

The Berwyn News

Published by the Berwyn District Civic Association, Inc.



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

Volume 17, Issue 7

www.myberwyn.org

September, 2009

Berwyn Day
September 12, 2009
Noon-4 PM

Berwyn Neighborhood Playground
(49th Avenue and Patuxent Road)

Come out and mingle with your neighbors at the annual Berwyn Day! Games, bake sale, plant sale, face painting and more!

For more information, visit myberwyn.org, look inside this edition of The Berwyn News or contact Kevin Young at kc5018@yahoo.com or 301-474-3577.

Prescription Discount Card

The City of College Park has a new program that may save residents an average of 20% off the regular retail price of prescription drugs at participating pharmacies. The card is free to all City of College Park residents regardless of age, income or existing health insurance.

Visit the City of College Park website (<http://www.collegeparkmd.gov/>) for more information or call 1-888-620-1749

College Park Farmers' Market
Herbert Wells Ice Rink
Saturdays 7 AM - Noon

Go check out the local Farmers' Market every Saturday until November 21.

For more information, contact Phil Miller at 301-399-5485

Berwyn District Civic Association

Next meeting is Thursday,
September 17, 2009

Meetings are held the **THIRD THURSDAY** of the month from 8-10 PM in Fealy Hall

BDCA 2009-2010 Officers

President	<i>Kevin Young</i>
1 st Vice President	<i>Jerry Anzulovic</i>
2 nd Vice President	<i>Jack Perry</i>
Corresponding Secretary	<i>Timothy Triplett</i>
Recording Secretary	<i>Liesl Koch</i>
Treasurer	<i>Lori Young</i>
Board of Directors	<i>Harry Pitt, Robert Catlin & Terrance Rucker</i>
Neighborhood Watch Director	<i>Kevin Carter</i>
Berwyn News Editor	<i>Antoinette Byrd</i>

THE NEXT ISSUE of The Berwyn News will be distributed on the weekend of **October 10th**. The deadline for articles & ads is **October 4th**.

Send articles to Antoinette Byrd at asb418@gmail.com

Stay informed about neighborhood activities. Visit the Berwyn web site at <http://www.myberwyn.org/> for news, photos, maps, meeting minutes, and much more.

PRESIDENT'S CORNER

Kevin Young, kc5018@yahoo.com

Greetings Berwyners! The arrival of September signals the start of what promises to be a busy year for our civic association. We concluded last year's business with our annual election of officers. I would like to thank the community for giving me the opportunity to serve as your President; but, mostly I would like to thank all the volunteers who have agreed to serve on the Board of Directors for the upcoming year. Over the summer, board members and several volunteers met and began planning for Berwyn Day. This year's event will have a couple new features-- look for more information elsewhere in this newsletter. We still need help with moving tables and chairs to and from Holy Redeemer. If you would like to help please contact me at kc5018@yahoo.com.

Thanks to Kevin Carter for planning this year's Neighborhood Night Out against crime. We were led by Prince George's county police in a walk through the neighborhood which ended at the plaza on Berwyn Road where we enjoyed ice cream and were visited by city officials and Assistant County Police Chief, Kevin Davis. Thanks to everyone for coming out and supporting this neighborhood event.

There has been renewed interest in updating the neighborhood directory. Two volunteers have agreed to work on this project, but more help is needed. If you would like more information on how you can help, please contact any board member or come to the September meeting.

This is an election year for College Park Mayor and Council. Mayor Brayman has announced he will not run for a fifth term. For the first time in over eight years we will elect a new mayor. In our council district, District Two, both incumbent council members have announced their intentions to run again. The board of directors will invite all candidates that are vying to represent District Two-including mayoral candidates to the October Membership meeting. Members will have a chance to learn about the candidates and ask questions. Look for details in next month's newsletter.

The September meeting of the Civic Association will be held Thursday September 17th at 8 pm in Fealy Hall, which is located at Berwyn Road and 49th Avenue. In addition to our normal order of business we will have a guest speaker from Senator Rosapepe's office to discuss the problems associated with foreclosures in our community and what is being done to address this growing concern. Also, our own local real estate expert, Jerry Anzulovic, will bring us up to date on specific properties in Berwyn and what we as good citizens can do to monitor these properties.

