



SOUTH FOUR CORNERS

Citizens Association



January/February 2016 Newsletter

**Next SFCCA Meeting: Monday, Jan. 18th - 7:00 p.m.
at the Schweinhaut Senior Center, 1000 Forest Glen Road**

January 18th Meeting to Feature Guest Speaker Harriet Quinn

One of our guest speakers at the January 18 community meeting will be local civic leader and community activist Harriet Quinn, past recipient of the Montgomery County Civic Federation's "Community Hero" award in recognition of her invaluable contribution to maintaining the residential character of our South Four Corners neighborhood when it was being threatened by commercial development.



In fact the Federation's newsletter noted that the acknowledgement was *"because of the extensive work she did in helping the SFCCA throughout the special exception process contributing an exhaustive knowledge of the documents, relevant laws and procedures, and planning issues involved. Although not a resident of the affected neighborhood, the aid Harriet provided to the SFCCA is an outstanding example of a citizen helping other citizens, and she deserves special recognition..."*

A resident of nearby Woodmoor, Ms. Quinn is widely regarded as one of Montgomery County's most effective advocates for sustainable growth and workable, affordable solutions to our County's transportation challenges.

MARK YOUR CALENDARS!

January 18 , 2016—7p.m.—SFCCA Community Meeting, Schweinhaut Senior Center, 1000 Forest Glen Road (**NOTE new date on third Monday!**)

January 23, 2014—10 a.m.—Clean-up of Forest Glen Rd (meet at Argyle Park tennis courts)

March 21, 2016—7p.m.—SFCCA Community Meeting, Schweinhaut Senior Center, 1000 Forest Glen Road (**NOTE new date on third Monday!**)

March 26, 2014—10 a.m.—Clean-up of Forest Glen Rd (meet at Argyle Park tennis courts)

Annual Community Tree Lighting

Marie Girardot

Party organized by Megan Wilson on December 5, 2015 at the corner of Rogart Road and Lanark Way.

The celebration began at 3:00 pm with an impromptu soccer game played by neighborhood kids, while their parents and neighbors set up tables full of warm holiday fare. Approximately 100 neighbors showed up to ooh and ahh as the darkness of the winter was broken by the bright lights adorning the Colorado Blue Spruce that is at the corner of the Wilson property. Once again the tree brightly shines through the night during the winter.



Thank you to the Wilson Family and all who came out for the festivities.



*** HOME VISITS AVAILABLE ***

*** HABLAMOS ESPAÑOL! ***



**LET'S TAKE THE
FIRST STEP,
TOGETHER!**

SPECIALTIES

- *Depression**
- *Trauma & PTSD**
- *Testing & Evaluation**
- *Aging & Life Transitions**

- *LGBTQ Issues**
- *Immigration Hardship Waivers**
- *Veterans Issues**



Frum Clients Welcome * Confidentiality Assured!

A Quiet Journey Counseling & Associates Wellness Center
10000 Colesville Road, Silver Spring, MD 20901, (301) 370-6613
E-Mail: therapist@AQuietJourney.com



**A QUIET JOURNEY
COUNSELING & ASSOCIATES
WELLNESS CENTER**
...Every Journey Begins With A Single Step...

WWW.AQUIETJOURNEY.COM



BETTYBATTY
REALTOR

Betty truly had our best interest as customers in mind – it was obvious she was not out for the path of least resistance for an easy sell, but wanted us to get the best & fairest deal possible. She was a strong negotiator and advocate on our behalf. I've always been a real-estate agent skeptic, as in our previous 2 home purchases, it felt as if our agents were paid a lot to do a little... however, I have a completely new perspective after our experience with Betty, as I believe she was worth her weight in gold & truly helped make our recent move as smooth and stress-free a situation as possible.

– Katy and Jason



Thinking about BUYING or SELLING in 2016?

Contact Betty! She has a proven track record and 5 star client reviews.

