

The Bugle



Published by the Strathmore Bel-Pre Civic Association

November 2012

vol. 44 #4

It's Annual Meeting Time!

November 15

**Held at
Bel Pre Elementary School**

**Civic Association Meeting 7 p.m.
Rec Association Meeting 8 p.m.**



Come out! Meet your neighbors, hear about the work of the Associations this past year, and learn about their future plans.

You can cast your vote for your Civic and Recreational Association board members only at each of the annual meetings. Every vote is important, so do attend the meetings, learn the latest, and vote!

Civic Association Board Candidates

Linda Bea
John Bogasky
Elliot Chabot
Lilla Hammond
Chris Swan

Recreation Board Candidates

Dan Keating
Kelsey Klass
Paulette Ladas
Jim Rauch
Kim Watters
Keith Yockelson

Candidates were invited to tell the Bugle about themselves. See their sketches starting on page 8 (BPRA) and 15 (Civic Association).

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2012 July 4th Parade

THE BUGLE

Published by the Strathmore Bel-Pre Civic Association Since 1969

Chris Swan, Editor 301-871-1113

Assistant Editor: Elliot Chabot 301-871-1113

Advertising: Harry Klapper 301-460-9645

North Circulation : Louisa Hoar 301-871-2954

South Circulation: Dan Mann 301-460-3330

Send information for The Bugle to: bugle.editor@yahoo.com or to 3501 Beret Lane by the 15th of the month prior to publication.

Strathmore Bel-Pre Civic Association (SBPCA)

P.O. Box 6836, Silver Spring, MD 20906

e-mail: Strathmo@strathmore-belpre.org

Web site: www.strathmore-belpre.org

Annual SBPCA membership: \$15.00

The SBPCA is a voluntary association, funded by membership dues, that represents our community to County Government and various other groups such as the Montgomery County Civic Federation. The SBPCA also publishes **The Bugle** and organizes the annual Yard Sale and 4th of July festivities. The SBPCA Board of Directors meets on the fourth Tuesday of each month at 7:30 pm at the Genesis Center Nursing Home on Bel-Pre Road. The Civic Association's annual meeting is in November just before the BPRA annual meeting.

Civic Association Officers

President: Nancy Bechtol 301 871-3679
Vice President: Bill Hammond 301 871-5074
Treasurer: John Bogasky 301 460-1604

Secretary: Linda Bea 301 460-0497
Webmasters: Bill Hammond 301 871-5074
Adam Shepard 727 871-0393

Civic Association Directors

Charlie Bea 301 460-0497	Ron Daub 301 460-0929	Chris Swan 301 871-1113
Max Bronstein 301 460-3117	Lilla Hammond 301 871-5074	Dan Thomas 301 871-2624
Elliot Chabot 301 871-1113	Harry Klapper 301 460-9645	
Frank Corrigan 301 460-1011	Maurice Potosky 301 460-9008	

Bel-Pre Recreational Association (BPRA)

The Bel-Pre Recreational Association (BPRA) is the homeowner's association for the Strathmore Bel-Pre properties. Your annual assessment is paid to the BPRA to pay for your pool, tennis courts, volleyball, playground, picnic area, bath house, snack bar and pavilion open from Memorial Day weekend through Labor Day. BPRA Board meetings are held the 4th Monday of each month at 7:30 pm at Bel-Pre Elementary School and during summer months at the Pool Pavilion. The BPRA's annual meeting is in November.

Bel-Pre Recreation Association Officers

President: Ed Frantz 301 603-8055
Vice President: Karen Potocki 609 947-1256
Treasurer: Keith Yockelson 301 460-8555
Secretary: Dan Keating 301 603-8162

ed_frantz@comcast.net
karenpotocki@yahoo.com
number1pools@verizon.net
dtkeats@gmail.com

Bel-Pre Recreation Association Trustees/Directors

Robert Bowser 301 460-3444 r.bowser@verizon.net
Dan Entwisle 301 871-9363 twisles@msn.com
Sue Hoyer 301 603-9559 sue@hoyes.org

Paulette Ladas 301 674-7742 pauletteladas@remax.net
Lou Ann Rector 301 603-8805 louann.rector@fsis.usda.gov
Anthony Wormack 202 468-3565 awwormack@gmail.com

Bel-Pre Recreation Association Volunteers

Admin Asst: Brenda Henry 301 871-6298

Pavilion Usage: Louisa Hoar 301 871-2954

The President's Corner

by Nancy Bechtol, President SBPCA

I would like to devote my corner this month to Max Bronstein, to recognize his amazing level of service and commitment to our neighborhood and to our county. With his attendance at county meetings, and his Gleanings column in the *Bugle* for more than a decade, he has kept the families in our neighborhood up-to-date with all activities in our County that could possibly affect us.

He personally attends numerous meetings on our behalf every week and represents our community interests in these meetings. From the Montgomery County Taxpayer League, to

the Civic Federation, to the Civic Link meetings with County Executive Ike Leggett, the list goes on and on. He is currently on our Civic Association Board, and also on the Montgomery County Civic Federation Board. We have been so fortunate all these years to have Max and his wife, Susan Bronstein, in our neighborhood supporting us to this level.



