

The Berwyn News

Published by the Berwyn District Civic Association, Inc.

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www.myberwyn.org

February, 2011

**Thursday, February 17, 2011
Membership Meeting 8PM, Fealy Hall
49th Ave., & Berwyn Road**

**We have no guest speaker, so join us,
meet your neighbors
and discuss local issues.**

PRESIDENT'S CORNER Kevin Young

The February 17th BDCA meeting will be where you can air your concerns regarding our neighborhood. We will have our standard business meeting but most of the evening remains open. Remember how important it is to stay in contact with our elected officials and city staff. The decisions they make affect our quality of life and property values for years to come. Our meetings are always attended by our city council members, and on occasion, Mayor Fellows.

Sadly, the Berwyn Café has gone out of business. The café had been operating on Berwyn Road under different ownership since 1973. Now that the café is gone the commercial district has very few businesses remaining. Empty storefronts are not good for the community. Is enough being done to fill out these buildings? At our January meeting we learned of a yoga studio that was denied a permit to operate because it didn't meet zoning requirements. According to property owners other small businesses were unable to obtain permits because of limited parking.

Where we go from here depends largely whether the city is willing to work with property owners to resolve the problems that are preventing small businesses from locating here. So far it would appear that it is not a priority for the city as our

elected officials are not willing to even discuss the matter.

I'm happy to announce that Mike Wilson has agreed to review the finances of the association. Mike and his family have lived in Berwyn since 1976. The Board of Directors would like to thank Mike for taking on this task. Mike will independently audit the books once a year.

We will be conducting a membership drive this spring. Remember, when a volunteer calls on you, your \$10.00 yearly membership supports the continued success of the BDCA and allows you to vote on matters at our membership meetings.

See you at Fealy Hall Thursday, February 17th at 8 o'clock.

Public Notice from Tim Triplett:

The Berwyn District Civic Association (BDCA) plans to update their bylaws. The major reason for this update is to clarify the the voting rules and to specify a single date for our annual business meeting. The proposed changes will be read at the February public meeting (Thursday, February 17) and voted on at the March meeting (Thursday, March 17). A copy of the proposed new bylaws can be accessed from the main BDCA website page (www.myberwyn.org) or if you would like of copy of the new bylaws contact Tim Triplett (ttriplett13@comcast.net).

Play Group

Meets Wednesdays, 10AM Berwyn
Neighborhood Park (Cherry Park)
In case of rain ~ Fealy Hall

CITY COUNCIL MUSINGS
Jack Perry - 301-345-7526

Your city has a plan!
The City Strategic Plan for 2010-2015

The Council and Mayor have been working on actions that will impact next years' fiscal plan. This is kind of like making sausage. You like the way it tastes, but you don't want to see how it is made or what goes into the mix.

There are some good ideas, some-in my opinion-not so good. Many questions arise in my mind about basic services and how we as a government can provide them as economically as possible. I've read about at least one area that has contracted out all of the city government functions. This is an interesting idea. During all of this, we have to keep looking over our shoulder for the actions of the General Assembly and our own County Council. These two bodies can change our future with the stroke of a pen. All along we have to be wary of the University of Maryland.

There are some development projects that are underway which will impact the city. Some of them are not currently in the city. We will, at their request, annex them into the city. For whatever reason we will give them a property tax reduction. We will also keep our fingers crossed that the property is not sold to the University. This action would make it tax exempt.

Traffic speed cameras have been placed at various locations in the city. Speeders are complaining. The statistics show that they work and that is what it is about.

I stated at the Civic Association meeting that Berwyn is alive with all of the construction that is going on. You have to know that along with being alive comes dying. The Berwyn Café on Berwyn Road is leaving or going out of business. After all these years, it is a sad commentary on the times. A number of factors contributed to this demise. Berwyn is a changed community without this business.

With the musical chairs going on up on the campus, it is tough to know who the players are. All the city can hope for are new administrators who know where the city is and can find it with both of their hands.

You are urged to keep an eye on the city calendar and the actions of the city to legislation in Annapolis.

