

Parkwood

Residents Association - Spring 2012 Newsletter

Next Meeting: Tuesday, April 17th, at Kensington Parkwood Elementary School, at 7:30 p.m

Letter from the President

Bailey Condrey, PRA President

Roughly 30 percent of Parkwood homes participated in the Parkwood Residents Association(PRA) during the 2011 calendar year. This figure pales in comparison to the percentage of homes that use the neighborhood e-mail system to keep abreast of issues relevant to the community. If you broke down the annual cost of PRA membership on a monthly basis, it's a little more than 83 cents. Put another way my friends, can you spare the cost of two Starbucks' vente lattes?

The PRA launched a PayPal account this year to make it easier for residents to join or renew their dues. So we save you the expense of postage and a check by simply going to the web site, www.parkwoodresidents.org and clicking on the PayPal button. Dues for an entire year are only \$10.00 per household. We felt that this convenience might generate more contributions. We're not just another organization with its hand out. Few things in life these days can equal the value that a PRA membership delivers, but rather than tell you so, I'll reveal the data.

The following is a list of the services, functions that we perform, and activities in which we engage to improve the lives of Parkwood residents:

- A community listserv with more than 800 subscribers. That's roughly 90 percent of households. This service is afforded to both PRA members and non-members.
- A community web site at www.parkwoodresidents.org, that places a tremendous amount of useful information at one's fingertips.
- Drafting and administering the annual budget.
- Managing PRA accounts and filing tax exempt documents annually.
- Quarterly member meetings and a quarterly published newsletter delivered to your doorstep.
- Welcome packets to new residents.

- Membership in the Montgomery County Civic Federation.
- Liaison functions with county council members, and state and federal representatives.
- Liaison functions with county police and emergency services personnel that provide valuable information to Parkwood residents to help improve public safety.
- Liaison functions with county personnel to address sidewalks; street lighting; traffic light timing; crosswalk painting; grass mowing; tree trimming, removal and planting; snow removal and infrastructure improvements.
- Most of the aforementioned result in improved neighborhood pedestrian safety.
- Liaison functions with coalitions and allies that cover a host of issues such as BRAC, cell tower siting and sector plans.
- Attending public hearings, council meetings, civic federation meetings, and coalition and ally meetings, and reporting back to the community.
- Beautification activities within the neighborhood to install and maintain gardens in common areas. The Beautification Committee currently maintains five gardens in Parkwood. These efforts at times involve working with the Maryland National Capitol Park and Planning Commission.

Design, purchase and installation of neighborhood marquees.

Beautification activities to install benches and memorial plaques in community gardens.

In any given year, the value that PRA membership delivers far outweighs the costs. At the next meeting on Tuesday, April 17th, at Kensington Parkwood Elementary School, at 7:30 p.m., if you haven't paid your annual dues already, you can pay them in person. This will allow you to vote for new officers and committee chairpersons which will be outlined in detail in the article on Elections.

Beautification Committee

Gail Dalferes Condrey, Chair, Beautification Committee

As spring arrives, take a moment to enjoy each of the five community gardens maintained by the PRA BC as your travels take you in and out of the neighborhood. The community gardens are well established. Volunteers are planting pansies and reviving the gardens as the weather becomes warmer. The focus of the Beautification Committee for 2012 is 'sustainability'. We know the type of work required for each garden; we have chosen hearty plants native to our area to reduce the need for annuals and replacements; so we can now better use a combination of paid and volunteer labor to lighten the load on the few regular members of the Beautification Committee.

Even with careful plant selection, each year there is maintenance work as well as planting to replace plants or fill in bare areas. At the April PRA meeting, the Beautification Committee will share a schedule for 'work parties' for the spring, including tentative dates into the summer and fall. This schedule will be added to the web site. I encourage each of you to donate just one hour during one of these sessions in 2012. It is fun; you meet new people or catch up with neighbors, get a little dirty (or a lot) and in the end you can take pride in seeing the fruits of your labor for the entire community to enjoy. Bring your kids too! If you have joined us before, you know how big an impact a few extra hands can make.