Max Bronstein

Susan and Max moved into our neighborhood in 1973. Susan is often right by Max's side as they visit County Government offices to research various issues and problems. When I called him the other night to talk about years past and his amazing support of our community issues, I asked him how long he had been doing this, attending these meetings, and writing about them in our *Bugle*. He says to me, "Oh two or three years I guess." I told him we have lived in the neighborhood for over 20 years and that I couldn't remember a *Bugle* without an update from Max. His response to me was "Well, maybe it has been a little longer than that then." Our devoted Max is also a very humble Max!

Clearly, he enjoys working with County officials and other public servants who serve their communities. He is always looking for ways to make our communities better. He is comfortable speaking on our behalf at county meetings and writing articles so that we are all informed.

Max is retiring as author of the Gleanings from Meetings column. The Summer 2012 column was his last one. I couldn't let this issue of our *Bugle* go by without expressing our gratitude for all of his years of support in faithfully writing articles for our *Bugles*. He will continue to be our lobbyist and attend meetings.

Fortunately for all of us, Frank Corrigan has agreed to continue writing the Gleanings column for the *Bugle*. Frank also attends many meetings on our behalf and is also very deserving of our thanks and praise.

Max, I am speaking on behalf of the entire Board of our Civic Association, when I say **thank you**. Your efforts and insights will forever be documented in all of our previous issues of the *Bugle*. We have all learned so much from you over all of these years!

Gleanings From Meetings + More

By: Frank Corrigan (New writer. See the President's column)



May Meeting– Accessory Apartments Briefing

On May 21st, Max Bronstein and I attended a presentation by staff at the Maryland-National Capitol Park and Planning Commission (M-NCPPC), regarding a proposed zoning text amendment for accessory apartments. The M-NCPPC staff believes that accessory apartments “Increase affordable housing and home ownership opportunities; provide greater range of housing options; combat sprawl and allow modest growth in built out areas; and foster investment in existing housing stock”. Among the rationales offered by the Park and Planning staff for pursuing this plan was the goal to facilitate the ability of seniors to age in place.

The goal of their proposal is to expedite the zoning approval process for accessory apartments in certain circumstances—by making it a “right” instead of an “exception”. Currently R60 and R90 zones only can be approved for accessory apartments by special exception. Currently, only some 10 accessory apartment requests are approved annually. MNPPC’s goal is to provide an easier and more expeditious way to build limited use units “by right”. (*Editor’s note: For the most part, Strathmore Bel Pre south of the Henson Greenway is zoned R90 and north of the Greenway is zoned R150.*)

There are two types of accessory apartments—attached and detached:

- 1) Accessory apartment, attached – is a second dwelling unit with a separate entrance, while being part of the principal structure of a detached house.
- 2) Accessory apartment, detached – is a second dwelling, located in a separate accessory structure, but on the same lot as the principal dwelling. This is allowed only where the principal dwelling is a detached house.

There are two sizes for each unit type:

- 1) Smaller accessory apartment, which is up to 800 sq. ft., or 50% of the floor area of the principal dwelling, whichever is less.
- 2) Larger accessory apartment, which is between 801 and 1,200 sq. ft., or 50% of the floor area of the principal dwelling, whichever is less.

Approximately 60 individuals from around the County, including one County Council member, attended this M-NPPC briefing. With one or two exceptions, the audience offered mainly serious reservations, or outright objections to the proposal. One commenter suggested that the M-NPPC staff be assigned to the County’s building code enforcement unit to deal with the many accessory apartments which have been built without permits.

In summary, density is the goal for this zoning text amendment. As the County updates its building code, trying to reduce the 123 zones with over 480 footnotes, it has set a goal where 81% of the housing stock is to be multi-family. For more information see: www.MontgomeryPlanning.org/functional/accessory_apartments.shtm.

Bel Pre Recreational Association News

by Ed Frantz, BPRA President

The Annual Meeting of the Bel Pre Recreational Association (BPRA) will be held on Thursday, November 15th at 8:00 pm at Bel Pre Elementary School. Three Board seats will be filled at the meeting from a group of six candidates: Current Board members Paulette Ladas and Keith Yockelson, Association Secretary Dan Keating, and Association members Jim Rauch, Kim Watters and Kelsey Klass. Thank you to all candidates for your willingness to run and serve.


After the election, the newly elected Board members will serve with Board members Lou Ann Rector, Dan Entwisle, Anthony Wormack, Karen Potocki, Robert Bowser and me, Ed Frantz. I hope that all Association members come to the annual meeting to elect the new Board members and to learn more about what has been happening with the Association over the past year.

At the end of the summer, Association members alerted the Board to a small number of homes with boats and trailers stored in their driveways. They requested that the Board enforce the Association covenant prohibiting this. The Board voted to send letters to the homeowners involved, reminding them of the covenant and directing the homeowners to remove the boats and trailers from their properties. The Board will continue to monitor and follow up on this issue as needed. All members should be aware of this covenant and avoid parking boats and/or trailers in their driveways or in their yards.