Thank you for your prayers and well wishes. May God continue to bless this great country. See you at the meeting, Jack

COUNCILMAN'S VIEWS AND COMMENTS
Bob Catlin - 301-345-0742 or
Catcprtc@aol.com

Greetings neighbors. The winter season is now almost 2/3 over and even though we have experienced a fair amount of severe weather the neighborhood has escaped the significant weather related hardships that have befallen some areas of our region. January did bring one major disappointment, the closing of the Berwyn Café, a vegetarian restaurant that has been a fixture in Berwyn for almost ten years. As many of you remember the Berwyn Café was born when an earlier long time establishment, Beautiful Day, which was an organic market, was transformed in reaction to the opening of MOM's (My Organic Market) in Hollywood.

The new county executive, Rushern Baker, is scheduled to be at City Hall on Wednesday, February 23rd at 7:30. Mr. Baker will be attending a quarterly meeting of the Four Cities Coalition (Greenbelt, New Carrollton, Berwyn Heights and College Park). This is of course a public meeting. Mr. Baker is scheduled to speak on various topics of interest to our group. This meeting was originally scheduled for late January, but was cancelled because of a snow storm.

I don't have much to report on the development front. Apparently the owner of more than 2/3 of the Knox Boxes, Janet Firth, has sold her units to a single buyer. Janet and her late husband had acquired over 50 of the units at a cost of more than \$25 million from 2005 through 2008, with the goal of tearing them down and building modern student housing in an area just south of campus.

Koon's Ford has decided it wants to be a partner in whatever project gets developed on its property, so redevelopment of that property may be slowed down as Koon's figures out what can make it the most money. The scheduled opening of a Royal Farms convenience store in the Varsity student housing project has received a lot of attention from the trade press, as the store would be Royal Farms' first entry into the Washington area.

The past year was not a good year for residential real estate in the County. This was also the case in the City and in our neighborhood. In 2010, 12 single family detached homes were sold in Berwyn,

Continued on next page.

Bob's Column

continued from page 2.

at a median sales price of \$259,000, for the six sales that were considered arms-length transactions. Also sold were two townhouses at a median sales price of \$206,000 and three condominiums at a median sales price of \$150,000. At year's end we had eight bank owned properties. Two building lots were sold at a median price of \$71,000. A new house was constructed last fall on one of these lots. Five of the properties were purchased by owner-occupants, eleven by investors, and one property is currently being renovated to be resold. No transactions occurred in the Branchville area.

I hope to see you at the next BDCA meeting on February 17th. Please take a moment to join the BDCA or renew your membership. Though the BDCA is a volunteer organization, it still requires about \$4,000 a year in revenues to operate. While donations and ads are important sources of revenue, we really need to get about \$1,000 annually in memberships, too.

BERWYN DISTRICT CIVIC ASSOCIATION Annual Membership Dues

Membership dues are \$10 per person or \$15 per family, collected once a year. Your dues support publication of this newsletter, community events, advocacy for Berwyn issues, and much more. Make checks payable to "Berwyn District Civic Association, Inc."

Please Print Clearly!

Send payment, family name, and street address to:

***Berwyn District Civic Association
PO Box 535
College Park, MD 20740***

Any individuals or businesses who contribute \$25 or more will be acknowledged on the BDCA website sponsorship page. If you want to contribute but prefer not to be acknowledged, please let us know with your payment. For those contributing \$50 or more, you may provide us with a link to your business or personal website which we'll add to the BDCA site.

Thank you!

"Family & Friends Tested Recipes" is a new idea for our newsletter. If you want to share your favorite recipes just send an e-mail to mckgarnes@earthlink.net

Beefy Cabbage Soup in the Crockpot

Course: main meals

PointsPlus Value: 4

Servings: 8

Ingredients

1 pound(s) raw extra lean ground beef
2 tsp garlic powder
1/2 tsp black pepper
1/8 tsp ground red pepper
4 serving(s) Beef bouillon, cube
1 Tbsp parsley
1 cup(s) celery
1 cup(s) carrot(s)
5 cup(s) green cabbage
2 cup(s) canned kidney beans
28 oz canned diced tomatoes
1/2 cup(s) canned tomato sauce
28 oz water
1 cup(s) onion(s)
1 tsp onion powder
1 1/2 tsp table salt

Instructions

Chop Onions and cabbage coarsely
Chop Celery into small pieces
Chop Carrots into thick slices
In a large skillet, brown beef and onions. Drain all grease.
Put the cooked beef, onions and all remaining ingredients except parsley in a large crockpot. Turn to low and cook for 6-8 hours. Add parsley in the last hour of cooking.