2015 SALES • SOUTH FOUR CORNERS

ADDRESS	LIST PRICE	SELLER SUBSIDY	DOM
10025 Dallas Ave.	\$439,000	\$0	1
10100 Quinby St.	\$445,000	\$0	2
10028 Greenock Rd.	\$451,000	\$0	3
10009 Sutherland Rd.	\$427,000	\$8,000	4
10116 Greenock Rd.	\$360,000	\$10,000	5
9901 Tenbrook Dr.	\$525,000	\$750	5
10145 Dallas Ave.	\$363,000	\$7,260	5
10103 Portland Rd.	\$475,000	\$0	5
1013 Stirling Rd.	\$432,000	\$12,000	5
10010 Portland Pl.	\$392,000	\$5,880	6
1205 Forest Glen Rd.	\$280,200	\$0	6
10116 Hereford Pl.	\$434,900	\$10,000	6
9910 Sidney Rd.	\$335,000	\$6,000	7
10008 Raynor Rd.	\$397,000	\$5,000	7
10111 Kinross Ave.	\$459,900	\$10,500	7
10012 Dallas Ave.	\$484,900	\$0	8
908 Roswell Dr.	\$449,900	\$3,500	11
10007 Brunett Ave.	\$425,000	\$8,000	16
10011 Portland Rd.	\$334,900	\$10,047	17
1109 Meurilee Rd.	\$417,500	\$5,000	18
10117 Renfrew Rd.	\$361,500	\$10,050	20
9908 Rogart Rd.	\$440,000	\$0	22
10110 Portland Rd.	\$330,000	\$0	23
802 Stirling Rd.	\$565,000	\$5,000	32
9914 Marklan St.	\$307,500	\$9,225	36
9907 Sidney Rd.	\$415,000	\$12,450	39
9803 Lorain Ave.	\$466,000	\$6,500	50
1027 Lanark Way	\$352,000	\$6,000	53
10017 Grayson Ave.	\$400,000	\$8,000	57
10105 Renfrew Rd.	\$430,000	\$13,416	61
10021 Lorain Ave.	\$286,101	\$0	66
9927 Markham St.	\$445,000	\$2,000	71
9915 Rogart Rd.	\$485,000	\$13,710	82
10115 Dallas Ave.	\$420,000	\$0	95
10020 Renfrew Rd.	\$275,100	\$0	98
10009 Grayson Ave.	\$375,000	\$11,000	105
1001 Roswell Dr.	\$389,000	\$4,745	110
9905 Sutherland Rd.	\$270,000	\$0	115
408 Lanark Way	\$360,000	\$6,900	121
10011 Raynor Rd.	\$430,000	\$0	147
10101 Greenock Rd.	\$412,000	\$7,000	151
9922 Lorain Ave.	\$339,900	\$10,000	180
9907 Markham St.	\$375,000	\$11,000	200
10020 Lorain Ave.	\$438,000	\$28,000	200
10021 Greenock Rd.	\$395,000	\$1,500	213
10012 Grayson Ave.	\$425,000	\$10,000	297
10147 Dallas Ave.	\$440,000	\$15,657	319

* All information deemed reliable but not guaranteed. Sales were pulled from MRIS as of 12/19/2015.



COLDWELL BANKER RESIDENTIAL BROKERAGE ■ Office: 301.718.0010 ■ Cell: 301.832.7609 ■ battyrealestate@gmail.com



Highlights from the November 16, 2015 SFCCA Meeting

Marie Girardot, President of the South Four Corners Civic Association, opened the meeting by welcoming those in attendance. She then introduced our speaker, Officer Joy Patil (pronounced pah-teel), from the Montgomery County Police Department.

Officer Patil began by encouraging us to follow the Homeland Security mantra: see something – say something. In other words, call in suspicious activity before a crime is committed. The three numbers to keep handy are:

911 for emergency | 301-279-8000 for reporting suspicious activity, non-emergent situations | 311 a community resource for reporting pot holes, graffiti, missing street name signs, code violations, etcetera.

Officer Patil then discussed trends. Theft from vehicles is the #1 crime in Montgomery County. “Tis the season to shop from cars!”

The guidelines she offered:

- Don't leave items in your car.
- Lock your car.
- Leave it clean – nothing in sight.
- Make the car look empty.

There is a dedicated patrol that investigates and watches trending areas where vehicle thefts are occurring. There are even decoy cars used to trap the criminals.

Citizens must report the crimes to the police in order for the detectives to be able to track the trends. Even reporting a crime two days after a crime occurs will help the crime investigators put pieces together.

Another trend at this time of year is package theft. Crooks are following the UPS trucks, the FEDEX trucks, and the USPS delivery trucks. Advice: have your packages delivered to your place of work, notify a neighbor you are expecting a package and have them retrieve it for you, ask the delivery company to place your package somewhere out of sight.

A third trend: an uptick in the volume of burglaries typically occurs between Christmas and January between the hours of 9:00 am and 3:00 pm.

Officer Patil's advice:

- If you have a home alarm, use it!

- Lock your doors and windows.

- Have a home security assessment performed free of charge by your local police department station
- Keep a written record of make, model and serial number of your electronics. Keep this record in a safe place. It will help identify your goods in the case of theft.