In the early morning hours of July 18th the Washington Post printed its last newspaper at its College Park facility. All newspaper production will be handled at the Post's Virginia production plant. As of this writing there are no confirmed plans for use of the property. The future use of this twenty-seven acre site is of vital interest to our neighborhood. Your civic association will monitor the situation.

I hope to see you all at Berwyn Day Sept. 12 from 12 to 4 pm. And remember BDCA holds monthly meetings on the third Thursday of the month and all residents are welcome.

Councilman's Views and Comments

Bob Catlin, 301-345-0742 or
Catcprtc@aol.com

Greetings neighbors. Schools have opened and summer is quickly winding down. Three months have passed since the last Berwyn News was distributed and a lot has happened since then. The Washington Post has ended their eight-year run of printing newspapers in Berwyn and has its plant up for sale. The County approved the Starview Plaza student housing project, building permits were issued and then the developer lost his financing at the last moment. That project is almost certain to be on hold until 2010 or later. The Mazza student housing project near the post office is proceeding well. The apartments complex may partially open to students for the spring semester. University View II is slated to open to students in another year. The City opened its downtown parking garage in late July and rolled out its introduction of a pay station system in the garage and the City Hall lot, in lieu of traditional meters. The City is wrapping up its lease of the retail space in the parking garage, with Ledo's Restaurant planning to relocate there and close up its location of 50+ years in Adelphi. Governor O'Malley announced the state's intention to build a light rail purple line from Bethesda to New Carrollton, with three stops in College Park (campus, Route 1 and the College Park Metro) and another stop on River Road in the M Square Research Park just beyond our border.

The City estimates that it ended its 2009 fiscal year on June 30th with a surplus of about \$350,000. The fiscal issues which are playing havoc with the State's and the County's budgets now will likely strike the City in a more limited way in next year's budget. While the loss of the Washington Post will hurt the City's finances, the addition to the tax roll of two major student-housing complexes will have a far greater positive impact. The City's union contract for 2010 remains to be negotiated; so the City has no cost of living obligation for next year's salaries. Lower residential property value assessments will result in significantly less tax revenue from investor properties. Revenues from the state will likely be less, too. Though I expect that the

City's available revenues next year will be flat at worst when compared to this year's revenues and we will not face the need to reduce the basic services that we provide our residents.

The Draft Revised US 1 Sector Plan is now available. You can pick up a copy in the lobby of City Hall. A public hearing on the draft plan will be held in Upper Marlboro on Tuesday, September 15th. As a result of the hearing date, the City Council has moved its worksession date to Wednesday to avoid a conflict. The plan makes a number of controversial/interesting recommendations that the City will address in writing and in person. The recommendation that would have the greatest impact on Berwyn/Lakeland is to "reopen Rhode Island Avenue from Greenbelt Road to Paint Branch Parkway." While I am not sure how you can reopen a road that has never existed, the City owns the right-of-way and the City controls its fate. Even if the City thought that the idea was sound (which it doesn't), the cost of the project to the City would be enormous.

The rent stabilization ordinance has been extended for three more years. The Mayor cast his vote in favor of an extension of the law after the City Council deadlocked in a four-four vote on the proposal to continue the law. As the author of the ordinance in 2004, I cast a, surprising to many, no vote on its continuation. While the student housing stock has not increased to the degree that I had hoped, more student housing is on the way, with two campus projects under construction, in addition to the two Route 1 housing projects under construction. With the recession, student housing demand has slackened this year, which should relieve pressure on rents next year and perhaps longer. As a result, I concluded that the ordinance should be allowed to sunset in September. Other council members advocated more caution in terminating the law, hence the council split vote.

The Lakeland Community Heritage Project (LCHP) has just had an Arcadia book published about Lakeland. You may remember that over the past few years similar books have been published about College Park and Berwyn Heights. The book will be available for purchase at Berwyn Day or you can contact Sandy Tyler or me for a copy of the book. The book's price is \$21.99. While it is available at local bookstores or on Amazon, the LCHP receives a far greater share of the purchase price if you buy the book directly through the LCHP. I will be having my traditional used book sale at Berwyn Day, so you can drop of any books you might wish to donate to my porch (blue corner house on 49th and Ruatan, two doors north of Fealy Hall. See you at Berwyn Day!

