Cod cottages and larger stone Tudor Revival houses marketed to young professionals with new families. Using common real estate trade tools, Garden Homes lured prospective buyers through creatively illustrated and worded display ads hawking Northwood Park's rustic charm and affordability. The firm used themed models like the *Bride's Home* and the *Anniversary Home* equipped with the latest modern gas appliances; some came with a brand new car in the garage and a supply of groceries. Garden Homes' ads were packed with multiple meanings to bring middle class

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The promotional brochure for Demonstration Home No. 15, the "Long Island Colonial Home," for the N.Y. World's Fair "Town of Tomorrow."

Our Own N.Y. World's Fair Home

(continued from page 8)
doctors, engineers, and government employees into their subdivision. Their most successful marketing vehicle was the World's Fair Home, which drew thousands of sightseers and many prospective buyers to Northwood Park in the spring of 1939 during a carefully crafted 120-day marketing campaign.

The 1939 World's Fair Town of Tomorrow was built along a cul-de-sac designed to evoke the popular Garden City single-family-home suburbs being built throughout the United States. Demonstration Home No. 15 was designed to appeal to homebuyers driven by "tradition and sentiment," looking for all of the "comfort and convenience" afforded by the modern building materials used to build the house and its state-of-the-art appliances. The approximately 1,228-square-foot home included a fully finished basement; a first floor with kitchen, maid's room, and

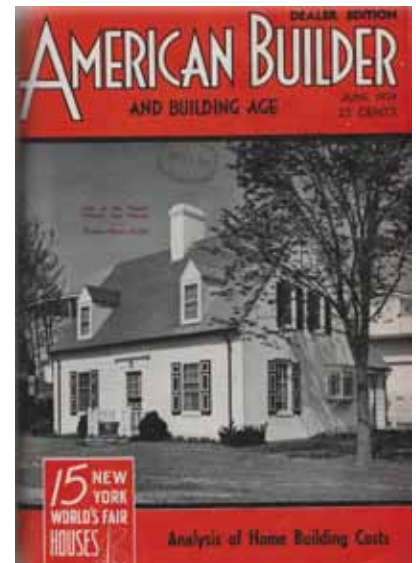
workshop in addition to the living room and dining room; and an upper floor with three bedrooms.

Demonstration Home No. 15 was singled out by the media as one of the most desirable homes in the Town of Tomorrow. The home was featured on the cover of the June 1939 issue of *American Builder and Building Age* and it was illustrated in *McCall's* magazine as well as in *The Washington Post* and *The New York Times*.

The contract between Garden Homes and the World's Fair required Garden Homes to call the home "a New York World's Fair House" and for "the plans and specifications used by the Fair Corporation in the construction of House No. 15 of the Town of Tomorrow" to be followed exactly. Garden Homes was also required to retain the original architects, the New York firm of Godwin, Thompson, and Patterson, to provide the original plans.



How the still-occupied home on Sutherland Road looks today.



The June 1939 issue of "American Builder and Building Age" with Demonstration Home No. 15 on its cover.

Garden Homes staged a ceremonial groundbreaking on 7 April 1939. Over the next three months, *The Washington Post* published articles documenting the progress on the house. When the house was completed in July 1939, Garden Homes hosted another event that included a parade from downtown Silver Spring and up Colesville Road, ending at the World's Fair Home. The 14 July 1939 dedication included a speech by Maryland Secretary of State Francis Petrott, followed by a private cocktail party for local, state, and federal officials as well as the project's various corporate sponsors.

The home remained open to the public throughout July and into August of 1939. According to *The Washington Post*, about 4,500 people visited the first day of public viewing. By the end of the publicity campaign, more than 27,000 people had vis-