The BPRA Board meets on the fourth Monday of each month at 7:30 pm, except in November, December and May. We meet in the Bel Pre Elementary School library in the spring, winter, and fall, and in the summer, we meet at the pool pavilion. All BPRA members are welcome to attend.

13500 Layhill Road Silver Spring, MD 20906 301.576.2800

Barrie School



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JOIN US AT AN OPEN HOUSE, 9 a.m.–12 p.m.
December 14

Beautiful 45-acre campus, perfect for hands-on learning
Montessori program, Age 2–Grade 5
Challenging Middle and Upper School
programs rich in interdisciplinary collaboration

barrie.org

Hear Barrie students discover their voices in Slamsation!



Summer 2012: the Dolphins Soar



By Claire Pak

The Dolphins had an amazing season! Although we finished 1-4 in regular season competition, the win-loss record included several extremely narrow defeats, including one loss by a single point. More importantly, though, we finished **SECOND** at the B Division Championships.



We won the prestigious Saum-

Hilton Memorial Trophy! This is presented by the Prince-Mont Swim League to the team that most consistently outperforms expectations. Congratulations to Head Coach Terry Kominski, Assistant Coach Reed Brown, and the entire team!

2012 also was a year for some amazing individual performances. Congratulations are due to our force-of-nature 8-and-under A Mixed Relay (Nicole Szabo, Lauren Hill, Ian Virga, and Asa Virga), they had an amazing run. They set a new pool record for the 8U Mixed Relay; the previous record had stood for 21 years! 3 of the 4 members of this undefeated relay team will move up to the 9-10 age group next year.

Morgan Hill also took back a SBP pool record in Girls' 13-14 50 Butterfly. The last SBP swimmer to hold that record was none other than Coach Terry!

Special congratulations and thanks are also due to our 3 developmental coaches, Lilan Miller, Collin Dobbins, and Nick Wesley).

ALL of our developmental swimmers (the group included a 3-year-old!) made it all the way across the pool this year. Thanks to Lilan, Collin, and Nick for nurturing the next generation of SBP Dolphins!

Our annual awards dinner took place on Wednesday, July 25. Awards were presented to the top 3 swimmers in each age group (based on total number of points scored) and to swimmers selected by the coaches for individual awards.

2012 Dolphins Winners:

TOP 3 swimmers for each age group

8 & Under

<u>Boys</u>	<u>Girls</u>
Ian Virga	Nicole Szabo
Asa Virga	Lauren Hill
Owen Miller	Camille Bearman

9-10

<u>Boys</u>	<u>Girls</u>
Aidan Pak	Olivia Miller
(tie) Eamon Hoyer	Melati Maupin
(tie) Ben Spencer	Catherine Vargas

11-12

<u>Boys</u>	<u>Girls</u>
Emerson Miller	Riley Geary
Rafael Pinero	Carrie Hill
Dale Gotcher	Nadira Roberts

13-14

<u>Boys</u>	<u>Girls</u>
Connor Ruppert	Morgan Hill
Winston Miller	Rebecca Wesley
Evan Bearman	Kayla Geary

15-18

<u>Boys</u>	<u>Girls</u>
Nick Wesley	Laura McGehee
Collin Dobbins	Emma Bearman
Sky Geary	Lilan Miller

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Summer 2012: the Dolphins Soar

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Coaches' Awards

Hardest Working:

Beginner (Developmental): John Purdy

Novice (8 and under): Erik Staggs

Junior (9-14): Olivia Miller

Senior (15-18): Lilan Miller

Most Improved:

8 & under: Graham Wick

9-10: Jessica Abeynayake

11-12: Caitlyn Schneider

13-14: Evan Bearman

15-18: Buddy Spencer



Most Dependable:

Rachel Kominski, Emma Shuster

Most Spirited:

Nick Wesley, Laura McGehee

"B" Swimmers of the Year:

Andrew Wesley and Gabriell Maupin

"A" Swimmers of the Year:

Nick Wesley and Nicky Szabo

Most Valuable Dolphin:

Laura McGehee



Thank you to all of our neighbors and friends for the generous support throughout the year.

If you'd like to learn more about the team, or if you'd like to receive Dolphins email updates, please contact me at cdaltonpak@yahoo.com.

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RE/MAX Town Center
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Call : Paulette Ladas

Your neighborhood Realtor for over 20 years!

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Email: pauletteladas@remax.net



Bel Pre Recreation Association 2012 Candidates

Dan Keating

1. **(optional) Age:** 50
2. **Occupation:** Reporter, *The Washington Post*
3. **Length of time living in SBP neighborhood:** 13 years
4. **What's your vision for the Board of the Recreational Association?** I feel the pools, tennis court, volleyball, basketball, playground, pavilion, bathhouse, snack bar and picnic areas on our common recreational property are a fantastic benefit of living in our community. I know from my six years on the board that maintaining our wonderful facilities at a low annual cost takes careful attention. I'm willing to use my time to contribute to maintaining this jewel for our neighborhood.
5. **What's your vision for the community?** I am excited about the mix of longtime residents and new arrivals. I feel we have great vitality and a sense of pride in our community. Good neighborhoods don't happen by accidents. It takes commitment to create and maintain institutions. The more Association members who are constructively engaged, the stronger our community will be.
6. **What's a fun fact people may not know about you (i.e. hobbies, favorite book, favorite movie, etc.)?** At the Annual Meeting (Nov. 15 at Bel Pre Elementary), ask me how the run went.

