

NORTHWOOD NEWS

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NFCCA to Sponsor Two High School Teams in Cyber Patriot Competition to Help Defeat Computer Crime

By Laura Hussey

If you follow the news closely, you may have noticed that there have been some pretty serious developments in terms of cybersecurity and our vulnerability to attacks on the computer systems that affect every aspect of our lives to attacks by cyber criminals. The Internet has changed our lives in many wonderful ways, but it has also made it possible for those with malicious

intentions to exploit all of that connectedness to wreak havoc.



Lucian Nilsson | Dreamstime.com

The emerging field of cybersecurity needs bright minds to develop ways to prevent, detect, and defend against cyber attacks on critical computer systems. Cybersecurity experts will have many career options in both the public and private sectors in the coming decades, and a program called Cyber Patriot is seeking to develop a pool of talented young experts.

Cyber Patriot was initiated by an organization of retired military officers as a competition for teams of high school students. Teams compete in a safe network environment
(continued on page 3)

INSIDE

Restoring Compact Soils in Ball-fields, Other Turfs5

Carole Barth relates the latest methods to improve impervious soils.

Cold of Winter Reveals Where Insulation is Lacking11

Icicles and melting snow on the roof means your home needs attic insulation.

Shovel That Snow: It's Montgomery County Law13

Linda Perlman details what the County expects of you.

EPA Insists WSSC Repair, Replace Old Sewer Pipes15

Some sewer pipes—to the property line—are replaced.

Next Meeting on February Ninth

The next meeting of the Northwood-Four Corners Civic Association will be held on Wednesday, 9 February 2011, at 7:30 p.m. at Forest Knolls Elementary School. The school is located at 10830 Eastwood Avenue, just off Caddington Avenue (there's no access from other sections of Eastwood).

All residents of the Northwood-Four Corners-Forest Knolls area are invited to attend and express their views.

Only paid members of the NFCCA are eligible to vote; see page 6. Annual dues are \$10 per household and may be paid at the meeting. ■

FEBRUARY						
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					
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PRESIDENT'S MESSAGE

This is my second message to all of you as President of NFCCA, and it is with very mixed feelings that I must tell all of you that it will be my last. Professional opportunities require me to leave this area, where my husband, David, and I have lived for more than 10 years. We will be relocating to Atlanta during the first quarter of this year.

Goodbyes are not something I enjoy, ever. But this is particularly bittersweet for me because I have enjoyed living in our neighborhood so much. I know I reminded you in the last issue, but I'll say it again: it takes work to maintain the sense of community that we have in this neighborhood, and I encourage all of you to keep up the good work! Participate in the neighborhood activities like the Rachel Carson Meadow festival in May, Neighborhood Night Out in August, neighborhood yard sales, and creek cleanups. Get to know your neighbors informally, and pay attention to things in the county that may affect the quality of life in the Four Corners area. Speak up when things don't seem right. That's a tradition in this neighborhood, and one I feel lucky to have been a small part of.

You probably haven't seen the last of us. I imagine we will be back from time to time, and I hope that some of you will stay in touch. You may see David's byline on a future *Northwood News* article as he continues to research and write about history and culture in this part of the world. Stay in touch by email!

—Laura Hussey

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NFCCA General List Serve

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- Post a Message (you must subscribe first): nfcca@yahoogroups.com

Northwood Parents List Serve

- Subscribe (send an email to): northwoodparents-subscribe@yahoogroups.com
- Post a Message (you must subscribe first): northwoodparents@yahoogroups.com ■

NORTHWOOD NEWS

Northwood News is published by the Northwood-Four Corners Civic Association. The NFCCA represents the ~1,485 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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Visit Our Website
www.nfcca.org

The Rules on Illegal Dumping

What is illegal dumping? By definition, illegal dumping is depositing solid waste at a location other than a legally accepted facility. You may not:

- Dispose of your trash in dumpsters or containers that you don't own;
- Dispose of your trash along public roadways or in vacant lots, fields, wooded areas, stream valleys, parklands, or any other unacceptable location;
- Dump chemicals, pesticides, used automotive fluids, and other pollutants into storm drains, into waterways, or on the ground;

- Improperly dispose of yard waste (leaves, grass clippings, brush, and natural wood waste) by throwing it over your fence or dumping it in a nearby wooded area;
- Burn solid waste;
- Bury solid waste; or
- Drop solid waste off at any location other than a legally accepted facility.