During our last PRA meeting, the community approved the purchase of three new signs to hang under the three community entrance signs to more prominently and clearly notify residents of upcoming meetings. Look for those signs soon. In addition, a few neighbors have expressed an interest in starting a Garden Club. If this interests you please notify me offline or join the discussion during the PRA meeting.

Lastly - thanks to those of you who include donations to the Beautification Committee with your annual PRA membership dues. Your generosity and kind words are very much appreciated and help sustain the community gardens we all enjoy. Happy spring!!

PRA Spring Elections

EXECUTIVE COMMITTEE MEMBER DUTIES

ALL TERMS ARE FOR TWO YEARS

The Parkwood Residents Association is in need of volunteers to help run the organization for the next two years. Elections for several executive committee positions will be held at the next meeting on Tuesday, April 17th, at 7:30 p.m., in the multi-purpose room at Kensington Parkwood Elementary School.

We seek men and women willing to help maintain Parkwood's status as one of the most desirable communities in which to live in the greater Washington, DC, metropolitan area, according to the media. These volunteers should be willing to adhere to the requirements for the positions they seek as outlined in the PRA Bylaws. Inasmuch as the bylaws state minimum requirements for each position, these jobs often entail responsibilities that evolve. Additional information on duties has been provided where it is deemed helpful to give a more complete idea of what is involved.

PRESIDENT BYLAWS: The President shall be the chief executive officer of the Association, and shall have general charge of the business of the Association and general supervision over its other officers and agents. The President shall see that all resolutions of the Executive Committee are carried out. The President shall preside over Association Meetings and meetings of the Executive Committee, and shall assure the availability of a meeting location for all Association Meetings and meetings of the Executive Committee. The President is responsible for notifying members of Association Meetings, and Executive Committee members of Executive Committee meetings, but may delegate the effort. The President shall sign official correspondence as directed by the membership or the Executive Committee. The President may take immediate action in exigent circumstances, when time does not permit consultation with the Executive Committee.

PRESIDENT: Attends various meetings with county officials and local, state and federal politicians on the issues that are relevant to the community such as the BRAC expansion of Bethesda Naval Hospital, public hearings, and county council meetings. Schedules regular meetings of the PRA to keep members informed of progress and to effectively move action items for the community. These meetings are set up through the County's Community Use of Public Facilities office. Coordinates with the vice

president to publish and distribute a regular newsletter that is hand-delivered to every home in Parkwood. Establishes a liaison relationship with various county entities, Parks, Traffic Engineering, County Arborist, Police, Schools and others. Makes regular postings to the listserv on issues that affect the community and attempts to provide timely information on various subjects. Works with the web master and listserv moderator when necessary. Networks with the vice president and other officers on various issues to reach consensus on next steps. Works with beautification chair to ensure that projects slated for Parkwood are accomplished. Coordinates drafting the PRA budget.

VICE- PRESIDENT BYLAWS: The Vice President shall, in the absence of the President, or in the event of the President's disability, perform the duties and exercise the powers of the President, and shall generally assist the President and perform such other duties as from time to time may be assigned by the President or the Executive Committee. The Vice President shall assemble and publish a newsletter, as directed by the Executive Committee.

VICE PRESIDENT: VP shares information with other PRA officers and members as liaison to various regional committees upon which he/she serves. Coordinates with the president, membership chair, treasurer and newsletter distribution chair to coordinate writing, printing and distribution of a regular newsletter. The VP is responsible for the content of the newsletter, its printing and its delivery to the newsletter distribution chair. The VP works with other officers to share information relevant to the community. VP stands in for the president at regular meetings in case of absence. Helps in drafting the budget.

TREASURER BYLAWS: The Treasurer shall have charge and custody of the Association funds and other valuable effects, shall keep full and accurate accounts of receipts and disbursements, and shall deposit all monies and other valuable effects in the name of the Association in such depositories as may be designated by the Executive Committee. Details are elaborated in the Bylaws, Article IX, Funding.

TREASURER: Oversees the checking and interest-bearing accounts of the PRA and reports regularly on their status. Reimburses officers for expenses and pays for costs incurred in running the Association. Networks with Membership Chair and others to coordinate the

annual PRA membership drive. Ensures that PRA membership dues and beautification contributions are received from the membership chair, deposited to the accounts and tracked appropriately. Helps with drafting the budget. The treasurer also files annual federal and state of Maryland tax forms for the PRA.

