

The Berwyn News

Published by the Berwyn District Civic Association, Inc.



(ISSN 10619-515X)

P.O. Box 535, College Park, MD 20740

Volume 16, Issue 3

www.myberwyn.org

March 2008

Annual Spring Pot Luck Saturday, March 29

Mark your calendars for Saturday, March 29 for our annual Pot Luck, which will take the place of our March Membership Meeting. Come help us set up at 5pm, or bring your dish to share from 6-8 pm.

Maryland Day Saturday, April 26

It's the 10th Anniversary of Maryland Day! The University of Maryland's increasingly popular open house will be held Saturday, April 26, from 10-4, rain or shine. The event last year drew more than 77,000 visitors to campus and involved thousands of faculty, staff, and students.

Bring your family and stay for the day. Visit the Kids Carnival at the Stamp Student Union, stay for lunch, listen to great music, and be sure to sample their famous ice cream!

For more information, visit
www.marylandday.umd.edu

Berwyn District Civic Association

NO 3RD THURSDAY MEETING IN MARCH!

It is replaced by our annual Spring Pot Luck event on March 29th!

THE NEXT ISSUE of the *Berwyn News* will be distributed on the weekend of **April 11th**. The deadline for articles & ads is **April 7th**.

Send articles and ads to Bob Baca at
cookwithbob@hotmail.com

PRESIDENT'S CORNER

Jerry Anzulovic, jvamgnca1@verizon.net

Where is that beautiful lady called SPRING? I know she is not supposed to arrive until around the 20th of this month, but I am so tired of old man winter and his consort, MISS COLD, that I am about ready to scream. Both of them didn't even bring us one decent snowfall. Good riddance I say.

Have noticed a good crop of male robins here and about. Like most of us males they are hanging out with each other and I am sure they are swapping lies and stories like we guys do, but when the girls arrive they will settle down and do their proper duties. Guys, enjoy your bachelorhood while you can, domestic bliss (?) is close at hand.

I hope everybody will come out on Saturday, March 29th at the Four Seasons room for the Berwyn Pot Luck dinner. I know that there are some excellent chefs out there, if my attendance at past potlucks is any example. It is a good time to meet and talk with your fellow neighbors and get to know each other over some good food and drink.

The Garden Committee is off and running and is in need of some monetary support. They have obtained some tools, a modern composter, and a source of water, if needed. I am more into farming instead of gardening, but the board and I are in wholehearted support of the effort of a committee of this Association. In fact, it resurrects one of the reasons that there is an Association. A community garden and graveling the roads was a core reason for the founding of the Association way back in 1885. Let's support the committee in their efforts.

Talking about efforts, now is the time to ask for a volunteer from the community to act as the coordinator for Berwyn Day. There is a lot of knowledge and support by individuals on particular activities that go on a Berwyn Day, but we need someone to be the Supremo Commandante, i.e. the one who makes sure we get everything lined up and done. It would be the sole focus of your attention for the community and you would have the backing of the board and myself. If you feel like giving it a try, let me

know by calling me or getting in touch with me through www.myberwyn.org.

The prisoners here at Point Lookout Annex are suffering from the usual infirmities of old age, but are still enjoying their evening parole with the provost. The provost apologizes for their rudeness when they shout out insults, but that is the way they keep their rebel spirits up. See you at the PotLuck on the 29th.

COUNCILMAN VIEWS AND COMMENTS

Bob Catlin

301-345-0742 or Catcprtc@aol.com

Greetings neighbors. The State (SDAT) now has the data available for property sales for 2007. In the Berwyn/Branchville neighborhood during 2007, 15 single family detached homes were sold, at a median sales price of \$374,000 and an average sales price of \$376,000. Only one townhouse was sold at a sales price of \$330,000. The highest sales price was \$500,000 and the lowest was \$245,000, which was for a teardown, in the sales involving detached single family homes. We had 21 condominium sales at the Oasis (an apartment conversion project), at unit prices ranging from \$190,000 to \$272,400. In both 2005 and 2006 we experienced 31 sales of single family detached homes at median prices of \$337,500 and \$366,000, respectively. In 2005, six townhouse units sold at a median price of \$264,000 and in 2007 only two townhouse units sold at a median price of \$314,000.