Montgomery County considers illegal dumping a serious problem. Each year, the Department of Environmental Protection investigates more than 450 incidents of illegal dumping and spends over \$100,000 for cleanup and en-

(continued on page 3)

Helping to Defeat Cyber Crime

(continued from page 1)
against other teams in a race to defeat a fictitious cyber attacker. The teams use equipment and software donated by major computer hardware and software manufacturers. Each team must have an adult coach, and competition is tiered so that teams compete first against other teams in their region. As winning teams advance, they have an opportunity to advance to the national competition.

Individual teams pay a small fee to register. At the June NFCCA membership meeting, members voted to fund two teams: one each from Blair and/or Northwood High Schools, or from local scout troops or other groups of interested students. What is needed next is an adult to coach and mentor each team, and to help form a team of students. The adult sponsor

need not be a cybersecurity expert, although some proficiency with computers would be helpful.

The CyberPatriot IV competition begins this spring to allow coach preparation over the summer. (CyberPatriot III is about to conclude; the in-person national final round of competition will be held at the Gaylord National Resort and Convention Center at National Harbor, Md.—just south of the Beltway on the Maryland side of the Potomac River—on 31 March to 2 April 2011.) See www.highschoolcdc.com or www.uscyberpatriot.org for more details.

We have many talented adults in our neighborhood, as well as many talented high school students. If you have an interest in this project, please contact Laura Hussey at laura_hussey@mindspring.com. ■

Illegal Dumping

(continued from page 2)
forcement.

Farmers suffer because fields and crops are destroyed, fences are cut, livestock is disturbed, and trash must be removed. Businesses suffer because extra trash pickups can cost several hundred dollars each. (And those additional expenses are eventually passed on to consumers.)

Entire neighborhoods suffer because trash not only is unsightly but also harbors rats and other vermin. It can lead to a decline in property values and a loss of community self-

respect. And once dumping begins, it attracts additional trash.

The environment suffers because toxic pollutants are released into streams, woodlands, and wetlands. Illegal dumping and discharges also can harm wildlife.

Illegal dumping can be lethal. Public health and safety can be seriously compromised because needles, glass, and other sharp or toxic objects can cause infection or physical injury. Children playing along polluted streams and waterways can be at risk.

Call 311 to report illegal dumping. ■

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 2010-2011 are:

President

Laura Hussey
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Active & Under Contract Listings in Northwood/Forest Knolls/Kinsman As of 1/15/2011

<u>ACTIVE</u>	<u>List Price</u>	<u>Style</u>	<u>Bedrms</u>	<u>Full Baths</u>	<u>Half Bath</u>
1307 Caddington Ave*	\$320,000	Split Level	5	4	0
901 Caddington Ave*	\$300,000	Split Level	4	2	1
10901 Cavalier Dr*	\$325,000	Split Level	4	4	0
1015 Chiswell Lane*	\$319,000	Split Level	3	2	0
10306 Colesville Road**	\$247,500	Cape Cod	3	2	0
507 Dennis Ave	\$995,000	Colonial	5	4	0
301 Dennis Ave	\$339,900	Rambler	3	1	2
10603 Edgewood Ave	\$465,669	Cape Cod	4	2	0
11108 Foxglove Lane*	\$305,000	Split Level	3	1	1
512 Kerwin Road	\$439,900	Cape Cod	4	2	0
67 Kinsman View Circle	\$309,500	Townhouse	3	2	1
1007 Loxford Ter	\$399,900	Split Level	4	2	1
140 Southwood Ave*	\$299,000	Colonial	4	2	1
201 University Blvd W*	\$299,000	Cape Cod	5	3	0

CONTRACTS on the following properties:

1109 Caddington Ave*	\$269,999	Split Level	4	1	1
405 Irwin St	\$315,000	Split Level	3	2	0
10610 Lockridge Drive*	\$299,000	Rambler	5	3	0
1001 Loxford Terrace	\$425,000	Split Foyer	4	2	1
407 University Blvd W*	\$269,900	Rambler	5	2	0
107 Woodridge Ave**	\$359,900	Cape Cod	3	2	0
130 Woodridge Ave	\$390,000	Cape Cod	3	2	0

*Short Sale

**Foreclosure

** Information deemed reliable but not guaranteed **



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From Green ‘Concrete’ to Truly Green Acres: Restoring Compacted Soils in Ballfields, Other Turfs

By Carole A. Barth

Most Montgomery County residents have heard that stormwater runoff causes problems in our streams, rivers, and in the Chesapeake Bay. Many have learned about the pollution problems associated with “impervious surfaces” such as buildings, sidewalks, and roads. By covering the landscape with impervious surfaces, we have disrupted the natural water cycle. Instead of rainwater filtering into the soil to replenish groundwater and maintain the flow of streams in dry weather, it runs over the surface, picking up pollutants on its way to the nearest stream.