Kelcey Klass

1. **(optional) Age:** Age is just a number.
2. **Occupation:** My occupation now is a substitute teacher for MCPS. Formerly, I was a teacher for ages 2 through seniors at the University of Maryland, was a principal, and a program and budget analyst for the U.S. Department of Education.
3. **Length of time living in SBP neighborhood** We have lived in the SBP neighborhood for 39 years.
4. **What's your vision for the Board of the Recreational Association?** My vision for the SBPRA is that we maintain the special quality and promise that attracted us when we first became part of this community.
5. **What's your vision for the community?** My vision for the community is that we continue to grow and prosper and to meet the needs of both the young and more mature families.
6. **What's a fun fact people may not know about you (i.e. hobbies, favorite book, favorite movie, etc.)?** A fun fact about me is that I am a "garage sale" addict.

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Bel Pre Recreation Association 2012 Candidates

Continued from page 8

Paulette Ladas

1. **Occupation:** I am a local Realtor with Remax Town Center and have been selling homes for over 24 years.
2. **Length of time living in SBP neighborhood:** I have lived in Strathmore for 20 years and have been married to Andrew for over 25 years. We have two wonderful girls who grew up in Strathmore. They enjoyed our community pool where they built long lasting relationships.
3. **What's your vision for the Board of the Recreational Association?** I have served on the BPRA board, on and off, for over 18 years. We are lucky to have the amenities we do but it is always a challenge to keep up with maintaining the grounds, pool, tennis, volleyball courts, pavilion, pool house, pool room, bath house and the large trees that seems to topple at will! I am lucky that my career affords me the opportunity to be available to meet with the many service men who need to give us estimates, make repairs and clean up our grounds. I also live on Bethpage so it makes it easier for me to keep my eye on the grounds. I have held many different positions on the Board but my skills set does not include secretarial duties. That is truly an art!
4. **What's your vision for the community?** With many communities sadly closing their pools and taking out their playgrounds due to lack of funds, my goal is to keep our costs down and watch the budget so the dues will keep our facility beautiful, in good repair and provide a wonderful place for all our members to relax, meet new neighbors, share a meal under the pavilion, exercise and play. I also welcome neighbors to bring us their concerns about situations outside the recreation facilities in hopes that we can guide them to a solution. It's never easy being a volunteer on a board but it does have its rewards. I welcome the opportunity to serve on the board for another term.

Jim Rauch

1. **(optional) Age:** 69
2. **Occupation:** Retired. I was a Product Designer-Engineer for Philips Medical Systems, MRI and CT Scanner Division
3. **Length of time living in SBP neighborhood:** In the community 39 years. I moved here from Aurora, Colorado in 1973. Singer John Denver's parents were my neighbors.
4. **What's your vision for the Board of the Recreational Association?** Over the past 39 years the visual perception of the community as outlined by Levitt and Sons, in their Declaration of Covenants, has deteriorated to the point that the BPRA board does not enforce the guidelines as written, and only enforces the single covenant of the annual assessment on the common area, i.e. the Pool and the Tennis Courts.
5. **What's your vision for the community?** My vision of the community is to restore the community as Levitt and Sons envisioned, when I first moved here from Colorado. Levitt's vision was that restrictive covenants are necessary, to preserve property values and aesthetics of the community. Additionally to get more neighborhood involvement with the community and BPRA board. Most corporations are required to file quarterly reports. I would like the board to adopt this corporate standard to the community, as to what's going on with the community and board.
6. **What's a fun fact people may not know about you (i.e. hobbies, favorite book, favorite movie, etc.)?** I am an expert in computer troubleshooting and repairs, and am a professional Big Band Singer, singing the songs from 1910 to 1949, when songs were songs.

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Bel Pre Recreation Association 2012 Candidates

Continued from page 9

Kim Watters

1. **(optional) Age:** 41
2. **Occupation:** Practice Director, Capacity Consultants
3. **Length of time living in SBP neighborhood:** I lived here from 1979 until I graduated from the University of Maryland in 1993. After the deaths of my parents, I moved back in 2008.
4. **What's your vision for the Board of the Recreational Association?** My vision of the Board is a transparent and inclusive organization that serves its constituents in an efficient, effective, and respectful manner. I am currently on the Covenant Committee. I want the community to feel free to address the Board (whether complaint or compliment). I as a Board Member will certainly promote the Board issuing decisions, responses, and communications that are timely, fair, and accessible. I have considerable experience bidding for construction jobs, so I have volunteered to help the Board identify and contract with local businesses for various capital improvement, engineering assessments, and construction projects in the neighborhood.
5. **What's your vision for the community?** My vision for the community is a place where all neighbors live, work, and play in a safe environment that is orderly and well-maintained.
6. **What's a fun fact people may not know about you (i.e. hobbies, favorite book, favorite movie, etc.)?** - I am an avid Scrabble player.