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**Listings in Northwood/Forest Knolls/Kinsman
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<u>Active</u>	<u>List Price</u>	<u>Style</u>	<u>Bedrms</u>	<u>Full Baths</u>	<u>Half Bath</u>
1307 Caddington Ave	\$315,000	Split Level	5	4	0
1125 Caddington Ave	\$399,900	Split Level	5	2	1
403 Dennis Ave	\$389,000	Rambler	5	3	0
512 Dennis Ave	\$399,000	Raised Rambler	4	2	0
508 Dennis Ave	\$395,000	Rambler	6	3	0
10429 Eastwood Ave	\$599,990	Colonial	4	2	1
418 Eisner St	\$300,000	Colonial	4	2	1
401 Irwin St	\$374,000	Split Level	4	2	1
69 Kinsman View Cir	\$299,500	Townhouse	3	2	1
114 Kinsman View Cir	\$294,900	Townhouse	3	2	1
10709 Lombardy Rd	\$379,000	Rambler	4	2	0
803 Lombardy Ct	\$349,885	Rambler	3	2	0
1008 Loxford Ter	\$356,450	Split Level	3	1	1
803 Malta Ln	\$339,000	Split Level	4	2	1
10609 Ordway Dr	\$324,999	Colonial	3	2	0
<u>My Listings That Sold This Summer</u>					
200 Marvin Road	\$375,000	Cape Cod			
10602 Glenwild Road	\$395,000	Rambler			
10619 Glenwild Road	\$385,000	Rambler			
<u>I Found the Buyer</u>					
10212 Sutherland Rd	\$549,000	Colonial			
<u>My New Listing</u>					
10709 Lombardy Rd	\$379,000	Rambler			

** Information deemed reliable but not guaranteed **



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Not-So-Smart Growth: County Planning Board's Proposed 2009 Growth Policy Lowers Standards

(continued from page 1)
standards for new development that would result in increased levels of traffic congestion. For example, in areas considered to have above average transit services, much greater road congestion would be allowed.

So, under this proposal, a developer building in Silver Spring/Takoma Park would not have to do any traffic mitigation, because the current level of congestion would be defined as acceptable. So more cars would be added to our existing gridlock.

As County Executive Leggett said in his comments on the policy, "It is well established that increased congestion directly results in increased emission rates for NO_x and VOCs which negatively affects air quality in the region." So, in fact, this policy would lead to slower road speeds and actually result in an *increased* carbon footprint. (This is the epitome of the term "greenwashing.")

Why would the Planning Board do this? Supposedly, allowing more traffic congestion will force more people to switch to mass transit. If that were true, wouldn't L.A. and Atlanta have the highest mass transit ridership rates? This is not planning, it's wishful thinking. Worse, it's irresponsible in areas like ours where the transit services don't meet the *existing* demand.

Moreover, the Montgomery County Civic Federation (MCCF) has recommended

separating the current mobility test into two stand-alone tests: a roads test and a transit test. The MCCF position paper states: "The current test balances adequacy of roads level of service against adequacy of transit level of service within each County policy area. This implies that the adequacy of one of these public facilities somehow substitutes for the inadequacy of the other. The Federation does not believe it is any more appropriate to assert that it

**This is the epitome
of the term
"greenwashing."**

is acceptable for an area to have inadequate roads level of service if it has more than adequate transit facilities than it would be to assert that an area could have inadequate sewerage facilities so long as it has more than adequate water service."

There are also concerns about how traffic and transit conditions are measured for determining the need for action. For example, levels of traffic congestion are based solely on weekday evening rush hour measurements, even though the 2008 Highway Mobility Report stated that 46 percent of the 81 failing County intersections were unacceptable in the morn-

ing peak hours only, which means that these intersections are not even included in the analysis determining whether parts of the County are traffic congested or not.

Another Planning Board proposal would allow developers to buy and sell a finding of adequate public facility (APF). So a developer whose project has an APF could sell that APF to a different developer. It makes no sense, however, to transfer an APF that's based on the analysis of specific intersections to a project located elsewhere. After all, you can't move the uncongested intersections to the site of the other project!

Two important points were missed in the proposed Growth Policy. First is the need to establish ceilings for the capacity of our communities to absorb more demands for public services without damaging our quality of life and economic attractiveness. What businesses would want to locate in an area where the schools cannot adequately serve their students and transportation—both roads and public transit—are failing? Infrastructure such as this cannot be turned on and off like a faucet. It often requires 10 or more years to just plan and implement such facilities.

Secondly, where will the necessary funding come from? Considering the massive deferred maintenance backlogs that every government agency

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Plan. Bd. Growth Policy Examined

(continued from page 11)
and public utility is currently facing, substantially multiplying the population in our most congested areas without providing a source of adequate infrastructure funding is fiscally irresponsible and recklessly gambling with our communities' future.