A major focus of stormwater management these days is to reduce or “disconnect” impervious surfaces. Green roofs, rain barrels, and rain gardens are among the techniques used to slow stormwater down, spread it out, and let it soak in. But infiltration practices are only as good as the soils they are in, and it turns out that many of the unpaved open spaces in urban and suburban areas are not truly pervious.

Soils can become compacted from heavy foot traffic, repeated mowing, or the use of heavy equipment. Scientists are increasingly documenting ballfields and other turf areas with runoff rates as high as some pavements. Even lightly used ornamental lawns that have been in turf for decades can

be compacted.

So what defines a compacted soil? It’s all about space. Healthy soil is composed of sand, silt, and clay particles. These particles are loosely held together into “crumbs” (sometimes referred to as soil structure). In between the crumbs are pore spaces. Some pores contain air, some contain water, and some have both. The final ingredient to a healthy soil is a

community of microorganisms to flourish.

Thus, a lawn on compacted soil becomes like a hospital patient on life support, requiring frequent applications of water and nutrients. Because it is stressed, it is also more likely to fall victim to pests and disease, thus prompting the application of pesticides. At the same time, because compaction prohibits infiltration, stormwater, nutrients, and pesticides are



The soil under a thin layer of topsoil and grass can become compacted, stopping rainwater from infiltrating, so stormwater, nutrients, and pesticides are more likely to run off.

complex community of living organisms that recycle energy and materials through the system.

When a soil gets compacted, it loses pore spaces and the structure collapses. This means less oxygen and water in the soil environment and, thus, fewer soil-dwelling animals. Plants cannot grow as well in compacted soil; roots need air, water, and partnering mi-

croorganisms to flourish.

So it turns out that compacted turf areas complicate stormwater management. Clearly we can’t focus all our attention on the paved areas, nor can we assume that lawns will soak up the rainwater we direct there, or that infiltration practices will function equally in all soils. How big a problem is this? Nationwide, the number of acres in turf

(continued on page 6)

Restoring Compacted Soils

(continued from page 5)

roughly equals the area of the state of Virginia. And, unfortunately, the odds are good that much of it is compacted.

One reason is that current construction practices exacerbate the problem. Usually, the natural topsoil is stripped away as part of the initial grading process. Once construction is complete, a thin layer of topsoil is applied and a skin of sod is laid on top. Thus you have a carpet of sod on a "rug pad" of soil over top of compacted subsoil. Construction of ball fields (in areas that are not already level) is done the same way.

Water infiltrates the thin skin of sod and soil, but then has nowhere to go. It's easy to spot these areas because you can see water leaking out sideways after a rain. Sometimes a nearby path or parking lot will show a thin sheet of water for days after a rain, as the water simply travels just below the sod rather than over it.

So what can be done?

It turns out that deeply incorporating low-nutrient compost into soils shows great promise. This can be done in a number of ways. Using an agricultural machine called a soil ripper to break up the subsoil and mix in compost is one technique, called "subsoiling." Another technique uses a trenching tool to cut deep ditches across a property. The trenches are then packed with low-nutrient compost or "pine fines" that will slowly build soil.

It is estimated that using these types of techniques throughout a small watershed could reduce runoff from lawns up to 74%. These approaches are also likely to be more lasting than the typical, expensive, field renovation which can be ruined by just one game played in the rain. This is great news, because it means that all the turf in developed areas could in fact become truly pervious.

Of course, ideally, we would change the development process so that either soils are preserved during

construction (by minimizing grading and moving soil in lifts) or subsoiling would become the last stage of grading. This could be encouraged by providing stormwater management credits for these practices. Lots of details need to be worked out, including how and if such credits would transfer once the site was developed, and how to ensure the land does not become recompacted by poor maintenance practices.

Still, subsoiling and similar practices are clearly worth "digging into" as the County and MNCPPC strive to meet their stormwater permits. ■

NFCCA Members as of 1/15/11: How Does Your Street Rate?

