

Parkwood

Residents Association - Winter 2012 Newsletter

Next Meeting: Tuesday, January 17th, 7:30 at Kensington Parkwood Elementary School (Media Center, Main Level)

Letter from the President

Bailey Condrey, PRA President

The holidays are upon us, once again, and I trust that by the time you receive this newsletter in the nascent 2012, that fond memories of loved ones and friends still linger in your mind. May the time of year when so many of us pause to reflect provide a source of energy for you going forward. Best wishes to everyone in the New Year.

NEXT PARKWOOD RESIDENTS ASSOCIATION MEETING

The next meeting of the PRA will be held Tuesday, January 17th, in the media center on the main floor of Kensington Parkwood Elementary School. The meeting will run from 7:30 p.m. until 9:30 p.m. Two guest speakers have been invited. As our neighborhood is now represented by Roger Berliner on the county council, we have extended an invitation to him to discuss legislative priorities for the coming year. We also have invited Kyle Liang in the Department of Transportation Engineering to give us an overview of the traffic calming measures proposed for Cedar Lane. We will also address amendments proposed for the Bylaws and other neighborhood business such as giving the community a Facebook connection. If you have a suggestion for inclusion on the meeting agenda, please make me aware in a timely manner at blcon350@verizon.net.

PUBLIC SAFETY

Based upon crime incident reports provided to us by Officer Denise Gill of the MC Police, crime has fallen in Parkwood. Unfortunately, this provides little comfort to residents that faced home burglaries in the last half of 2011. Remember to be vigilant and keep an eye out for everyone that lives in your immediate vicinity. Lock the doors to your vehicles and remove all valuables each day. Lock all of the doors to your home, even the inside one that leads from your garage to your domicile. Having a casual

attitude about public safety effects your neighbors too.

PARKWOOD DRIVE SIDEWALK COMPLETION

The sidewalk project from east of Franklin to its terminus at Cedar Lane has been completed. Preliminary figures from Bruce Johnston's office show that the project exceeded the original budget estimate as it was based upon one type of sidewalk alignment, and the finished product became something entirely different. The final alignment of the sidewalk was driven by input from effected homeowners. This resulted in the replacement of every driveway apron along the project's route, as well as the adjoining curbs. The additional work added roughly \$50,000 to the original estimate.

The retaining walls that were chosen for the project are \$10/sqft. more expensive than what is normally used, but they are also more striking. The contractors installed more than 300 square-feet of retaining wall.

The total estimated cost of the project should run between \$150,000 and \$160,000.

NEIGHBORHOOD LIGHTING

The issue of lighting within the neighborhood has been a running discussion for years, but we have made very little headway in the past, due to a number of factors. However, we have recently been in touch with PEPCO representatives and elected officials to determine whether Parkwood is feasible for a lighting upgrade. We have asked Charles Johnson from PEPCO and Dan Sanayi from Montgomery County DOT to provide guidance to us on how to improve street lighting. Dan Sanayi suggested the following, "Induction lights are a more mature technology than light emitting diodes, but offer many of the same benefits and also provide a very high quality white/yellow light. You can see these in action on the residential streets of Chevy Chase View and Garrett Park, and the decorative lights around Safeway. And unlike LED's, induction lights are already available from Pepco via their tariff." The tariff will need to be explained, but

new street lights could greatly improve visibility and public safety within our community. A conference call is tentatively being scheduled for early January 2012, and an update on this conversation will be provided at the PRA meeting on the 17th. Many thanks to Lara Akinbami for staying engaged with this important issue.

NEIGHBORHOOD SIGNAGE

Parkwood is now identified at three different places where residents come and go from the "hood." We've tried to establish small gardens at the new signs on Franklin and Parkwood, but would be jazzed if those with a green thumb would be willing to help maintain these gardens. All of these improvements were paid for through membership dues and contributions to the Beautification Committee. In the new year, we will seek to make the oldest entrance sign at Saul, the same colors as our new ones.

VOLUNTEERS

Dozens of people within the neighborhood give of their time to make beneficial things happen for us all. It would be great if more individuals stepped forward in 2012 to assist with ongoing efforts. From driving changes in how county officials view sector plans, to planting trees and watershed clean-ups, to assisting wounded veterans, the power of volunteerism is evident in our community and throughout the region. I thank each and all of the Parkwood volunteers that gave of their time in 2011. Here's to bigger and better things in 2012.

Happy New Year!

Bailey Condrey

Beautification Committee

Gail Dalferes Condrey, Chair, Beautification Committee

It is hard to believe that the garden at Wildwood first broke ground in 2008. Since then, most of the perennials have grown stronger while colorful annuals add interest and flair. This past summer the new community bench was installed. Below is the area 'before' and 'after' the beautification efforts. On your next walk about, stop a while to take in the scene at the corner of Saul and Wildwood.

Before:



After:



During our last PRA meeting, the community requested a proposal to purchase three new signs to hang under the three community entrance signs to more prominently and clearly notify residents of upcoming meetings. I have obtained this proposal and will present this for vote in the January 2012 PRA meeting.

I look forward to more work parties with community members to spruce up our shared spaces in 2012 and welcome your ideas to focus efforts on projects of the greatest interest to the community. Happy holidays to all.

PRA Membership Drive 2012/ PayPal Credit Card Payments

By Gerald Sharp, PRA Treasurer

PRA to allow credit card payment of \$10 dues and beautification donations.