SECRETARY BYLAWS: The Secretary shall give all notices in accordance with the provisions of these Bylaws and as required by law. The Secretary shall keep the minutes of the meetings of the Association and the Executive Committee. Minutes shall include, as a minimum, the exact text of all motions, and the vote count or a statement of general consent, and a statement that a quorum was present. If the Secretary is unable to attend a meeting, he/she is responsible for arranging a substitute. The Secretary shall send copies of the minutes of all meetings to the Executive Committee, and in particular the webmaster, as soon as practicable, but no later than one month after each meeting. The Secretary shall also see that the books, reports, statements, and all other documents required by law are properly kept and filed. The Secretary shall perform such other duties as may be assigned from time to time by the President or the Executive Committee.

SECRETARY: Records the minutes of regular PRA meetings and shares a transcribed copy of the minutes with PRA officers for editing, posting to the PRA web site and listserv, incorporating final comments and/or edits, before having them approved by the PRA membership at subsequent meetings. A final record is then delivered to the web master for final placement on the PRA web site. Networks with other officers on issues of importance to the community. Helps in drafting the PRA budget.

BEAUTIFICATION CHAIR: Works with funds donated by members of the community and dues to coordinate and carry through on beautification projects ratified by members of the community and the PRA board. Works with Park and Planning officials, volunteers and paid labor, to beautify the common areas of the neighborhood. This involves the planting of gardens, mulching of trees and maintaining existing green spaces and gardens. Networks with other board members and members of the community on issues of importance. Helps in drafting the budget.

PRA Spring Elections

EXECUTIVE COMMITTEE MEMBER DUTIES

ALL TERMS ARE FOR TWO YEARS (continued)

MEMBERSHIP CHAIR: Works with the treasurer to ensure that PRA dues and donations are transferred into the appropriate accounts. Develops and maintains database of PRA members and donations to Beautification Committee. Helps to coordinate the annual PRA membership drive.

WEBMASTER: Oversees the PRA web site at www.parkwoodresidents.org, ensuring that new content is posted and old content is archived. Works with other officers to ensure that timely and topical information is prominent on the site. Ensures that the web site works effectively and that older content is archived appropriately. Works to place meeting minutes on the site in a timely manner.

LISTSERVE MODERATOR: Ensures that the listserv at parkwoodresidents@yahoogroups.com works effectively and moderates the exchange of ideas when necessary. Provides tips to the community on how to most effectively use the community e-mail application.

BLOCK CAPTAIN: Oversees the distribution of the PRA newsletter in a timely fashion to the group of volunteers that deliver it to the roughly 940 homes in the neighborhood. This is usually done one to two weeks in advance of the members meeting to give residents time to inform themselves of the issues that will be discussed. Also works each year on the membership drive in a similar manner.

CKC REPRESENTATIVE: Community representative to the Coalition of Kensington Communities. Keeps Parkwood informed of issues that are relevant to the neighborhood and the region by regular attendance at CKC meetings and participation in discussions by the group. Reports at regular PRA meetings and provides content to the newsletter.

WELCOMING COMMITTEE CHAIR: Maintains a welcome packet and reaches out to new residents. When new residents move into the neighborhood, the listserv affords an excellent opportunity for sharing that information with the WC chair for follow-up.

Kensington Sector Plan (KSP) Frequently Asked Questions

What is the Kensington Sector Plan (KSP)? The KSP generally determines what buildings can be built at what heights in the Town of Kensington. It is a blueprint that property owners are required to follow, in conjunction with the Commercial/Residential Zones and Design

Guidelines, when submitting applications to develop. The last Sector Plan for Kensington passed in 1978 when the Town was zoned for primarily commercial building in the core. One reason development in Town has been static until now is the commercial zoning. Many builders seek residential development to maximize their investment. In the new KSP, the core area is zoned for mixed-use, meaning residential building is allowed for the first time for this part of Town.