Belton Road & Court

(6/48, 12.5%): 103, 107, 313, 417, 418, 428

Caddington Avenue (5/83,

6%): 805, 808, 909, 913, 1203

Cavalier Drive & Court

(5/53, 9.4%): 10601, 10603, 10612, 10613, 301

Chiswell Lane (7/39,

17.9%): 1010, 1017, 1018, 1019, 1025, 1110, 1118

Colesville Road (0/22, 0%)

Dennis Avenue (2/43,

4.7%): 304, 500

Eastwood Avenue (3/53,

5.7%): 10417, 10420, 10703

Edgewood Avenue (10/72,

13.9%): 10209, 10212, 10213, 10301, 10308, 10400, 10401, 10428, 10508, 10712

Eisner Street (1/32, 3%):

404

Foxglove Lane (1/4, 25%):

11104

Glenwild Road & Court

(3/33, 9%): 10612, 10619, 10701

Hannes Street & Court

(11/104, 10.6%): 202, 209, 220, 229, 238, 308, 311, 320, 330, 403, 10912

Irwin Street (1/31, 3.2%):

409

Kerwin Road & Court

(3/42, 7.1%): 407, 422, 505

Kinsman View Circle

(0/85, 0)

Ladson Road (1/18, 5.6%):

318

Lockridge Road (3/31,

9.7%): 10602, 10707, 10709

Lombardy Road & Court

(12/88, 13.6%): 10625, 10700, 10706, 10806, 10817, 10904, 10905, 11107, 11013, 11113, 11201,

(continued on page 7)



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Our Current Membership Count

(continued from page 6)
11212

Lorain Avenue (3/21,
14.3%): 10104, 10108,
10207

Loxford Terrace (7/135,
5.2%): 824, 857, 859, 907,
917, 920, 1004

Malta Lane (4/45, 8.9%):
810, 812, 901, 906

Margate Road (5/50, 10%):
10610, 10615, 10809,
10812, 10828

Marvin Road (5/18, 27.8%):
300, 302, 306, 309, 314

Mountain Quail Road
(3/23, 13%): 10413, 10414,
10426

Northwood Avenue (1/13,
7.7%): 123

Ordway Drive (2/26, 7.7%):
10611, 10702

Playford Lane (0/31, %)

Pinewood Avenue (2/13,
15.4%): 317, 324

Royalton Road (3/31,
9.7%): 405, 409, 411

Snowy Owl Drive (5/23,
21.7%): 100, 101, 107, 113,
121

Southwood Avenue (4/21,
19%): 111, 115, 123, 127

Sutherland Road (3/31,
9.7%): 10209, 10213,
10217

Thistle Drive & Court
(2/22, 9.1%): 203, 212

Timberwood Avenue
(3/25, 12%): 306, 315, 317

University Boulevard
(4/48, 8.3%): 20, 505,
509, 611

Whittington Terrace (1/15,
6.7%): 814

Woodridge Avenue (3/13,
23.1%): 100, 111, 115

Total: 134 out of 1,485
(9%)

Leaping into the lead for the first time, Marvin Road is the clear leader in membership, with 27.8% (5 out of 18) of its residents joining. Foxglove Lane, with 1 out of 4 members, is second at 25%. Woodridge Avenue (3 out of 13) is third at 23.1%, with Snowy Owl Drive close behind, with 21.7% (5/23).

It is Lombardy Road and Court, however, with 12, which has displaced Hannes Street (with 11) as the street having the most members.

If you'd like to increase your street's membership, send your dues, \$10/household, to Treasurer Linda Perlman, 1203 Caddington Avenue. ■



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Current Real Estate Snap Shot
Northwood and Forest Knolls
(October 1, 2010 – January 14, 2011)

Active Listings (13)

Address	Type	BR	Baths	List Price	Type of Sale
10306 Colesville	SF	3	2	\$247,500	REO/Bank Owned
140 Southwood	SF	4	2.5	\$299,000	Short Sale
201 University	SF	5	3	\$299,000	Short Sale
901 Caddington	SF	4	2.5	\$300,000	Short Sale
11108 Foxglove	SF	3	1.5	\$305,000	Short Sale
67 Kinsman View	TH	3	2.5	\$309,000	Normal Resale
1015 Chiswell	SF	3	2	\$319,000	Short Sale
10901 Cavalier	SF	4	4	\$325,000	Short Sale
301 Dennis	SF	3	1-2	\$339,900	Normal Resale
1007 Loxford	SF	4	2	\$399,900	Normal Resale
512 Kerwin	SF	4	2	\$439,900	Normal Resale
10603 Edgewood	SF	4	2	\$465,669	Normal Resale
507 Dennis	SF	5	4	\$995,000	Normal Resale

Homes Currently Under Contract (7)