Highlights from the November 16, 2015 SFCCA Meeting (cont.)

Often times, when items are recovered, it is nearly impossible to identify the owner of the property because so many similar items are recovered. Items such as GPS units from cars, laptops, big screen TVs, etc. have serial numbers, yet the majority of people do not keep track of the serial numbers. Making it difficult to identify and return items to the rightful owner.

The typical response time, when calling 911, is 10 minutes. It of course dependent upon what is happening elsewhere in the county.

Officer Patil also told the group about the Citizens Academy. It is an extension of the Police Department's community policing efforts. Citizens are instructed on such topics as Criminal Law, Maryland Traffic Law and Major Crimes Investigation. The Academy is open to anyone 18 years of age or older who either lives or works in Montgomery County. The only cost to participants is their time. It runs 18 weeks, meeting once each week for 2-1/2 hours. There are two sessions offered per year, in the spring and in the fall. If you are interested contact:

Citizen Academy c/o MCPD
9710 Great Seneca Highway
Rockville, Maryland 20850
(301) 840-2771

Officer Patil also mentioned the RAD program offered by Montgomery County Park Police. RAD stands for: rape, aggression defense program. This program is a basic self-defense program for women and teens. For more information here is a link to the website: <http://www.rad-systems.com/index.html>

However, Officer Patil advised that the best defense: pay attention to your surroundings. \Drop the ear buds, put down the smartphone and the screens. For adults walking in neighborhoods: have your cell phone handy, use pepper spray, have a whistle if you are a jogger, be aware if you are out early morning or late evenings.

Larry Dickter mentioned that there is a high volume of cut through traffic, and drivers are "blowing through: stop signs." There was also mention that there is a \$575 fine for passing a school bus. Which brought up the question: if there are 4 lanes of traffic, how many lanes must stop for a school bus? The answer: if there is a median, dividing the directions of traffic, then all lanes of traffic traveling in the same direction as the bus are required to stop. If there is not a median, then all lanes of traffic, in both directions are required to stop.

Another issue that was discussed: suspicious individuals in the neighborhood. One in particular, is Giacomo. He has a swastika tattooed on his forehead. He has been banned from many areas. If you see him looking agitated, Officer Patil advised us to contact the non-emergency number and give them specific details.

Officer Patil's final word: Increase awareness. Look for suspicious behavior, such as people taking photos of houses, a person sitting in a car for long periods of time.

Another service of the county police department: a Mobile Crisis Team that will come out to evaluate a crisis situation. There are also Project Lifesaver bracelets recommended for the elderly, or autistic individuals.

Highlights from the November 16, 2015 SFCCA Meeting (cont.)

These bracelets are used for tracking people on foot. It is a free program through the police department.

Thank you Officer Patil for taking the time to meet with us and to advise us on how to be savvier about crime prevention.

After the conclusion of Officer Patil's presentation, Larry Dickter provided an update on Transit issues.

Larry Dickter updated us on the status of two major transit projects of interest to our neighborhood: The 16-mile light rail line ("Purple Line") between Bethesda and New Carrollton and the proposed Montgomery County bus rapid transit system (BRT) currently under study.

After many years of delay and controversy, Larry said it appears that the Purple Line will move forward. Governor Hogan, who opposed building the Purple Line when he ran for office in 2014, recently reversed his position on the project subject to certain conditions, including an additional commitment of \$40 million in funding from Montgomery County. The original cost projection for the Purple Line of around \$1.7 billion is now estimated to be about \$2.46 billion, with \$900 million of that amount to be provided by the federal government -- if Congress agrees to appropriate the funds.

The state has received several bids from concessionaires who would complete design and construction, and help to finance, operate, and maintain the Purple Line for 35 years. The winning bid is supposed to be announced early in 2016, with construction scheduled to begin, if all goes according to schedule, in late 2016. Service is anticipated to begin in late 2021.

The Purple Line will operate mostly on surface roadways and will stop at 21 newly built stations, including nine in the Silver Spring area. It will connect with four Metro Rail stations along the way. The segment between the Lyttonsville and Bethesda stops will require bulldozing a 3-mile stretch of the popular Capital Crescent hiking and cycling trail. Hundreds of tall trees will be clear cut to make way for the train tracks, alongside which the trail is supposed to be rebuilt.