Almost 3,000 homes in the Greater Washington, DC area are for sale as a result of foreclosure, including four in College Park, which includes one in Berwyn. There are about 100 homes for sale in College Park now. The number of homes for sale for over \$400,000 is about same as the number of homes for sale for less than \$300,000, about 20 of each.

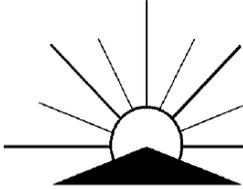
It has just come to my attention that the County Planning Department has recently approved a new subdivision plan which creates a new buildable lot on the north side of the 4700 block of Pontiac Street, from the rear yards of two properties which front on 48th Avenue. The new lot would be located between the office building parking lot and the existing homes.

JPI West has finally accepted the District Council's Final Order with Conditions from last November. The proposed project has been approved for 220 residential units and 25,000 square feet of retail space on a site which used to have Lasick's Restaurant and the Hillcrest Hotel. Also, the County Planning Department recently approved a Buffalo Wild Wings Restaurant (a 6,500 square foot sports bar) for a pad site in front of the development to the north of Ikea. Construction of the Mazza GrandMarc Apartments (grad student housing) should begin this spring, with completion

projected by fall 2010. The project is located on the west side of Route 1, just south of the Post Office.

On Saturday, April 5th and April 12th the elected body and City Staff will meet to discuss the City Manager's proposed budget for FY2009. In past years the meetings were also broadcast over the City's cable channel. I expect that will be the case this year, too. We probably will not receive the budget until about March 22nd, so it is too early to give you a preview of what it proposes. However, by the potluck supper, I will have had time to do some review of the 200 page budget.

I hope to see you at the potluck supper on Saturday, the 29th.



CASAS del Sol Inc.
HOUSES OF THE SUN

GENERAL CONTRACTING
CUSTOM HOMES • REMODELING • DECKS

HARRY C. PITT, JR.

8200 POTOMAC AVENUE • COLLEGE PARK • MARYLAND • 20740
301•220•1066 / FAX 301•513•9365
MHIC #38777

CITY COUNCIL MUSINGS

Jack Perry, 301-345-7526

Just a short note this month. City council has been doing normal stuff. Listening to the mayor tell us about 'free money' and future debt of the city. Getting ready for the new budget for the next fiscal year. We listed to four bar owners tell us how they will change the way they operate and attempt to comply with local law and regulations. We have had a number of executive sessions – which are closed to the public – and supposedly briefed on upcoming and current negotiations. (If I tell you about them, I'll have to kill you.) Needless to say, I do not believe all of them were/are necessary.

College Park now has a Historic District – roughly the area behind the Book Exchange south to Calvert Road, all the way to the railroad tracks – 'Old Town' as it is called. I'm glad that I don't own property in that neighborhood.

We have heard about development on Route 1 for student housing and a buffalo wings and ribs establishment in the Ikea area. Quality dining has come to College Park. The owner of the Santa Fe wants permission to allow under 21 students in his

'venue' – to reach a larger portion of the student body says he.

The city has taken delivery on one of the three new trash trucks. You will notice it as it is larger than what we now use. Single stream recycling is now in place in some neighborhoods. When it comes to Berwyn, you will be notified.

I finish up with some advice: call parking if you see a violation. Call code enforcement to report a suspected code violation. Let them decide if there really is a problem. If you have a question about trash (solid waste) or recycling, call public works before 4 pm. If your street light is out, call Pepco. It's automated but you'll need the number off of the light pole and your street address. Bag yard waste in paper bags or in city-approved containers and set it out with your regular trash. Bulky trash requires a call to public works, but they will come and pick it up. My dad always said, "If you live on a dirty street, you didn't have anybody to blame except the person in the mirror!"