Address	Type	BR	Bath	List Price	Type of Sale
407 University	SF	5	2	\$269,000	Short Sale
1109 Caddington	SF	4	1.5	\$269,999	Short Sale
10610 Lockridge	SF	5	3	\$299,000	Short Sale
405 Irwin	SF	3	2	\$315,000	Normal Resale
107 Woodridge	SF	3	2	\$359,000	REO/Bank Owned
130 Woodridge	SF	3	2	\$390,000	Estate Sale
1001 Loxford	SF	4	2.5	\$425,000	Normal Resale

Sold Homes (12)

Address	Type	BR	Bath	Net Sales Price*	Type of Sale
520 Kerwin	SF	3	2.5	\$265,000	Normal Resale
900 Malta	SF	4	2.5	\$266,000	Estate Sale
601 University	SF	4	3	\$270,000	REO/Bank Owned
311 Irwin	SF	4	2.5	\$285,000	Normal Resale
1000 Loxford	SF	4	2.5	\$300,000	REO/Bank Owned
9 Kinsman View	TH	3	2 – 2	\$300,000	Normal Resale
918 Playford	SF	4	2.5	\$320,000	Normal Resale
408 Hannes	SF	3	2	\$320,000	Normal Resale
308 Timberwood	SF	5	2	\$328,000	Normal Resale
11209 Lombardy	SF	4	2.5	\$370,200	Normal Resale
10420 Edgewood	SF	3	2.5	\$440,000	Normal Resale
308 Marvin	SF	4	3	\$449,400	Normal Resale

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Cold of Winter Reveals Where Insulation is Lacking

By *Jacquie Bokow*

It's winter now, and the frigid temperatures and snow (even if in less copious amounts than last winter) can give you some insight into whether your home is poorly insulated, even without a formal energy audit.

Icicles are caused from heat loss, as heat from the living space gets into the attic and warms the roof. Snow closest to the roof melts and the water drips down until it reaches an area of the roof that is below freezing, usually at the gutters or the overhanging eaves, where it refreezes as ice.

Some people think icicles are decorative (think of those Christmas lights intended to mimic icicles), but the downside is that they damage property by degrading the roof prematurely. Water may leak into the attic and house

(which can rot wood) and gutters can come off the home under the weight of the ice.

Modern practice is to keep the roof cold, nearly the same

temperature as outdoors, to minimize what is happening on the roof. This is done with soffit and ridge vents, which allow cold air to flow under



Side-by-side houses show the value of attic insulation. The unmelted snow on the house at left shows it is well insulated. The house at right has insufficient insulation in the attic so heat escapes and melts the snow much more quickly.



Icicles hanging from the eaves indicate heat is escaping into the attic, enough to melt the snow. Low temperatures mean the snow melt freezes again once it leaves the warmer roof.

the roof sheathing and keep it cold. But the solution could be a straightforward as adding insulation.

When we removed our old insulation (in preparation for new), we could not keep the house warm. The heat stayed on almost continuously. Attic insulation *really* makes a difference in your heating bills.

If you *do* notice icicles or snow melting on your roof even though the temperatures are below freezing, you would benefit from a whole-house energy audit. A professional can pinpoint problems specific to your home and rate which ones should be done first to save the most energy. ■



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Sales in Northwood and Surrounding Areas Since January 1, 2010