What has happened since the January 2012 PRA meeting? In the February 28 and March 6 work sessions, County Council members amended the KSP language to make a few changes in response to concerns raised by residents in and around the Town. The changes support step-downs for edge properties to develop at a scale more appropriate for Kensington's lack of Metro proximity and overburdened traffic and schools and to preserve the Town character. The Council also added language to support mixed-use for first-floor retail on commercial streets so that we don't get only large apartment buildings along desired retail frontage streets.

On March 6, four Council members (Berliner, Andrews, Elrich and Leventhal) announced they will co-sponsor changes to the Commercial/Residential (CR) Zones (ZTA 12-06) to clarify that a MARC station should not be considered the same as a Metro station under the CR zones. If this bill passes as proposed, properties located near a MARC station would not qualify for transit proximity benefits or a reduction in parking requirements. Five votes are needed to adopt this change. The public hearing for this Zoning Text Amendment is scheduled for April 10, 2012 at 1:30 pm in Rockville.

When will the KSP be approved? The Montgomery County Council vote to approve the Kensington Sector Plan (KSP) is March 20, 2012.

Will passing the Plan 'get rid of all the gas stations'? The County Council is not getting rid of or bringing in any new business to Kensington by passing the Plan. This legislation simply provides the framework for any of the roughly 35 properties governed by the Kensington Sector Plan to submit applications to the Planning Board for permits to develop their property. So whether a gas station or any other property owner decides to develop depends on their own economics and their bottom line cost/benefit analysis. No one can promise that the gas stations will go away or that great restaurants will be built or that they won't. Once the legislation passes, we will know the maximum heights and densities allowed, and what amenities are required or recommended, if or when a property owner decides to develop over the next 20 years of the Plan.

Are any properties ready to build? The first property owner, Konterra, has been working

with the Town and requested to build a 75' building on Metropolitan Ave where the zone calls for a 60' maximum height. The Konterra property is next to the historic train station across from antique row, but away from the Conn Ave core where the rest of the 75' heights are zoned. The Town of Kensington Council passed a resolution requesting the County Council to allow them to work with Konterra to host a charrette to envision the proposed building in this setting and to work with the Planning Board to determine the appropriate height for this property. The process is underway now to schedule the charrette which includes representatives from the Kensington Town and neighboring communities.

Where can I learn more? More information from the County can be found at the Montgomery Planning site (<http://www.montgomeryplanning.org/community/kensington/>).

Lighting Upgrades

At the last PRA meeting, the members voted to allow the executive committee to pursue improving the lighting at various places in the neighborhood. In our conversations with the county and PEPCO, we learned that the only reasonably-priced lighting available in the short-term are the current lamps – high pressure sodium (HPS). They must also be installed on existing poles.

Given that this short-term option is less than optimal, we opted to pursue installing new HPS for only limited circumstances while we await a better neighborhood-wide solution (e.g., LED lights). We surveyed the neighborhood via the listserv about lights that could improve pedestrian safety, prevent opportunistic crime, and/or illuminate school bus stops. We obtained responses from a number of homeowners and conducted a site survey last week to ensure that the 12 requests can indeed be placed on existing poles.

We will now forward our request to the county. In the meantime, we continue to work with Delegate Al Carr, the county and PEPCO to bring the next generation of street lighting to the neighborhood. This could take the form of induction or light-emitting-diode technology, but it remains a waiting game.