If you are in a rush, you can cook this in a large soup pot on the stove. Do the same as above except bring to a boil and then reduce heat to simmer for about an hour (or until vegetables are tender) and add parsley. Cook for another 10 minutes.

Enjoy a nice hearty dinner.
Janet McCaslin

BDCA 2010-2011 Officers

President	Kevin Young
1st Vice President	Harry Pitt
2nd Vice President	Gene Baur
Corresponding Secretary	Timothy Triplett
Recording Secretary	Liesl Koch
Treasurer	Lori Young
Board of Directors	Jerry Anzulovic & Brian McAllister
Neighborhood Watch Director	Kevin Carter
Berwyn News Editor	Michele Garnes

**Need to exercise more?
But "Baby It's Cold Outside"!!!
MNCPPC local Community Centers
at College Park and Berwyn Heights
provide incentive.**

Berwyn Heights Community Center

6200 Pontiac Street
Berwyn Heights, MD 20740
301-345-2808; TTY 301-445-4512

Hours of operation:

Mondays-Thursdays: 9 am-9 pm
Fridays: 9 am-7 pm, Xtreme Teens only: 7-10 pm
Saturdays: 9 am-4 pm, Xtreme Teens only: 7-10 pm
Sundays: 11 am-2 pm

College Park Community Center and Youth Soccer Complex

5051 Pierce Avenue
College Park, MD 20740
301-441-2647; TTY 301-445-4512

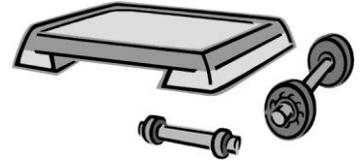
Hours of Operation

Mondays-Thursdays: 9 am-10 pm
Fridays: 9 am-7 pm, Xtreme Teens only: 7-10 pm
Saturdays: 9 am-5 pm, Xtreme Teens only: 7-10 pm
Sundays: 12 noon-5 pm

Both offer many different classes and activities for all ages and levels, they are affordable and you definitely won't be cold! Both of these Community Centers have a basic fitness room with everything you need to get yourself in shape. You can get a \$40 quarterly membership (ages 18-59) or a yearly membership for \$115.00 (ages 18-59) - what a bargain! And if you are a senior you are FREE, so what's stopping you?

College Park's fitness room is very nice and not too crowded most of the time. There are elliptical machines, treadmills, bicycles, and weight machines for all major muscle groups. Tues and Thurs evening from 6:30-7:30 the fitness center is used for an ongoing class and is unavailable to use. Berwyn Heights fitness room is a little more crowded during peak hours but has all the basic equipment you need. So get on up off that couch and down to your local community center!

There are five Berwyners who are enrolled in the Berwyn Heights Step Aerobics class and love it, Sandy, Diane, Eric, Lori and myself. The class is



on Mondays and Wednesdays from 6:00pm-7:15 and Saturday from 9:00am-10:15, it is an interval training class for all fitness levels. The class consists of step aerobics and weight training intervals and finishes with core exercises on the mat, this is a full body workout. You can choose to not use a step and get a great workout, you work to your own fitness level - it is a challenging class but it doesn't have to be. Bring a towel, some hand weights and wear comfortable clothes. You can pay a drop in rate of \$5.00 or buy passes for the class. The most economical is to buy a 20 class pass for \$50.00 which breaks down to \$2.50 a class - you can't beat that! But wait, they do! You aren't penalized if you can't make it to a class because the pass never expires, so if you can only make it once a week that is okay.

Berwyn Heights is starting a Zumba class in March on Tuesday evenings from 7:00-8:00 and Saturday's from 10:30-11:30 . Zumba classes feature exotic rhythms set to high-energy Latin and international beats. Before participants know it, they're getting fit and their energy levels are soaring! There's no other fitness class like a Zumba Fitness-Party. It's easy to do, effective and totally exhilarating, often building a deep-rooted community among returning students. There is also a Men's league basketball team if interested.

College Park Community Center offers several different classes including Judo, Aikido, Tai Chi, 30/Thirty Workout Program, and Line Dance

For more information call the community centers listed above. The most important aspect in finding an activity to do is finding something you will enjoy - because if you don't enjoy doing it then you won't continue it.