The PRA has decided that it is time to recognize that we are in a new digital world where people go online to pay bills and to order and pay for products. So we have opened a new Paypal account for the PRA that will allow people to pay online by credit card their annual PRA dues of \$10 and any additional donations to the beautification fund that they wish to make. The system is designed so that your credit card information is not disclosed to us, only

that you have made a payment and its amount, so your privacy is protected. The payment button is located on the PRA website ([http:// parkwoodresidents.org/](http://parkwoodresidents.org/)), and we will be sending the web link to that out on the PRA listserv in the future. This issue also contains a PRA membership registration slip and return envelope addressed to our new membership chair, Pippa Eibel, if you want to mail in a check the old fashioned way (and do your part to keep the post office in business). Paypal charges a small fee for their service, but the PRA qualified for their non-profit rate, so it is minimal. We are hoping that by making it easier for our members to pay their dues, PRA receipts will increase. Stay tuned until next year to see whether or not this is true.

2012 Parkwood Residents Association Membership/Renewal

Name: _____

Phone: _____

Address: _____

City: _____ Zip: _____

Email: _____

Enclosed: _____ \$10 annual dues (Checks payable to PRA)

\$_____ donation to Beautification Committee (optional)

Send to: Pippa Eibel, 10120 Cedar Lane Kensington, MD 20895

Parkwood Residents Association Current Officers

President	Bailey Condrey	301-564-5692	blcon350@verizon.net
Vice Pres.	Matt Murton	301-461-4201	Matt@MattMurton.com
Secretary	Susan St George	301-530-0142	Stgeorgewaterart@aol.com
Treasurer	Gerald Sharp	301-332-9887	gbs2001@yahoo.com
Beautification	Gail Condrey	301-564-5692	gdalfere@gannett.com
Block Captain	Kira Lueders	301-564-0263	kklarl@yahoo.com
Membership	Pippa Eibel	301-530-8305	pippa_eibel@yahoo.com
Welcoming	Kathy Byars	301-530-9441	Kathy@kathybyars.com
	Janie Worch	301-530-2913	janieworch@verizon.net
Listserv	Chris Dewey		cdpwd@yahoo.com
Webmaster	Peter Mansbach	301-493-8809	pmansbach@aol.com

Kensington Sector Plan Update as of January 2, 2012

Since our Sept 2011 PRA Meeting: The Montgomery County Council's Planning, Housing and Economic Development (PHED) committee has held two work sessions on the Kensington Sector Plan (KSP). At the Dec. 5 work session, **as a direct result of citizen testimony**, council staff recommended adding protective language for edge neighborhoods not currently in the KSP. Also, PHED Chair Councilmember Nancy Floreen and Council members Marc Elrich and George Leventhal unexpectedly tabled the KSP until the Montgomery Planning department can provide property-by-property rationale for proposed density. And the Town of Kensington was asked to officially approve the moderate-income dwelling units (MPDU) law, to make a decision about design priorities [any design elements to add to the KSP], and to discuss the Village Center concept proposed by local architects and approved by the Kensington Committee citizens' group. (The Kensington Committee is an ad hoc working group of citizens from the Town of Kensington, Parkwood, Rock Creek Hills and other Kensington neighborhoods who submitted testimony to PHED with site-by-site height and density recommendations. You can read this group's testimony at this URL: <http://tinyurl.com/7dg4k4o>)

WHAT TO EXPECT NEXT: The PHED committee will reconvene in January (as yet unscheduled), and is expected to discuss properties one-by-one, then will make detailed recommendations on the plan to report the revised draft, with proposed changes, to the full council, which will vote for final approval. The council can make any changes to the plan, large or small, **up until the minute they vote**. Full council vote & adoption is expected by late January/early Feb. 2012.

WHAT CAN YOU DO? COMMENT to the Montgomery County Council on the **Kensington Sector Plan** via email/letter.

- **To write to the Council send an email** including your name and street address with your comments (brief or lengthy) to county.council@montgomerycountymd.gov which will go to all council members including County Council President Roger Berliner.



Citizen feedback is critically important to the process.

- The County Council meeting schedule will be posted to the Council web site on January 12, 2012 (<http://montgomeryplanning.org/>). When the next KSP meeting is scheduled, I'll post meeting information to the PRA listserv.

READ about the Kensington Sector Plan: (<http://montgomeryplanning.org/community/kensington/>)

- Whether you have been following along since discussion & compromise between local and County entities began over four years ago, or are learning for the first time about the Kensington Sector Plan, the **MNCPPC web site is a valuable resource** to download the Planning Board DRAFT sector plan, currently in PHED committee review, and learn about important commercial and residential zoning changes adopted in October 2011.
- **Want more info?** For citizen information [in layman terms], including to review PHED committee recommendations as well as the two County Council staff reports on the Kensington Sector Plan, refer to <http://kensingtondevelopment.info/>. Also refer to <http://www.tok.md.gov/> for updates on Town of Kensington input requested by the PHED committee and upcoming TOK public meetings.

UNDERSTAND County figures as posted on the MNCPPC web site in the KSP appendices and on the County Council website PHED Committee archives [unchanged since the September PRA update]:

- County Fiscal Impact analysis – range of 500 to 1,400 apartments added to Kensington
- MNCPPC projects from 980 – 2,880 new residents
- School enrollment projections range from 59 – 161 new school children
- Plan is estimated by MNCPPC to be mostly residential space (rather than office space)
- KSP is the first of many community sector plans over the next 5 to 10 years, setting precedents for others.

*This PRA Newsletter update is provided by Parkwood resident and Kensington Committee citizen group member
Gail Dalferes (gail.dalferes@gmail.com)*