This article gives you just a flavor of the issues involved in the 2009 Growth Policy. There are many more. To read the entire proposed policy, go to www.montgomeryplanning.org/research/growth_policy/growth_policy09/agp_growing_smarter.shtm. To read the County Executive's memo on the draft policy, go to http://montgomerycountymd.gov/content/exec/pdf/growth_policy_2009.pdf. To read the MCCF position paper, go to www.montgomerycivic.org.

The County Council will act on the proposed policy sometime this Fall. When they do, hopefully they will take to heart this quote from the MCCF position paper: "We believe these tools—Master Plans and the Growth Policy—should be used to facilitate growth only when and if it is in the public interest and will not harm residents' quality of life or the natural environment of the county."

Not only is the County Council expected to consider adoption of this radically new Growth Policy in the next few months, but they are also scheduled to review four Master Plans and a substantial revision to the County Zoning Code that may reduce the

number of zoning categories from 168 to 4. This will all be done while simultaneously grappling with an expected \$350 million budget shortfall. Consequently, there is the concern about how much consideration can be meaningfully given to all of these policy issues when they are all being rushed through in a very short time.

If future growth, community quality of life, and taxes concern you, please express your views about these proposed policy changes to the County Council ([www.montgomerycountymd.gov/cs/ltm-](http://www.montgomerycountymd.gov/cs/ltm-pl.asp?url=/content/council/contact.asp)

[pl.asp?url=/content/council/contact.asp](http://www.montgomerycountymd.gov/cs/ltm-pl.asp?url=/content/council/contact.asp)). Messages sent to the Council President, who is currently Phil Andrews, will be automatically shared with the other members. Or you can direct your comments specifically to Nancy Navarro, the Council District 4 Member, and At-Large Council Members Marc Elrich, Nancy Floreen, George Leventhal, and Duchy Trachtenberg.

Appreciation is given to Jim Humphreys and Cari LaMari of the Montgomery County Civic Federation for their help in understanding the complexities and background on the Growth Policy proposals. ■

Neighborhood's World's Fair Home

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ited the home and Northwood Park. On 13 August 1939, Garden Homes held its last public event at the home when James Wilson gave the house's key to new owners, Dr. Mario and Pauline Scandiffio. Mario Scandiffio was a Washington pediatrician and his wife was a Bureau of Engraving employee who also sang blues music and hosted a radio show on station WOL. The Scandiffios lived in the home until 1952 when he sold his practice and moved the family to Florida. The Scandiffios sold the house to John and Irene Kirby; the home is still in the Kirby family.

The research into the World's Fair Home is part of a larger project I am doing on the history of Northwood Park. As part of this research, I am looking for

photographs of the neighborhood taken between 1936 and c. 1960. I am also interested in personal accounts from folks who lived here during that time. Please email me at david.rotenstein@earthlink.net if you have any information or photographs. ■



The 16 July 1939 Washington Post ad for Northwood Park's World's Fair Home Tour.

2009 Real Estate Sold Homes (Jan. 1 – Sept. 21)
Forest Knolls and Northwood

SHORT SALES

Address	Type	BR	Bath	Orig. \$	Sold \$	Seller Subsidy	Net Sales \$
423 Kerwin	SF	4	2	\$439,000	\$260,000	\$ 7,800	\$252,200
35 Kinsman View	TH	4	2.5	\$290,000	\$279,000	\$ 8,370	\$270,630
414 Belton	SF	4	2	\$319,000	\$280,000	\$ 9,500	\$271,500
10915 Lombardy	SF	5	3	\$369,000	\$285,000	\$ 8,550	\$276,450
800 Whittington	SF	4	3	\$299,000	\$290,000	\$ 5,800	\$284,200
517 University	SF	6	3	\$475,000	\$300,000	\$12,000	\$288,000

FORECLOSED HOMES (BANK OWNED/REO)

Address	Type	BR	Bath	Orig. \$	Sold \$	Seller Subsidy	Net Sales \$
304 Ladson	SF	4	3	\$364,900	\$245,000	\$ 5,000	\$240,000
307 Belton	SF	3	2	\$239,900	\$250,000	\$ 7,500	\$242,500
405 Kerwin	SF	3	2	\$259,900	\$250,000	\$ 0	\$250,000
416 Royalton	SF	3	2	\$229,900	\$252,000	\$ 7,000	\$245,000
63 Kinsman View	TH	4	3.5	\$329,900	\$294,000	\$ 0	\$294,000
1112 Chiswell	SF	4	3	\$339,900	\$331,000	\$ 8,000	\$323,000