Keith Yockelson

1. **(optional) Age:** 42
2. **Occupation:** Owner, #1 Pools
3. **Length of time living in SBP neighborhood:** 10 years
4. **What's your vision for the Board of the Recreational Association?** A unified board that can work to modernize the neighborhood covenants.
5. **What's your vision for the community?** A quiet, safe and friendly neighborhood with 1st class schools.
6. **What's a fun fact people may not know about you (i.e. hobbies, favorite book, favorite movie, etc.)?** I love kittens.



A Primer on the Strathmore at Bel-Pre Covenants – Part Two

by Maurice Potosky

(Continued from the June 2012 issue of The Bugle.)

There are 12 Land Use Covenants (for the 11 Sections to which they apply). The Liber/Folio listings are shown in the accompanying table.

Section	Liber	Folio
1	4165	841-846
2	3781	342-347
3	3784	104-108
4	3824	112-117
5	3871	108-113
6	3887	892-897
7a	3918	266-271
7b	3980	108-113
8	4017	835-838
9	4017	825-828
10	4017	830-833
21	4217	093-096

The Land Use Covenants are essentially the same except for the dates of recordation. The following is a summary list of the covenants, restrictions and easements that apply. Many of the restrictions are subsumed by Montgomery County regulations with remedy for violations to be sought from the County.

Uses and Structures. Lots shall be used for residential purposes. There shall be no additional buildings (detached garage or accessory building). No boat stored out-of-doors. No additions shall project in front of the main building. Private swimming pools shall be in back yards. No fabricated fence on any corner lot. Fabricated fences shall be in back yard, but no higher than 42 inches. No dwelling shall be used for any business other than a professional office. No trailer, tent or shack shall be located on the property. No radio or television tower shall erected higher than 10 feet above the roof. No signs shall be displayed other than name plates.

Alterations and Additions. No additions may be made unless it conforms to the architecture, material, and color of the original dwelling.

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Covenants Primer part 2

Continued from page 11

Cost and Size of Dwelling. The minimum cost and size of the dwelling on the Lot is specified.

Drilling and Mining. There shall be no oil drilling or mining on any Lot.

Animals. No animals shall be raised and bred for commercial purposes. Two animals may be kept as pets.

Garbage and Rubbish. No garbage or rubbish shall be dumped on any Lot. They shall be stored in appropriate containers in accord with local regulations.

Sewage. No septic tank or cesspool or private sewage treatment facility shall be installed on any Lot.

Water Supply. No water well or other private water supply system shall be installed on any Lot.

Fences. Fabricated fences are prohibited except as described in the uses paragraph. Shrub fences may be permitted but no higher than 42 inches. Protective screening is permitted as in following paragraph.

Laundry Lines. Laundry poles and lines outside the house are prohibited except for one portable pole.

Protective Screening. Protective screening is permitted for corner lots starting from 10 feet from the intersection.

Easements. Perpetual easements for utilities are provided to the company and to all utility providers, with no construction or plantings in the easement area. Detailed rights are described in this section with respect to access and use of easements.

Lawn Mowing. Lawns shall be mowed and weeds removed weekly during the growing season.

Enforcement. Enforcement shall be by proceeding at law or in equity, brought by the Company, its successors and assigns, or by the owner of any lot, against any person or persons violating or attempting to violate any covenant or restriction, either to restrain violation or to recover damages or both.

These covenants shall run with the land for thirty years and automatically renewed for ten year periods unless the Lot owners in a section terminate or modify the covenants and duly record the change.

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Covenants Primer part 2

Continued from page 12

Summary

There are two basic covenants, the BPRA Covenants and the Land Use Covenants, which are independent but connected through the Articles of Incorporation of the BPRA. The BPRA covenants are directly the responsibility of the BPRA. It should be noted that the Articles of Incorporation state that enforcement of ALL covenants shall be the responsibility of the BPRA except where the Covenants describe different authority for enforcement. In the case of the Land Use Covenants, enforcement is limited to the Lot owner in a section or to the Company (Levitt and Sons), their successors and assigns. There is no legal decision establishing the BPRA as a successor to the Company with regard to the Land Use Covenants, only some legal opinions.

In the Table at the end of this primer we have a list of all the sections in Strathmore, the plat numbers for each section, whether the BPRA Covenants were recorded for that section, whether the Land Use Covenants were recorded for that section, along with the next date for modifying or terminating the Covenant for that section.

One of the issues for the community and for the BPRA is that the BPRA Covenants cover a wider population than that covered by the Land Use Covenants. Thus the costs of enforcing the Land Use Covenants will be borne by Lot Owners who have no interest in the Land Use Covenants. Further the BPRA Covenants explicitly state that the assessments levied and collected by the BPRA shall be used exclusively for the management, operation, improvement, and maintenance of the Common Areas and for the use and enjoyment thereof by the Members of the Association and for the operating expenses of the Association.