ADDRESS	SALE PRICE	SELLER SUBSIDY	% TAX ASSMT	STYLE	BR	BA/HBA	DOM	LOT SQ FT	SUBDIVISION
104 Southwood Ave	\$496,500		112.3%	Cape Cod	4	2/1	49	8,859	Northwood Park
111 Northwood Ave	\$480,000	\$7,500	107.7%	Cape Cod	3	2	138	9,626	Northwood Park
324 Pinewood Ave	\$475,000	\$14,250	110.6%	Colonial	4	2/1	7	8,825	Northwood Park
10217 Edgewood Ave	\$468,500		105.0%	Colonial	3	2	78	10,124	Northwood Park
308 Marvin Rd	\$450,000	\$600	110.5%	Cape Cod	4	3	44	6,238	Northwood Village
10420 Edgewood Ave	\$440,000		97.1%	Cape Cod	3	2/1	14	12,597	Northwood Park
10705 Glenwild Rd	\$432,000	\$13,914	97.4%	Colonial	3	2	24	7,557	Northwood Park View
316 Irwin St	\$424,900	\$12,000	107.1%	Raised Rambler	5	3	32	6,008	Northwood Park
202 Marvin Rd	\$417,000	\$600	92.0%	Cape Cod	3	2/1	7	8,323	Northwood Village
313 Marvin Rd	\$415,000		96.6%	Colonial	3	2	124	5,494	Northwood Village
910 Loxford Ter	\$398,000	\$12,000	83.5%	Split Level	4	2/1	19	7,398	Forest Knolls
10605 Glenwild Rd	\$390,000		83.8%	Raised Rancher	5	3	7	10,363	Northwood Park View
512 Dennis Ave	\$389,900	\$10,000	98.2%	Rambler	4	2	125	7,342	Northwood Knolls
104 Belton Rd	\$387,500		87.9%	Colonial	3	2	4	5,767	Northwood Park View
10620 Eastwood Ave	\$379,000	\$11,000	90.7%	Cape Cod	4	2	14	6,384	Northwood Village
307 Marvin Rd	\$372,500		96.6%	Colonial	3	2	25	5,654	Northwood Village
11209 Lombardy Rd	\$370,200		92.4%	Rambler	4	2/1	49	6,208	Northwood Park
1125 Caddington Ave	\$360,000	\$3,600	79.2%	Split Level	5	2/1	82	7,506	Forest Knolls
10614 Eastwood Ave	\$359,900	\$10,797	93.8%	Rambler	3	2	36	6,384	Northwood Village
311 Ladson Rd	\$359,000	\$10,770	90.6%	Cape Cod	4	2	4	6,244	Northwood Village
135 Kinsman View Cir	\$350,000	\$8,750	97.3%	Colonial	3	3/1	25	1,530	Northwood Park View
10617 Lockridge Dr	\$345,000		105.3%	Rambler	4	2	23	6,000	Northwood Park View
305 Cavalier Ct	\$345,000	\$5,000	80.4%	Rambler	3	2	13	11,504	Northwood Park
308 Timberwood Ave	\$330,000	\$2,000	79.9%	Rambler	5	2	94	7,875	Northwood Park
1024 Chiswell Ln	\$329,000	\$13,536	72.4%	Split Foyer	3	2/1	9	7,500	Forest Knolls
207 Thistle Dr	\$328,000	\$10,000	83.1%	Split Level	4	2	108	6,500	Northwood Park View
1003 Caddington Ave	\$327,500	\$9,625	75.3%	Rambler	4	2	31	8,000	Forest Knolls
1012 Loxford Ter	\$326,000	\$7,000	71.0%	Colonial	6	3	33	7,200	Forest Knolls
918 Playford Ln	\$320,000		70.1%	Split Level	4	2/1	115	7,440	Forest Knolls
408 Hannes St	\$320,000		80.0%	Raised Rambler	3	2	17	6,010	Northwood Village
907 Loxford Ter	\$318,000	\$8,888	62.3%	Colonial	3	3/1	22	14,343	Forest Knolls
1017 Chiswell Ln	\$309,000	\$9,000	66.4%	Split Level	4	3	9	7,630	Forest Knolls
1105 Playford Ln	\$307,000		67.3%	Bilevel	4	2/1	54	7,866	Forest Knolls
10612 Eastwood Ave	\$302,000	\$5,000	70.3%	Cape Cod	5	2	8	6,384	Northwood Village
10612 Ordway Dr	\$300,500	\$10,517	67.5%	Rambler	4	2/1	75	6,654	Northwood Village
1000 Loxford Ter	\$300,000		67.4%	Split Level	4	2/1	41	7,200	Forest Knolls
9 Kinsman View Cir	\$300,000		81.6%	Townhouse	3	2/2	169	1,611	Northwood Park View
75 Kinsman View Cir	\$300,000	\$7,500	85.6%	Townhouse	3	2/1	38	1,661	Northwood Park View
803 Malta Ln	\$295,000	\$8,850	69.1%	Split Level	4	2/1	96	7,385	Forest Knolls
7 Kinsman View Cir	\$294,000	\$5,000	87.2%	Townhouse	3	2/1	3	1,701	Northwood Park View
418 Eisner St	\$290,000		69.7%	Colonial	4	2/1	98	6,036	Northwood Park
10909 Hannes Ct	\$290,000	\$3,000	58.6%	Split Foyer	4	2/1	52	12,445	Forest Knolls
1132 Loxford Ter	\$289,900	\$7,000	67.2%	Split Level	4	2	73	7,384	Forest Knolls
311 Irwin St	\$285,000		68.4%	Split Level	4	2/1	33	6,089	Northwood Park
601 University Blvd W	\$270,000		57.2%	Cape Cod	4	3	96	7,863	Northwood Village
316 Irwin St	\$270,000		68.0%	Rambler	6	3	10	6,008	Northwood Park
900 Malta Ln	\$269,000	\$3,000	60.3%	Split Foyer	4	3	64	8,800	Forest Knolls
520 Kerwin Rd	\$265,000		62.0%	Colonial	3	2/1	24	7,002	Northwood Village
11007 Lombardy Rd	\$265,000	\$5,000	62.9%	Rambler	4	2	126	6,963	Northwood Park View
310 Ladson Rd	\$250,500		67.0%	Rambler	2	1/1	7	5,316	Northwood Village
38 Kinsman View Cir	\$250,000	\$4,622	67.9%	Townhouse	4	3/1	5	1,600	Northwood Park View
311 Ladson Rd	\$230,000		58.0%	Cape Cod	4	2	129	6,244	Northwood Village
415 University Blvd W	\$209,000		54.1%	Rambler	3	2	89	7,636	Northwood Knolls