May God continue to bless this great nation. We will look for you at the Pot Luck – no Thursday meeting this month.

BERWYN NEIGHBORHOOD WATCH
Gina Tomko (GTomko@epe.org)

From Major Davis of the PG Police:

College Park Friends,
As many of you may know, we experienced citizen robberies throughout College Park from February 18–22. In each case, female victims were robbed by force and/or knifepoint of their purses or backpacks at the following locations:

- 5300 block of Lackawanna Street (near the Metro) - Hollywood
- 8100 block of 48th Avenue – Berwyn
- 4900 block of Berwyn Road – Berwyn

The robbery suspects and their getaway vehicle were described in detail by our victims. My Robbery Suppression Team detectives tracked the use of a credit card taken from one of our victims to a Route 1 hotel late Friday night / Saturday morning. An operational plan to apprehend the suspects terminated after the suspects fled from their getaway vehicle and were captured by my Special Assignment Team officers and Robbery Suppression Team detectives.

Four juveniles (2 from Washington, D.C., 1 from Landover, and 1 from Lanham) and one adult (Juan Carlos Cortez of 20th Avenue in Hyattsville) were charged that night with Robbery with a Deadly Weapon, Theft, and Possession of a Stolen Vehicle

(...the getaway vehicle). A great end to these capers for the community!

Other items of interest over the weekend of Feb. 23-24 include a residential burglary arrest along the 4900 block of Blackfoot Street in Hollywood. Two adults (Gerald Archery of Greenbelt and Dwight Jeffries of College Park) were arrested by College Park contract officers during a burglary in progress called into the PGPD by an observant and conscientious citizen. Great job by all!

Five side-view mirrors of vehicles were destroyed by unknown vandals along the 8300–8400 blocks of Potomac Avenue in Berwyn. Two car windows were smashed in Hollywood (Lackawanna Street and Huron Street) as well by an unknown suspect. These property crimes remain unsolved, and anyone with information is asked to call 301-699-2601 (District I Investigative Section) or 1-866-411-TIPS (Crime Solvers) with information. Remember, these cowardly vandalisms are usually committed by wayward kids who commit several at one time. So please call right away at the first sign of disorder in the neighborhood.

Overall, a very busy weekend with seven criminals who were preying on College Park are now in custody. These arrests were facilitated by community partnerships that remain the key to the elimination of criminal activity in our neighborhoods. I'm very proud of my officers as well. Their dedication is something that I see demonstrated each and every day. Thank you.

Major Kevin Davis
Commander, District I
Prince George's County Police Department
301-699-2626

The week of Feb. 25-29 there was a stolen bike reported to the Neighborhood Watch online group. The resident thinks the bike may have been stolen from the garage while the garage door was open and while someone was home at the time. It was a Marin Stinson dark green-blue metallic bike (helmet was black). MARIN in large letters on the cross bar. Please be on the lookout for this bike. It was taken from a home near Tecumseh and Rt. 1.

Also, continue to look out for a destructive bunch of boys that were seen at 5:30 on the morning of Feb. 23. They were spotted coming up Potomac Avenue from the bike path and caused a lot of vandalism to the cars on Potomac among other obnoxious behavior.

Continue to report ANY and ALL suspicious behavior to the police. 911 for an emergency and 301-333-4000 for non emergency related events.