Have you paid your dues for the year? We need your support to help publish and distribute this newsletter, run our website, and sponsor all those great community events. Look on page 5 for dues information.

The CPAW Adorable Adoptable of the Month



Nala is a gorgeous 6 year old green eyed goddess who recently lost her Mom. She is very depressed and either needs a foster home or permanent home as soon as possible. She is very loyal and prefers a home with no other cats or dogs as she likes to be the only pampered pet in the house. If interested please contact the City of College Park Animal Welfare Committee at (240)375-3165 or alightning@collegetparkmd.gov.

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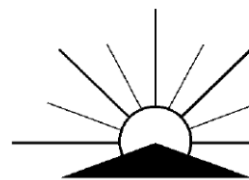
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Your Ad Here!

Have a business in the neighborhood, a home-based business, or some other ad that you need people to see? The *Berwyn News* has great rates for ads and over 500 copies are delivered throughout the Berwyn neighborhood each month (and is also available online).



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CITY COUNCIL MUSINGS

Jack Perry, 301-345-7526

Howdy. Hope you had a restful summer. Your council has been busy. Even though we are supposed to have a more relaxed summer than the rest of the year, this summer had its share of executive sessions-read secret.

Some of the items we discussed could have been very well discussed at open meetings in my opinion. One session wasn't even advertised or expected by the council until the mayor called for it.

You should already know that rent stabilization was again reauthorized by the council with a tie vote and the mayor voting to continue to stay with the existing law and not let it sunset. As it turns out, the mayor's vote says that College Park doesn't care what it costs, full steam ahead.

The city has a policy that services and fees that are paid to the city do not make money. With rent stabilization that policy is out the window. Damn the torpedoes, full steam ahead.

Many of the programs that the city has on the table depend on other people's money. There are grants and promises from developers. Once we take a grant from the other levels of government, strings are attached and more "review" by others slows down the whole process.

Those promises by developers go away when the developer goes belly up. If we are going to continue with the project or program other sources or city monies will have to be allocated to the project or program.

With the current economy College Park is not immune to the goings on. We have foreclosures and all of those other things. Most of the city will be reassessed next year. The expectations are they will be lower thus a ripple effect on our budget. As I have stated before, much of the council is looking through rose colored glasses at the future fiscal health of our city.

Park and Planning has completed a study (yet another one) on the "Central U.S. 1 Corridor." This 425-page tome is a planners dream. This proposal proposes the updating and changing of at least 10 previous studies. Remember that Park and Planning is only addressing land use next to the road way. Someone else must address the road. The preliminary plan has a lot of grand ideas, not one on how it will be paid for. It is also neat that they have proposed to go all the way down Edgewood Road to Rhode Island Avenue, like there wasn't enough to do on Route 1. Like I said a planners dream.

The mayor has convinced a lot of council members that the city should install cameras throughout the city. This is being pushed as a public safety issue, we would be watched 24/7 by closed circuit TV. Sounds a lot to me like George Orwell's 1984. That is a scary thought. Of course we will apply for some "grant" funds for the installation; future operating costs would be the city's.

We have had elections at the civic association. A new state of officers and directors under, President Kevin Young, are adding new life to the oldest active civic association in Prince George's County. Which reminds me to invite you and your family over to "Cherry Park" (Berwyn Playground) on Berwyn Day 2009 on September 12-noon to 4 PM. We need donations to the book sale, the bake stand, and the plant cutting and gardening booths. We also need help in setting up and taking down. Contact Kevin at KC5018@yahoo.com or 301-474-3577.

Elections are this year for the entire city council and mayor. If you are interested in running, contact the city clerk at 301-864-8667. If you want to work for a candidate, contact them.

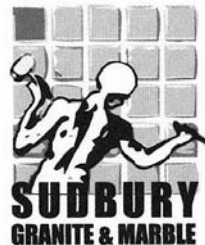
That's about enough for me at this time. Introduce yourself to your neighbors. Keep your "curb appeal" up. And, thank god for modern medicine.