Shovel That Snow: It's Montgomery County Law

By Linda S. Perlman

Although it's unlikely that there will be a repeat of last winter's "snowpocalypse," NFCCA residents should be aware of the snow shoveling requirements imposed by the Pedestrian Winter Safety Act (*Montgomery County Code, Sec. 49-17*). **This law requires all property owners to clear snow and ice from public sidewalks on or adjacent to their property within 24 hours after the end of a snowfall.** The cleared pathway must be wide enough for safe pedestrian and wheelchair use.

The County's "Wide Enough for Wheels" program states that a single shovel width is not enough. People who use walkers, wheelchairs, baby strollers, rolling briefcases, etc., all should have 36" wide sidewalks and curb ramps for safe travel, especially when the walks are slippery or wet. Our sidewalks are 46" wide, so you'd need to shovel most of it anyway.

If ice or hardpacked snow is impossible or unreasonably difficult to remove, then residents are responsible for



MoCo's "Wide Enough for Wheels" initiative states a single shovel width is not enough; 36" width is needed. Note that sidewalks in our neighborhood are 46" wide.

applying sand, salt, or other abrasives in order to provide safe pedestrian passage.

In the event a snowplow redeposits snow or ice on the walkway after the sidewalk has been shoveled, then residents have an additional 24 hours to clear the sidewalk or other walkway.

There is no obligation to clear private walkways (i.e., up to the house) or driveways or unpaved walkways on the property of a single-family house or townhouse. And individuals who live in multi-family residential properties (i.e., apartment houses) are not responsible for removing snow and ice from common walkways or from the common parking area. In such cases, snow plowing is the re-

sponsibility of the landlord or property manager.

Snowplow Savvy

MoCo recommends you park your vehicles in your driveway before a snow storm. If you do not have a driveway, park as close to the curb as you can. Park your car on the *even numbered* side of the street, if possible. Move your vehicle to the other side of the street after the plow has cleared it.

Another idea is to share your driveway during the storm: let your neighbor without a driveway park behind your car in yours. Once the road's been plowed on both sides, you can both dig your cars out and your neighbor can park on a completely cleared street, which helps all of us in the neighborhood.

The enforcement process for residential properties is *complaint-based*. The Montgomery County website includes an online form to report sidewalks that have not been shoveled more than 24 hours after the end of the snowfall or you can call 311; reports must have an exact address of the unshoveled sidewalk. There is a similar form to report streets that have not been plowed 36 hours after the end of a 3"-5" snowfall, or call 240.777.7623. Remember, however, that state-maintained, numbered roads in the County are cleared by the Maryland State Highway Administration, so call 301.948.2477. After a complaint is received,

(continued on page 14)

NFCCA would like to compile a list of local residents and snow removal services willing to provide snow shoveling services to residents in the Forest Knolls-Northwood-North Four Corners community (either volunteer or for a fee). If you can provide snow shoveling services, post your information on the NFCCA list serve (for neighborhood residents only) at nfcca@yahoogroups.com, e-mail nfcca@verizon.net, or call any NFCCA Board member (page 3).

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Understanding MoCo's Laws on Snow Shoveling

(continued from page 13)
the County will send a written warning notice advising the homeowner to clear the walkway of snow and ice within 24 hours. If the violation remains unabated, then a citation with a \$50 fine may be issued. The County also may clear the snow or ice and charge the property owner for the cost.

Useful Snow Emergency Numbers

- To report “hot” or sparking wires, especially those across roads, call 911.
- Report downed wires and life threatening emergencies to PEPCO at 202.872.3432.
- PEPCO's 24-hour outage report line is 877.737.2662 (or www.pepco.com).