Information Provided by
Jerry Anzulovic
of Bright and Associates

Properties Sold or Rented (Berwyn 2, Branchville 1)

- 8403 Potomac Avenue**, \$343,000, (\$407,000), Thaddeus & Sophie Dmuchowski, 10 Grey Pebble Ct, Germantown, MD, 20874, 301-527-0664, 3 BR, 2.5 BA, 1764 sf, DOM 105, ss \$0, SA Bernice Fox, mbernicefox@aol.net, SB Long & Foster Real Estate, Bethesda, MD, 20814, 240-497-1700.
- 5012 Roanoke Place**, \$350,000, William Bradley, 4335 Buena Vista Road, Prince Frederick, MD, 20678, 410-535-1159, 3+ BR, 1+ BA, 936 sf.
- 9002 48th Place**, \$360,000, (\$360,000), Isabel Amaya & Juan Zelaya, Owner occupants, 3 BR, 1 BA, 1128 sf, DOM 47, ss \$10K, SA Jorge Vargas, jvargas@vargashouses.com, SB, Union Plus Realty, Rockville, MD, 301-309-8859.

Properties under Contract (Berwyn 8, Branchville 0)

- 4705 Greenbelt Road**, \$449,000, William & Ellen Roberts, Absentee owners since 06/22/2006
- 4907 Quebec Street**, \$415,000, Joshua & Valerie Durrant, Owner occupants since 07/30/2002
- ***5000 Quebec Street**, \$370,000, Richard Fahey, Owner occupant since 06/05/1991
- 8708 Rhode Island Avenue**, \$425,000, Frances Darling, Owner occupant since 08/20/1970
- 4718 Ruatan Street**, \$375,000, Jarred & Sue Hester, Owner occupants since 03/02/2005
- 4707 Tecumseh Street, #304**, \$259,900, Stephen Tennant, Absentee owner since 06/17/2005
- 4709 Tecumseh Street, #104**, \$267,000, Stephen Tennant, Absentee owner since 06/17/2005
- 4914 Tecumseh Street**, \$149,000, (Building lot), 9228 sf, Ilhame Sefiani, Absentee owner since 02/11/2004

Properties for Sale or Rent (Berwyn 9, Branchville 2)

- 4707 Greenbelt Road**, \$499,000, William & Ellen Roberts, Absentee owners since 06/23/2006
- 4804 Osage Street**, \$270,000, Quay Dong, Absentee owner since 08/24/2005
- 8400 Potomac Avenue**, \$369,900, Scott Roberts, Absentee owner since 11/23/1998
- ***8520 Potomac Avenue**, \$349,900, Robert & Stephen Ford, Owner occupants since 10/01/2004
- 5007 Quebec Street**, \$349,900, Russell Dickerson, Owner occupant since 03/24/1988
- 4702 Tecumseh Street**, \$350,000, Alfredo Orozco, Owner occupant since 05/02/2006
- ***4707 Tecumseh Street, #103**, \$1,550/mo, 2 BR, Bruce Weneck, Absentee owner since 10/11/2006
- ***4709 Tecumseh Street, #302**, \$1,400/mo or \$245,000, 2 BR, Renee Gray, Absentee owner since 04/02/07
- ***4709 Tecumseh Street, #303**, \$259,000, 2 BR, Michael Wright, Owner occupant since 08/16/2006
- 8901 48th Avenue**, \$349,900, Jose Zavala & Ana Aguilar, Absentee owners since 09/29/2005
- 9008 48th Place**, \$415,000, Ilhame Sefiani, Absentee owner since 08/02/2005

DOM means day on the market from listing to filing of deed at courthouse. Underline means a new listing.

* means a change in offered price, LA means living area only (NOT the basement or lower level).

Visit the Berwyn online MESSAGE BOARD!

Post your questions, items for sale, announcements, and more at www.myberwyn.org.
Click "BDCA Message Board" at the top-center of the page and post your message.

Are you on the Neighborhood Watch email list?

If you are interested in joining the Berwyn Neighborhood Watch online group, send an email to:
Berwyn_neighborhood_watch_subscribe@yahoo.com
You'll get timely updates of things going on in and around the neighborhood.

Have something to share with your neighbors?

We're interested in your neighborhood stories, photos, opinions, and community interest items. Send them to the editor at cookwithbob@hotmail.com and we'll try to get them in the next issue of the *Berwyn News*.