While the pros and cons of the Purple Line are still being debated, including ridership estimates regarded by some as grossly inflated, Larry said that ultimately it was the somewhat dubious "economic development" argument that proved to be decisive with the Governor. Among those most prominently leading the pro-Purple Line charge were developers and other land speculators, including the company planning to "redevelop" the Chevy Chase Lake area along Connecticut Avenue just south of the Beltway. County approval of this massive project was based in part on the assumption that a Purple Line station would be located nearby.

Larry also briefed us on the status of the bus rapid transit (BRT) study. (For a fuller explanation of BRT and its potential impact on our neighborhood, see the article Larry wrote, along with the letter written by former SFCCA Vice President Glen Richardson to the Montgomery County Council in the January/February 2014 issue of this newsletter. Go to www.southfourcorners.com, click on "Newsletters," and then click on "Printed Newsletters" to find the issue you want to pull up).

The most recent news Larry announced is that, in the face of overwhelming public opposition and an apparent lack of political support, County Executive Ike Leggett has, for the moment at least, abandoned his intent to push for legislation by the state legislature and County Council that would establish an unelected, largely unaccountable Independent Transit Authority (ITA) with enormous powers of eminent domain (taking of private property) and taxation above and beyond the property

Highlights from the November 16, 2015 SFCCA Meeting (cont.)

tax cap approved by County voters years ago. Mr. Leggett contends that the ITA, along with the significant tax hikes the agency could seek to impose on homeowners is the only way the County can pay for BRT (which would be ineligible for federal funding).

When the County Council voted two years ago to look at building and operating a BRT network along major County roads, including US 29 (Colesville Road), it also created what it called "Corridor Advisory Committees" (CACs) that would include residents who live along the corridors and who would provide a voice for impacted neighborhoods such as ours.

SFCCA's representative on the US 29 South CAC is former SFCCA President Karen Michels. In addition, Larry has been heavily involved in the BRT study through his role in the Greater Four Corners Alliance, a recently formed coalition of citizens and businesses who study local issues such as traffic and advocate on behalf of our area of the County.

According to Larry and many others involved including Karen, the CAC process, which began earlier in the year, is not going well. Millions of dollars are being paid to outside contractors and "facilitators" who have no knowledge of the affected communities (including ours) and who have withheld critical data and have tried to limit public engagement in the process as much as possible, thus undermining the intent of the County Council in setting up the CACs in the first place.

Larry said that thus far no credible data has been presented to justify spending billions of dollars that the County does not have to provide a service for which no need or demand has been established. Who would use the service, when they would use it, and for what purpose(s) are all questions that have gone unanswered.

One thing that **is** known is that BRT on US 29 south of White Oak would make traffic congestion approaching Four Corners even worse than it currently is. Also left unaddressed is the basic reality that, BRT or no BRT, most traffic along the corridor will continue to be motorists driving their own cars. (Larry also noted that among the most enthusiastic proponents of BRT along the US 29 corridor are the folks behind the mega-development being planned around White Oak, just north of Four Corners).

Moreover, Larry expressed the view that the singular focus on a service (BRT) in which Montgomery County goes it alone, does not take into account the regional nature of gridlock on our roads and the holistic approach that is needed to address the problem.

Unfortunately, more efficient, cost-effective, and immediate solutions (such as limited stop bus routes along existing bus lines) to ease traffic congestion are not being considered as alternatives to full service BRT through Four Corners, even though there is no room for dedicated bus lanes that a true BRT service would require, let alone any really feasible location where a station at Four Corners could be built.

The meeting concluded at 8:45 pm.

Happy New Year Neighbors!

It's that time of year... once again! New year's resolutions and membership dues!

Annual membership dues are now being accepted for the current calendar year. \$15.00 per household is the amount collected by Eileen Broderick for membership dues. There are many ways to pay your dues: cash; by a check made payable to SFCCA; and via Paypal options.

January is the time of year when we set ourselves up for growth and success through our new year's resolutions. Perhaps we want to learn a new skill. Or perhaps we want to take steps to improve our health. Perhaps we want to give the gift of our time to others, to our community.

Here's my challenge to you: pay your membership dues and become involved in the activities of your neighborhood association - the SFCCA.

There are six meetings throughout the year, every other month on the third Monday. At the meetings, we discuss local events & legislation, how that impacts our community, how we are working with other communities to preserve our neighborhoods. Change and influence begin at the grassroots level. The responsibility falls upon each one of us as citizens to participate.

There are volunteer opportunities throughout the year: Community Day, the Neighborhood Yard Sale, National Night Out, the Halloween Parade, Clean Up Forest Glen Road, just to name a few. Consider becoming an officer of the Association. Become a more integral part of the fabric of our community. Join us at the bi-monthly meetings to learn more.