Be a good neighbor—and obey the law, too! Snow and ice must be cleared from public sidealks within 24 hours after the storm ends.

■ The non-emergency Montgomery County Police number is 301.279.8000.

■ For downed trees on Montgomery County property, call the County DOT at 311 or the police non-emergency number. Trees that have fallen on utility lines should be reported to PEPCO or the appropriate local utility company. Trees that have fallen on private property are the responsibility of the property owner (call your homeowner's insurance company).

Please be good neighbors: clear the sidewalk in front of your house of snow and ice and assist neighbors who may not be physically able to do so. Let's take care of each other. ■

EPA Insists WSSC Repair, Replace Old Sewer Pipes

By Jacquie Bokow

You've probably noticed crews around our neighborhood digging up streets and replacing pipes. Rafael Muriel, a foreman for Curt & Sons, Inc. (supposedly in Mount Airy, Md., although there's no listing), which is subcontracting to WSSC, said they were replacing 60 "laterals," the sewer pipes that branch out from the main line, to the property line. Mr. Muriel stated that the work was being done because of an EPA complaint of pollution in the Chesapeake Bay due to pipes cracking and leaking.

WSSC was found to have violated the Clean Water Act by failing to properly operate and maintain its sewage collection system, resulting in sanitary sewage overflows into area streams and backups into buildings. In a 2005 settlement to CWA litigation brought by the United States, Maryland, and a coalition of four environmental groups

(including Friends of Sligo Creek), WSSC agreed to "perform extensive sewer system evaluations on its 26 sewer basins, covering more than 5,000 miles of sewer pipe to repair or replace any identified problems." (Since WSSC has only 5,400 miles of sewer pipeline, I would presume it's doing all of them.) The repairs and upgrades to its wastewater collection system and improvements to its water quality monitors will take place over 14 years and cost \$200 million.

Specifically, the water and wastewater utility is to reduce raw sewage discharges by more than 26 million gallons per year and eliminate basement backups caused by inadequate capacity or poor operation and maintenance. WSSC must also implement emergency response and cleanup programs to address all overflows and will undertake a monitoring program in the Anacostia River (the

Northwest Branch is a tributary of the Anacostia River, which flows to the Potomac River and the Chesapeake Bay).

I spoke with Justin Hall, general superintendent for the WSSC project at B. Frank Joy, LLC (Hyattsville, Md.), which was hired by WSSC to renew sewer lateral connections to specific homes from the main pipe to the property line, where the utility easement stops. Joy uses felt coated with a liquid resin which then hardens, creating a new pipe inside the old pipe.

Mr. Hall said that the infrastructure throughout the U.S. is 40 to 50 years old (and most of the homes in our neighborhood are older than that), so the pipes are cast iron, clay, or concrete. They've been buried 12-14 feet down all that time, and they start to break down.

"You don't think about it until it starts to happen," said Hall. The repairs are actually to keep out the rainwater, which doesn't need to be treated by WSSC, he explained. Older pipes that have cracks or separated joints allow rainwater in, which overwhelms the system.

Once everything's finished, crews come back through and inspect the quality of the work with video cameras on all the lines; the hope is that any problems can be corrected without digging the pipes back up. Each contractor films (or hires someone to film) their own videos and turns these over to WSSC, where staff review them. ■



Workers for WSSC subcontractor Curt & Sons (Mt. Airy, Md.), spent days in freezing temperatures replacing sewer pipes.



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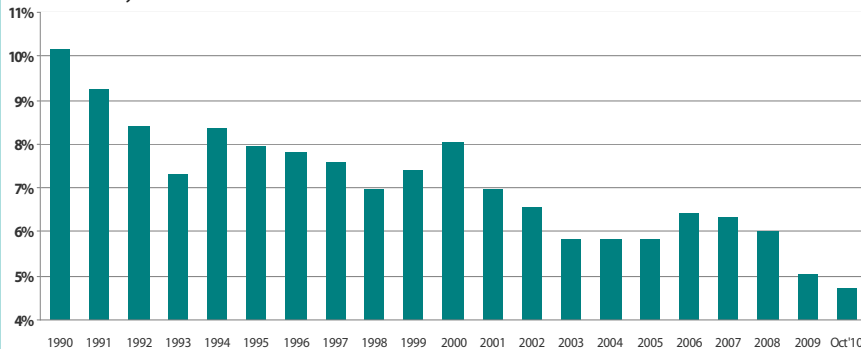
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