R.E. WHITE

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**Mention this ad and get a 10%
neighborhood discount!**

BERWYN DAY 2009

This year Berwyn Day will offer three exciting new exhibits: the Gardening in Berwyn and Plant Sale booth, a photo exhibit of past Berwyn Days, along with the Lakeland Community Heritage Project.

- The gardening booth will be staffed with expert local gardeners and an arborist. Be sure to stop by and learn about which plants thrive locally and to share your experiences with other gardeners. A variety of perennials, cuttings, and seeds will be offered for purchase. A signup sheet will be available for those interested in having a spring plant swap.
- Recently a collection of photographs from past Berwyn Days has been discovered. Volunteers are working to put together this display that will include a book for recording memories of past Berwyn Days. If you have any photos you would like to share please bring them along. The photo exhibit is sure to be a great draw!
- Before College Park consolidated, Berwyn and Lakeland were two separate towns along the B & O Railroad tracks. Over time, many ties developed between these two communities. For example, both Berwyn and Lakeland used the same Railroad station and Post Office. Most of the historic structures of old Lakeland that existed in what is now Lake Artemesia are now gone; however, its rich history remains. This history has recently been collected into a book by the Lakeland Community Heritage Project (LCHP) and published by Arcadia books. During Berwyn Day, make a stop at the Lakeland table to check out the new book, talk with our Lakeland neighbors, and begin to explore the ties between us. Learning about those connections may encourage us to explore our own, rich Berwyn heritage. Who knows? One day we may publish our own Arcadia book!

Have something to share with your neighbors?

We're interested in your neighborhood stories, photos, opinions, and community interest items. Send them to asb418@gmail.com and we'll try to get them in the next issue of the *Berwyn News*.

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.

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BERWYN DISTRICT CIVIC ASSOCIATION Annual Membership Dues

Membership dues are \$10 per person or \$15 per family, collected once a year. Paying your dues today will make you an active member through September 2010! Your dues support publication of this newsletter, community events, advocacy for Berwyn issues, and much more. Send payment, family name, and street address to Berwyn District Civic Association, P.O. Box 535, College Park, MD 20740. Make checks payable to "Berwyn District Civic Association, Inc."

The Berwyn District Civic Association Invites You To

Berwyn Day 2009!



And much more!

Who? Berwyners, Family, and Friends

When? Saturday, September 12, 2009; 12:00 Noon - 4:00 PM

Where? Berwyn Neighborhood Playground, 49th Ave. & Patuxent Road

Why? To meet new neighbors at our annual community day picnic

**** New this Year -**

- * Plant sale and Gardening in Berwyn booth*
- * Lakeland Community Heritage Project*
- * Photos of past Berwyn Days*

Interested in helping out or renting a yard sale table? Contact Kevin Young kc5018@yahoo.com or 301-474-3577



Information Provided by
Jerry Anzulovic

Properties Sold or Rented (Berwyn 2, Branchville 2)

- 4709 Tecumseh Street**, Unit 302, \$1,550 per month, 2 bedrooms, 2 baths, Renne Gray, Absentee owner since 4/2/2007.
- 8901 48th Avenue**, \$170,000, (\$245,900), 3 bedrooms, 1 bath, 1,152 sf, DOM 189, George Letscher & Nancy A. Nguyen, Absentee owners, 12217 Tideswell Mill Court, Woodbridge, Virginia, 22192-5559, Unlisted telephone number, SA Vince Phan, bmwbus2@yahoo.com, SB Proplocate Realty, Falls Church, Virginia, 22046, 703-538-1113.
- 8903 48th Avenue**, \$233,380, (\$234,900), 2 bedrooms, 2 baths, 1,152 sf, DOM 161, Michael S. Burrier, Jennifer Chafin, et al, Owner occupants, SA Russell Smith, rsmithlv@yahoo.com, SB Assist-2-Sell Buyers And Sellers Smart Choice, Crofton, Md., 21114, 410-721-6141.
- 8700 49th Avenue**, \$2,600, (\$2,700), 4 bedrooms, 3 baths, Lisa E. Flynn, Absentee owner since 6/14/2006, SA Kimberly James, james@longandfoster.com; SB Long & Foster Real Estate, Inc.; College Park, Md., 301-441-9511.