“NORMAL RESALES”

Address	Type	BR	Bath	Orig. \$	Sold \$	Seller Subsidy	Net Sales \$
10904 Hannes	SF	3	2.5	\$298,900	\$275,000	\$ 8,250	\$266,750
305 Ladson	SF	3	1	\$280,000	\$280,000	\$ 5,000	\$275,000
10710 Lombardy	SF	3	2	\$339,990	\$306,000	\$ 0	\$306,000
812 Malta	SF	6	1.5	\$379,900	\$310,000	\$ 0	\$310,000
10404 Royalton	SF	3	1.5	\$320,000	\$322,000	\$12,000	\$310,000
917 Malta	SF	4	2.5	\$349,900	\$339,000	\$ 5,000	\$334,000
226 Thistle	SF	4	2	\$362,900	\$342,000	\$10,000	\$332,000
402 Belton	SF	3	2	\$355,000	\$342,000	\$ 7,000	\$335,000
10704 Lombardy	SF	4	2	\$369,000	\$347,000	\$ 4,000	\$343,000
904 Loxford	SF	4	2.5	\$380,000	\$358,000	\$ 0	\$358,000
409 Kerwin	SF	3	2	\$364,900	\$360,000	\$ 8,975	\$351,025
200 Marvin	SF	4	3	\$439,900	\$375,000	\$11,250	\$363,750
10400 Edgewood	SF	3	2	\$385,000	\$377,000	\$ 9,040	\$367,960
404 Belton	SF	4	2	\$385,000	\$380,000	\$ 9,000	\$371,000
825 Loxford	SF	4	3	\$390,000	\$381,000	\$ 0	\$381,000
10619 Glenwild	SF	4	2.5	\$425,000	\$385,000	\$ 0	\$385,000
10602 Glenwild	SF	4	2.5	\$425,000	\$395,000	\$11,933	\$383,067
110 Snowy Owl	SF	3	2	\$510,000	\$495,000	\$ 5,000	\$490,000
301 Pinewood	SF	4	2	\$509,900	\$500,000	\$10,000	\$490,000

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Our Local Elementary School is Calling for Volunteers to Help in Onsite Reforesting Project

By Clare Nielsen Neal

Do you love kids? How about nature? Landscaping, maybe? Then we have the perfect volunteer opportunity for you this fall at Forest Knolls Elementary School!

Our “tree” project—“Kids (Re)Foresting Forest Knolls”—is off and running. After planting two trees last spring, we’re mobilizing to plant 20 more this fall. These native trees—dogwoods, hollies, redbuds, magnolias, and more—will beautify our school and create a great learning opportunity for our kids. Plus, we will be helping the planet!

Other aspects of this project

are: creating a nature trail through the trees, producing signage for the trees so they can be used by teachers, and printing a self-guided trail booklet.

Every Forest Knolls class will be part of this effort, and we are hoping for lots of parent and community support. Here are some of the volunteer roles we hope to fill. Maybe one is right for you?

We need:

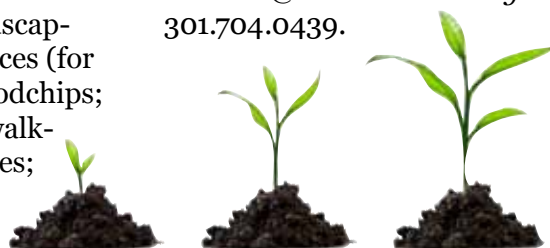
- People with landscaping skills and resources (for donating mulch/woodchips; helping to create a walking path through trees; and removing dead trees or trimming

existing trees).

- Parents in each grade level (including all classrooms) who can help oversee planting of trees, which is scheduled for Wednesday, 18 November (rain date is Friday, 20 Nov.).

- People with ability/contacts in sign-making (to create a large wooden title sign to be placed in front of the school).

If you can lend a hand, contact Clare Nielsen Neal at cnielsen@conservation.org or 301.704.0439.



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