Yours in health and fitness, Janet McCaslin

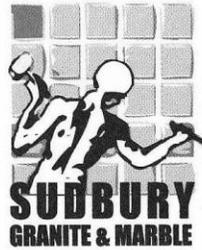


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THE BERWYN NEWS ADVERTISING AGREEMENT

<u>AD SIZE</u>	<u>ONE ISSUE</u>	<u>10 ISSUES</u>
1/8 Page (Biz Card)	\$25	\$200
1/4 Page	\$35	\$275
1/2 Page (Horizontal)	\$50	\$350
1/2 Page (Vertical)	\$50	\$350
Full Page	\$75	\$500

Send your payment, business name, mailing address, phone, email, and contact person to:

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College Park, MD, 20740

with checks payable to
"Berwyn District Civic Association, Inc."

Ad files, ad size, and number of dates to run should be sent via email to the editor at berwynnews@gmail.com.

We prefer picture files (jpg, gif, etc), but can work with text or pdf files (some formatting changes may be necessary).

Ads will not run until payment is received!

Thank you for supporting our community!!!



Neighborhood Homes

Information Provided by
Jerry Anzulovic

Properties Sold or Rented (Berwyn 1, Branchville 0)

4709 Tecumseh Street, Unit 302, \$1,300, (\$1,500), 2 bedrooms, 2 baths, RA, Steve Thomas

Properties Under Contract (Berwyn 18, Branchville 0)

5027 Berwyn Road, \$219,900, 4 bedrooms, 2 1/2 baths.

5031 Berwyn Road, \$191,900, 4 bedrooms, 2 1/2 baths, Bank of America.

4705 Greenbelt Road, \$249,900, Foreclosure, 6 bedrooms, 3 baths, Bank owned.

4805 Greenbelt Road, \$114,900, 2 bedrooms, 1 bath, Bank owned.

4810 Osage Street, \$287,500, 3 bedrooms 1 1/2 baths.

4823 Osage Street, \$194,900, 5 bedrooms, 2 1/2 baths, Bank of America.

8400 Potomac Avenue, \$369,900, 4 bedrooms, 2 baths.

8521 Potomac Avenue, \$190,000, (\$194,500), FORECLOSURE.

5106 Roanoke Place, \$189,900, 5 bedrooms, 2 baths.

4705 Tecumseh Street, Unit 302, \$109,900, FORECLOSURE, 2 bedrooms, 2 baths.

4707 Tecumseh Street, Unit 102, \$120,000, (\$110,000), SHORT SALE, 1 bedroom, 1 bath.

4709 Tecumseh Street, Unit 104, \$95,000, (\$220,000), SHORT SALE, 2 bedrooms, 2 baths.

4709 Tecumseh Street, Unit 202, \$119,900, 2 bedrooms, 2 baths, American Investment Trust.

4720 Pontiac Street, \$399,900, 5 bedrooms, 3 1/2 baths, MGA Builders, Inc.

8322 Potomac Avenue, \$190,000, 5 bedrooms, 3 baths.

8306 48th Avenue, \$349,900, 5 bedrooms, 2 baths.

8502 48th Avenue, \$249,900, 4 bedrooms, 2 baths.

8404 49th Avenue, \$250,000, 4 bedrooms, 1 1/2 baths.

Properties for Sale or Rent (Berwyn 14, Branchville 1)

5110 Berwyn Road, \$250,000, 4 bedrooms, 2 baths.

4821 Osage Street, \$149,900, FORECLOSURE.

4822 Osage Street, \$274,900.

8320 Potomac Avenue, \$319,000, 5 bedrooms, 4 baths.

8411 Potomac Avenue, \$200,000, SHORT SALE, 3 bedrooms, 1 bath.

8524 Potomac Avenue, \$340,001, 5 bedrooms, 1 bath.

5002 Roanoke Place, \$274,800, 5 bedrooms, 2 baths.

5102 Roanoke Place, \$278,000, 5 bedrooms, 3 baths.

4815 Ruatan Street, \$199,900, 4 bedrooms, 1 bath, Bank of America.

4709 Tecumseh Street, Unit 303, \$1,680, 2 bedrooms, 2 baths.

4914 Tecumseh Street, NEW HOME, \$359,900, 5 bedrooms, 3 baths.

8707 48th Place, \$299,900, 8 bedrooms, 2 baths.

9004 48th Place, \$300,000, SHORT SALE, 4 bedrooms, 2 baths.

8702 49th Avenue, \$1,200 per month, 2 bedrooms, 1 bath.

8703 49th Avenue, \$375,000, 3 bedrooms, 2 baths.