To be continued...

Marie Girardot
President, SFCCA



Important Phone Numbers

Montgomery County General Information & Service Request, Call 311 | Outside of Montgomery County, call [240-777-0311](tel:240-777-0311) | The TTY (for the hearing impaired) number is [240-773-3556](tel:240-773-3556).

Police & Fire Emergency, 911 | Fire Non-Emergency, [\(240\) 773-4700](tel:240-773-4700) | Police Non-Emergency, [301-279-8000](tel:301-279-8000) | 24-Hour Emergency Preparedness Hotline, [240-777-4200](tel:240-777-4200)

Electric power outages or downed wires, [877-737-2662](tel:877-737-2662)) <http://www.pepco.com/outage-center/>

THE **TAMARA KUCIK TEAM** 
Gets you moving!

*Wishing you good cheer in the New Year!
Happy 2016!*



Thanks to you, it's been an exciting and eventful year for the Tamara Kucik Team. The Washingtonian named our team as one of **Washington's Best Realtors**. And we were again ranked nationally as **America's Best Real Estate Agents** by RealTrends and the Wall Street Journal!

We will finish out the year, having helped more than 128 families sell or buy their home. We sold those homes for an average of 99% of list price in an average of 15 days. We donated more than \$20,000 to charitable organizations, and hosted several events to support A Wider Circle and the local community. We are privileged to remain

Silver Spring's #1 Team for the 6th year running and we are especially proud to be Riderwood's preferred Realtor for Silver Spring! We love working with seniors! We love what we do!

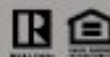
We are endlessly grateful to you and your neighbors, for trusting us to help you buy and sell your homes and for referring us to new clients. The growth of our business, is all thanks to you! We look forward to serving you in 2016 and beyond. Happy Holidays and Peace to you in the New Year.

~ The Tamara Kucik Team



Ranked Among "America's Best Real Estate Agents 2014"
by Real Trends and the Wall Street Journal.

Top 12 of Long & Foster's 14,000 Agents
www.tamara4homes.com • (301) 580-5002 cell • (202) 966-1400 office



Editor's Corner

Ben Gross

Just a reminder that this is *your* newsletter!

I want to make sure that you continue to find it a valuable resource and welcome your participation. Feel free to submit stories (or story ideas) you think would be of interest to the community. You can send in photos of block parties, interesting neighborhood events or really anything that speaks to the South Four Corners Community spirit!

Feel free to reach out to me anytime at: SFCCAEditor@gmail.com.

Cup+Cake

Custom cupcakes, birthday cakes and more!

Cupcake-decorating parties and classes for children also available.

JulesCupPlusCake@gmail.com

Dog Walks & Pet Sitting

Serving SFC for over eight years.
Bonded & Insured.

Contact Teri

240-350-2814 or
happypawsteri@yahoo.com

Law Offices of Robert Coyne

400 University Blvd.
West
Silver Spring, MD

(301) 681-5013




Maurya Brenneman, LCSW-C
Clinical Social Worker
*Offering individual therapy
for adults and adolescents*

Treatment for:

- *Depression
- *Anxiety
- *Loss and grief
- *Relationship issues
- *Major life transitions

10000 Colesville Road
(Corner of Rt. 29 & Lanark Way,
across from Blair HS)
Silver Spring, MD 20901
Tel (301) 385-1591
Email: mrblcswc@yahoo.com

I accept Blue Cross Blue Shield
and Aetna health insurance.
Services are also available on a
sliding-scale basis.



**Hilda Estrada's
Day Care**
In Business Since 1972.
10014 Raynor Road
Silver Spring, Maryland
20901-2123
Phone: 301-593-0660

Officers of the South Four Corners Citizens Association

Marie Girardot, President
Pat Wills, Recording Secretary

Larry Dickter, Vice President
Richard Messalle, Treasurer

South Four Corners Citizens Association Chairpersons

Eileen Broderick, Membership
Ben Gross, Newsletter Editor
Dave West, Listserv Manager
Erin Caporellie, Social Chair

Nick Nguyen, Neighborhood Watch
Dave Nettleton, Newsletter Distribution
Michelle Kretkowski, Website/Social Media
Dave Meininger, Welcome Bags

Box 792, Silver Spring, MD 20918-0792 | www.SouthFourCorners.com

SFCCAEditor@gmail.com

SFCCA Yahoo Group and Listserv | <http://groups.yahoo.com/group/SFCCAMembers>

Facebook | <https://www.facebook.com/pages/South-Four-Corners-Silver-Spring/129740147057223>