It is of interest that in 1971, a series of articles appeared in the *Bugle*, written by Ralph Buck. A portion of those articles dealt with the intentions of Levitt and sons in writing and recording the Land Use Covenants. The intent was that the Covenants were a necessary prelude to obtaining FHA approval and mortgages. As it turned out Levitt and Sons never followed through for the FHA, and their officers stated in an interview, that Levitt and sons had no interest in enforcing the Land Use Covenants. The articles also listed those covenant items which were subsumed under County law and those which were unique to the subdivision. This disparity will be the subject of a future article in the *Bugle*.

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Covenants Primer part 2

Continued from page 13

SECTION	Plat @ www.plats.net	BPRA	Land Use	Next date of change and comments
1	8452	Y	Y	10/1/21
2	8561	Y	Y	8/19/18
3	8604	Y	Y	9/8/18
4	8671	Y	Y	1/7/19
5	8672	Y	Y	6/6/19
6	8788	Y	Y	7/28/19
7	9044a; 9044b	Y	Y	11/7/19; 7/6/20
8	9054	Y	Y	11/3/20
9	9179	Y	Y	11/4/20
10	9180	Y	Y	11/4/20
11		N	N	This section was never recorded
12	8646/20466/20477	N	N	Townhouses on Bel Pre Road
13	9701/18136	Y	N	Ward Development; includes Wat Thai
14	9620/14688	Y	N	Ward Development
15	9710/18546	N*	N	Other builder
16	9711/12912/12913	N*	N	Other builder
17	9712/14272	N*	N	Other builder
18	9713	Y	N	L&S
19	12387/12388	N*	N	Deckman; includes Barrie School plat
20	14268	N*	N	Deckman
21	9749	Y	Y	4/17/22
22	14029	N*	N	Deckman

N* - includes individual homeowners who have elected to be bound by BPRA covenants

Maurice Potosky
maury3505@aol.com.

Strathmore Bel-Pre Civic Association Board 2012 Candidates (5 positions)

John Bogasky

1. **Occupation:** Independent Consultant
2. **Length of time living in SBP neighborhood:** 22 years
3. **What's your vision for the Board of the Civic Association?** The Strathmore Bel Pre Civic Association (SBPCA) aims to promote the interests and general welfare of the homeowners and residents of Strathmore Bel Pre (SBP), to provide for effective communication within the community, to provide a focal point for representation of community interests beyond the community, and to sponsor selected community events. My goal is to continue serving as SBPCA Treasurer and as moderator of the SBPcivic listserve.
4. **What's your vision for the community?** Keep SBP as a good place to live and raise a family.
5. **What's a fun fact people may not know about you (i.e. hobbies, favorite book, favorite movie, etc.)?** My other volunteer activities include serving as an Assistant Coach for Montgomery County's Special Olympics Bocce Team, and as a Board Member for the Treatment and Learning Centers in Rockville, MD.
Past experience in community: President of the SBP Dolphins Swim Team for 6 years, BPRA Board member for 4 years, Civic Association Board member for 4 years, including 3 years as Treasurer, founder of the SBPcivic email listserve.

Linda Bea

1. **Occupation:** Retired
2. **Length of time living in SBP neighborhood:** 24 years
3. **What's your vision for the Board of the Civic Association?** As secretary, my goal is to maintain an accurate historical record of our activities on the Civic Association Board. My vision for the Board is to continue to build community spirit through sponsored activities, as well as to be aware of, and respond to, any issues as they arise, that would impact our community.
4. **What's your vision for the community?** I would like to see the sense of community spirit and neighborhood awareness that brought us to Strathmore-Bel Pre continue and grow. I think this is a wonderful place to raise a family.

Elliot Chabot

1. **Occupation:** Attorney
2. **Length of time living in SBP neighborhood:** 9 years
3. **What's your vision for the Board of the Civic Association?** My vision for the Civic Association Board is to keep the Community active and informed on the issues of the day, and to grow our sense of community.
4. **What's your vision for the community?** Strathmore-Bel Pre is a lovely neighborhood, and could grow as a community by fostering a sense of connectiveness through shared experiences and community activities.
5. **What's a fun fact people may not know about you (i.e. hobbies, favorite book, favorite movie, etc.)?** I am a science fiction fan; and a big Washington baseball fan (Senators, Homestead Grays, and Nationals).

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Strathmore Bel-Pre Civic Association Board

2012 Candidates

Continued from page 15

Lilla Hammond

1. **Occupation:** Realtor and Past SBPCA President
2. **Length of time living in SBP neighborhood:** 28 years
3. **What's your vision for the Board of the civic Association?** Our civic association has been very successful in promoting the well-being of our community. I want to help ensure that these good efforts continue.
4. **What's your vision for the community?** For the Civic Association: Use our resources to sponsor more projects that enhance our community and surrounding area, as well as bring us all together, such as our July 4th Celebration and the Yard Sale.
5. **What's a fun fact people may not know about you (i.e. hobbies, favorite book, favorite movie, etc.)?** I love poetry, music, dancing and all kinds of chocolate.