Properties under Contract (Berwyn 8, Branchville 0)

- 5007 Berwyn Road**, \$312,500, 3 bedrooms, 2 ½ baths, Cynthia S. Rankin, Owner occupant since 11/10/1999.
- 5065 Berwyn Road**, \$265,000, 5 bedrooms, 3 ½ baths, Jose F. Ortiz, Absentee owner since 12/15/2006.
- 4805 Greenbelt Road**, \$114,900, 2 bedrooms, 1 bath, Bank owned since ?
- 8521 Potomac Avenue**, \$319,900, 4 bedrooms, 2 baths, Charles R. Bailey, Absentee owner since 9/15/2006.
- 5106 Roanoke Place**, \$189,900, 5 bedrooms, 2 baths, Roland Crespin & Rut I. Valladares, Absentee owners since 12/08/2005.
- 4709 Tecumseh Street**, Unit 303, \$215,000, 2 bedrooms, 2 baths, Michael Wright, Owner occupant since 8/16/2006
- 8306 48th Avenue**, \$349,900, 5 bedrooms, 2 baths, C. Martin Brincefield, Absentee owner since 9/28/1990.
- 8408 49th Avenue**, \$244,900, 3 bedrooms, 1 bath, Robert M. Bacca, Owner occupant since 6/25/2001.

Properties for Sale or Rent (Berwyn 16, Branchville 1)

- 5009 Berwyn Road**, \$2,000 a month, 3 bedrooms, 2 ½ baths, Barrett J. Penan, absentee owner since 8/27/2004.
- 5027 Berwyn Road**, \$230,000, 4 bedrooms, 2 1/2 baths, Julie Frederickson & Janina Hagen, Absentee owners since 3/20/2005.
- 5055 Berwyn Road**, \$265,000, 4 bedrooms, 2 ½ baths, Tanya Walentowicz, absentee owner since 7/22/1997.
- 4719 Pontiac Street**, \$344,900, 5 bedrooms, 2 baths, Glenn J. & Patricia L. Gulden, Absentee owners since 9/28/1990.
- 8400 Potomac Avenue**, \$369,900, Scott A. Roberts, Absentee owner since 11/23/1998.
- 8409 Potomac Avenue**, \$200,000, 5 bedrooms, 2 baths, Hector A. Caballero, Absentee owner since 12/14/2006.
- 8430 Potomac Avenue**, \$225,000, 4 bedrooms, 3 baths, Mohammed S. & Tahmina Sikder, Absentee owners since 5/4/2006.
- 8513 Potomac Avenue**, \$2,800 a month, 6 bedrooms, 2 baths, Tami Sadowski, Absentee owner since 2/5/2004.
- 8516 Potomac Avenue**, \$2,800 a month, 6 bedrooms, 2 baths, Tami Sadowski, Absentee owner since 8/17/2005.
- 8524 Potomac Avenue**, \$375,000, 4 bedrooms, 2 baths, Richard D. Weary, Owner occupant since ?.
- 4904 Ruatan Street**, \$2,500 a month, 5 bedrooms, 3 baths, Brian E. & Erin L. Shipp, Absentee owners since 11/3/2003.
- 4707 Tecumseh Street**, Unit 102, 1 bedroom, 1 bath, Cristina Figueroa, Owner occupant since 5/25/2007.
- 4709 Tecumseh Street**, Unit 104, \$220,000, 2 bedrooms, 2 baths, Sonia I. Mercado-Caceres & Delsa M. Mercado, Owner occupants since 6/28/2007.
- 4709 Tecumseh Street**, Unit 304, \$224,999, 2 bedrooms, 2 baths, Jack B. Johnson, Absentee owner since 12/7/2006.
- 4914 Tecumseh Street**, \$105,000, Vacant lot, Was Trouble's north paddock, Felicite Nkonabang, Absentee owner since 10/10/2007.
- 8513 48th Avenue**, \$260,000, 4 bedrooms, 2 baths, Juan P. Martinez, Owner occupant since 1/18/2006.
- 9004 48th Place**, \$300,000, 4 bedrooms, 2 baths, SHORT SALE, absentee owners since 3/28/1987

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).