2012 Draft Budget

Gerald B. Sharp, PRA Treasure

Administration / Other	2011		2012	
	Approved amount \$	Actual cost \$	Recommended Budget amount \$	Actual cost \$
Welcome packets for new Parkwood residents			400	
Membership expenses, Jan 2011 (magnetic cards, envelopes, etc.)		258.76	?	
Membership expenses, Dec 2011 (magnetic cards, envelopes, postage etc.)		185.57	?	
Bank charges, Paypal fees		26.50	?	
Misc. (Website fees, misc. admin expenses)		130.37	?	
Admin, other Total	865	601.20	1300	
Newsletter				
Winter newsletter		On 2010 budget	222	222
Spring newsletter		561.59	?	
Winter newsletter		190.80	?	
Newsletter total	1600.00	752.39	1600	
Beautification				
Entrance signs (approved in 2010, installed in 2011)	1600.00	2595.00	0	
Meeting signs (3) to hang under Entrance Signs			300	
Garden signs, decals for Doggy Pottie boxes (installed in 2011)	579.00	578.77	0	
Doggy Pottie bag refills			300	
Garden signs (4) installation materials (Note: installation labor donated by Bailey Condrey)			20	
Garden plantings and maintenance	2500.00	1456.47	2500	
Wildwood Garden bench (approved 2010, installed 2011) with installation materials (Note: installation labor donated by Bailey Condrey and Keith Herold)	200.00	948.49	0	
Beautification Total	4879.00	5578.73	3120	
Meeting Room Rental				
Winter meeting		42.50	36	
Spring meeting		25.50	?	
Fall meeting		25.50	?	
Meeting Room Total	100.00	\$93.50	150	
Total Estimated and Actual Expenses	\$7479.00	\$7025.82	\$6170	

2012 Draft Budget (Continued)
Income and Expenses Since 2000

Year	Income		Expenses				Income Minus Expenses \$
	Dues, donations, \$	Interest \$	Admin / other \$	Newsletter \$	Beautification \$	Rental \$	
2000	305.00	4.94	0	290.89	48.25	25.00	<54.20>
2001	55.00	0	0	0	0	0	55.20
2002	1200.00	4.72	13.27	1222.25	262.00	57.50	<350.30>
2003	2102.00	1.91	21.19	1173.47	261.34	19.50	628.41
2004	1915.00	1.68	780.40	862.51	235.00	36.50	2.27
2005	3680.00	2.20	59.15	1078.01	1100.00	0	1445.04
2006	2750.00	6.52	56.78	1148.72	1900.00	67.50	<416.48>
2007	2971.00	8.58	383.00	930.00	700.00	90.00	874.58
2008	4752.75	57.40	172.92	986.93	847.44	52.25	2750.61
2009	5225.00	90.27	290.60	1479.25	714.22	107.25	2723.95
2010	4920.00	81.73	496.17	677.33	720.56	84.00	3023.67
2011	5335.00	73.89	601.20	752.39	5607.23	93.50	<1645.43>

Listserve Rules of Etiquette

parkwoodresidents@yahoogroups.com

The e-mail group for the community, also known as the listserve, helps keep neighborhood subscribers more up-to-date on issues that affect us and the surrounding region. It currently hosts more than 800 subscribers, close to 90 percent of Parkwood. The job of moderating this information exchange falls to one individual – Chris Dewey. We all want to continue to see robust participation by residents, but everyone needs to bear in mind that use of the listserve is a privilege and not a right. In order to maintain a high level of participation in this important exchange of ideas, Chris put together the following guidelines for subscribers.

Subscribers should observe a certain degree of restraint, respect and decorum when communicating within such a large group. Accusations or inflammatory comments about groups or individuals are not acceptable. Foul language, expressed or implied, is not acceptable. Posting of personal information that is not your own is not acceptable. Members who cannot stay within reasonable bounds will have their outgoing messages delayed, pending moderation.

While font customization and highlighting can be very helpful to convey certain information, formatting an entire message in a drastically different font size, color or style from the rest of the messages can detract from the value of the intended emphasis. This applies equally to small & stylized, large & blue or brightly backlit.

The moderator reads every message, regardless of his personal interest in the topic, and certain font selections can cause a shock to the eyes, especially after having scrolled through a long series of mostly plain-text messages. Other font selections are simply hard to read. When a message causes a physical response before it's even been read, you're less likely to remember the content. It's also probable that many subscribers don't even read them. That being said, the moderator doesn't regulate font selection.

Informative and interesting discussions on the listserve are occasionally interrupted by high volumes of miscellaneous noise. Complaints are lodged from time-to-time, both on and off-list, so the following suggestions are offered as general usage criteria:

- Please is inferred at the beginning of each of these.
- Read all of your messages before replying, to help minimize the number of redundant responses.
- Use appropriate subject lines. Re: Digest Number 1234 is not informative; Re: plowing is not appropriate if you need a plumber.
- Avoid using "IM" grammar (i.e. - R U shoveled out yet). This bullet started out as a special note to the increasing number of mobile phone users, but it really applies to everyone.
- Do not reply to the entire group with just "thanks" or "I agree." Those messages should

normally be sent directly to the intended recipient if you want to reply.