Chris Swan

1. **Occupation:** Law Librarian
2. **Length of time living in SBP neighborhood:** 7 years
3. **What's your vision for the Board of the Civic Association?** As *The Bugle* editor, my goal is to inform the community on the events and issues happening in our community and the county, to create a permanent record of our community events, to bring the community together, and to enable folks to enjoy and understand our community.
4. **What's your vision for the community?** My vision is for a community where folks have pride and happiness in their community and neighborhood, know their neighbors and treat them like friends and colleagues, and where everyone pitches in to create a fun, lively place.
5. **What's a fun fact people may not know about you (i.e. hobbies, favorite book, favorite movie, etc.)?** I love music of all kinds, from rock to classical, Celtic to reggae, Cajun to jazz, a cappella to folk.

STRATHMORE-BEL PRE CIVIC ASSOCIATION 2012-2013 MEMBERSHIP DRIVE

If you haven't already done so, please join the Civic Association!

Membership Dues - Only \$15.00
Such a deal!

If you have any questions, contact Linda Bea , 301-460-0497

Strathmore Bel Pre July 4th Celebration

By Lilla Hammond

This year's July 4th parade was a great success!! Everyone was delighted when the fire trucks, including a **hook and ladder truck**, arrived to lead the parade. Our community was also represented by Cub Scout Troop 763 and the community's Dolphins in a couple of cars, including a black limousine.



July 4th parade for 2012

2012 Paraders, Volunteers and Parents:

Aliyah Alyami, Camille Bearman, Evan Bearman, Josh Bearman, Larry Collins and Charis Collins (Topeka, KS), Christopher Cron, Chloe Cuyun, Haily Cuyun, Adrienne DaSilva, Malik DeVon, Allen Dia, Anda Dia, David Dorsey, Isabelle Duron, Jonas Duron, Christina Dyer, Evelyne Essamba, Grace Essamba, Kayla Geary, Riley Geary, Sky Geary, Anne Hawley, Brian Hawley, Caelin Hoyer, Joe Jenkins, Tanya Jenkins, Jiais Johnson, Toma Kamara, Andrew Kominski, Harper Kominski, John Kominski, Mary Kominski, Nadia Kominski, Tyler Kominski, Daniel Landry, Miriam Lev, Marian Lewis, Momodu Lewis, Grace MacFarland, Hannah MacFarland, Charlotte McNamee, Marshall McNamee, William McNamee, Grace Messerli, Lily Miller, Onyeka Osakwe, Claire Purdy, John Purdy, Cara Sanneman, Luke Sanneman, Aidan Schlutz, Brenya Schlutz, Keira Schlutz, Aaron Siegle, Sarah Siegle, Erik Staggs, Jill Staggs, Sarah Staggs, Nancy Stoner, Nicole Szabo, Tommy Szabo, Carson Taylor, Aaron VanTuyle, Hope VanTuyle, Luke VanTuyle, Mark VanTuyle, Sam VanTuyle, Ava Yockelson, Piper Yockelson

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July 4th Celebration

Continued from page 17

Troop 763 also participated: Khalil Abdul-Wakeel, Nena Abdul Wakeel, Nikki Giorgis, KanishkaJayasuriya, RaviduJayasuriya, RosharJayasuriya, Christian Jenkins, Aaron Poawui, Jessica Poawui, Lara Poawui, Guilford Queen (Comm. Chair), Jonathan Tea, Nathan Tea, Stella Tea, William Totten (Cubmaster), Eric Washington (Den Leader), Eric Washington, Jr., Malik Washington, Jonas Yockelson.

Many thanks go to Molly and Joe Story, Dan Thomas, and to Bill Hammond for their assistance.



Magician Michael Chamberlin with his special glasses.

What vision!

Magic and Field Games

The celebration's next event was a performance by popular Magician Michael Chamberlin who put aside his work on an important Broadway production to be with us. Wow! Later, Kathy Szabo and her daughter Nicole, together with Sunita and Patrick Taylor, led the children's games. It was a wonderful event to wrap up the day.

We are grateful for those who participated and contributed to Strathmore Bel Pre's Fourth of July program. Additional names to add are Harry Klapper and Lilla Hammond, Co-coordinators for the day, Marilyn and Joe Biviano, Ruth and Bob Wolpert, Adam Shepherd, Chris Swan and Elliot Chabot, and Marilyn and Reuben Lev. So many people are willing to share their time and talents is just another reflection of our great community spirit. Thanks everyone!

Gleanings

Continued from page 4

Summer Meetings

Taxpayers' League

June

On June 28th, the Taxpayers' League met with Eric Bernard, Executive Director, Montgomery County Volunteer Fire Rescue Association. There are over 2,000 volunteers and over 1,100 career fire-rescue providers in the Montgomery County Fire and Rescue Service, with 123,000 calls to 911 per year. While the volunteer and the career fire and rescue personnel work side by side, 95% of the career staff work the daytime shift. On nights and weekends, the volunteers constitute 60% of the staffing. He noted that 70-72% of their activities consist of emergency medical services. The volunteers have had collective bargaining rights since 2005. After 25 years of service, a volunteer can retire with a pension of \$235 per month. The volunteers receive approximately \$31M annually of tax fund support from the County.