- Absolutely ask questions if you think someone on the listserve can help, but keep the redundant, rhetorical, speculative or non-informative wondering aloud to a minimum.
- Do not ask people to re-send recent information to the group just because you deleted or don't feel like searching your mail. The listserve archives are available on the Yahoo Groups website. If you don't already have a Yahoo account associated with your e-mail subscription, contact me off-list and I will send you a link to get it set up.
- Do not send derogatory, pejorative or insulting messages. If you wish to send a critical message, it should be polite and informed.
- Send complaints about individuals or their messages directly to the individual (or to parkwoodresidents-owner@yahoogroups.com), but not to the entire group

For those bothered by, or having difficulty managing the volume of messages, you should consider setting your account to daily-digest format. That format normally delivers a single digest message to you each day, with all of the individual messages included (and nicely indexed).

Listserve Rules of Etiquette

(Continued)

On busy days (i.e. - during blizzards), you will actually get a new digest message each time there are 25 messages sent to the listserve. You can set this up yourself using your Yahoo account, or you can contact me off-list if you don't yet have an account associated with your e-mail subscription. This feature can be toggled on and off as often as you like, so you can easily reserve it for high-traffic periods, or enable it before you go on vacation. I also highly encourage people to try daily-digest format before deciding to cancel their subscription.

If you want to keep the individual message format, but there are certain senders or message topics that you don't want to read, you can normally set up subject and/or sender filters in your webmail or mail client software to block such unwanted messages. Functionality and configuration options vary from product to product, though, so you may have to read the help pages to get it working. Feel free to e-mail me off-list if you can't figure it out, and I'll see if I can help.

It's important to emphasize that the listserve is normally un-moderated, which means that most messages go straight through to the group without prior screening. Exceptions to this can occur when topics get inflammatory, or when overall message volume becomes an issue. Individuals can also be set for moderation if they don't participate within the guidelines for etiquette. Finally, new members are automatically set for moderation, to protect us from spam, but they are generally released from this status after 60 days of good behavior.

Chris Dewey can be reached at cdpwd@yahoo.com.

Block Captain Appreciation

Kira Lueders, block captain committee chair

Volunteers are important to making the PRA function, and many of them are familiar to residents. An important group of volunteers that most of you may not know are the 34 residents known as block captains who carry out the essential job of delivering the PRA newsletter to every home in Parkwood, whether they are members of the PRA or not. Many of the block captains have been delivering the newsletters for years, and the work these volunteers do 3 times a year saves the PRA a lot of money in mailing costs. The PRA recognizes their contribution and thanks them by listing their names in this issue:

- Laura Akinbami
- Roger Ashland
- Debbie Blumenthal
- Mary Brown
- Sandy Cepaitis
- Al DelGrosso
- Maryann Dillon
- Marie Eibel
- David Flumbaum
- Christine Foster
- Tricia Gill
- Matt and Liz Grandonico
- Annelise Hafer
- Carol Hall
- Robert Howe
- John Giovanelli
- Beth Israel
- Mariann Jacobs
- Becky Johnson
- Shirley Lewis
- Kira Lueders
- Brenda Marshall

- Diana Mears
- Craig Milhiser
- Sharon Parver
- Jennifer Reed
- Laura Roberts
- Meg Shaw
- Topsy Szkutnik
- Charlotte Taylor
- Lynn Weidenschilling
- Rich Wilhelm
- Barbara Wilson
- Anne Ursell

In Memoriam:

Barbara and Stephen Wilson of Woodfield Road dedicated their 2012 PRA Beautification donation in memory of Kathy Byar's father, William "Bill" Stevens, who lived at 4803 Franklin Street for decades beginning in 1951. Mr. Stevens passed away this past Christmas at the age of 93.

In Memoriam donations/dedications will be published for a period of time on the PRA website as well as in the newsletter that follows the donation/dedication.

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