July

On July 26th, Delegate Brian Feldman, head of the County's delegation to the Maryland House of Delegates, met with members of the Montgomery County Taxpayers League. The shift of responsibility for teacher pension costs from the state government to the county governments was discussed. Subsequent impacts could occur on the maintenance of effort dollar amounts required to be made by the counties, such as where the State Board of Education raises salaries, but has no responsibility for the subsequent effect on future pension obligations.

Delegate Feldman noted that the State of Maryland had \$900 million in unsustainable teacher pension costs. The State's plan involves assigning 1/3 of the County government's teacher pensions costs to the counties this year, and then phasing in the remainder over four years. He recognized the impact of this funding requirement upon Montgomery County, where the economy has not been growing, and where Montgomery County has exceeded its maintenance of effort commitment for a number of years.

Del. Feldman indicated that the Public Service Commission is now required to establish definitive standards pertaining to utilities service delivery and report on their performance. Additionally, he pointed out that the State has failed to invest sufficient sums in the physical infrastructure (roads, bridges, etc.) starting in 2003, and to a greater extent, after 2005.

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Gleanings

Continued from page 19

September Meetings

Montgomery County Civic Federation

On September 10th, the Civic Federation's meeting focused on energy. The meeting opened with a presentation by Roger Berliner, County Council President. He noted that Pepco only distributes electricity, and no longer generates power. As such, their basic mission should be delivering power on a reliable basis. In Montgomery County, Pepco's substations are vulnerable; their transformers are old and wires are susceptible to weather events. Berliner felt that the Public Service Commission (PSC) "has begun taking steps to staunch the erosion of public confidence in its capacity to regulate Pepco." PSC has rejected all but the legally required rate increase sought by Pepco. Further, PSC plans to re-assess whether Pepco can recover 24 hours' worth of lost revenue during extended outages.

Mr. Berliner said that Montgomery County was in the lowest quartile of Pepco performance. He recommended that the regulators enforce the highest standards and establish an incentive structure to get Pepco to invest in its system.

Three subsequent speakers offered their perspectives and suggestions as how to achieve more reliable electricity in Montgomery County. They were Robert Loube, of Rolka Loube Saltzer Associates; Puesh Kumar, of American Public Power Association; and Art Fabel, of Tikvat Israel Synagogue.

Several of the suggestions were:

- Consider having conduits put underground whenever any roads are re-paved.
- Lower the rate of return for Pepco from 9% to 7% (PSC has power/authority to impose such a change).
- PSC should hire inspectors to review maintenance and service accomplishments (Pepco can be required to pay for the cost of the inspectors).
- Smart meters should allow Pepco to know in real time when power is out at a location, and should be able to commence repairs faster.
- The County could be served better by a publicly owned utility, as opposed to the current, privately owned for-profit utility.
- Putting all of the electric lines underground is expensive, and will not solve all of the problems. Cost estimates for Montgomery County lines going underground runs about \$6 Billion. And, when they are located underground, it is harder to see their problems.

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THE TRADING POST

Free (non-commercial) ads are available to all Strathmore Bel-Pre residents in the **Trading Post**. **Ads are published at no cost. Send your advertisement to bugle.editor@yahoo.com.**

Gleanings

Continued from page 20

Taxpayers' League

On September 20th, the Montgomery County Taxpayers' League focused on the Maryland Dream Act. Representatives of the Young Democrats and the Young Republicans discussed and debated the pros and cons of the Maryland Dream Act.

Questions were posed to the presenters in advance of their presentation:

1. How many students will the beneficiaries of the Maryland Dream Act add to college populations?
2. The difference between in-state and out of state tuition for four year colleges is \$17,000 per year, or \$5,000 for community colleges. Will this additional cost to taxpayers eventually result in increased tuition costs for all? Will it result in additional revenue for colleges?
3. What is the cost to Maryland's economy of not allowing undocumented students access to in-state tuition for a college education? Will this affect employment positively or adversely?

It is estimated that 8,000 to 9,000 students may qualify for the Dream Act. The University of Maryland at College Park out-of-state tuition is approximately \$26,000. About 23% of its students are from out of state. In-state tuition is about \$17,000, or \$9,000 less. The Maryland Dream Act requires that participants, the undocumented immigrants attend junior or community college for the first two years and then qualify for a four year institution.

One possible deterrent for student participation in the program is the type of Montgomery County private employers. Companies working for the Federal government, and those with Federal government contracts frequently require security clearances, which Dream Act participants will not have. Supporting participation in the program is the "fall off" in enrollments of freshman and sophomores. Four year colleges have potential vacancies in their junior and senior classes, that Dream Act participants, as graduates of junior and community colleges could help "round out".

Ultimately, the Maryland Dream Act's fate will be resolved by referendum in the November election.

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Driveway Paved Recently?

By James Rauch

If you recently had your asphalt driveway paved by:

Howard Harrison or Royalty Paving or H & H Paving, you maybe entitled to a refund and/or correction of the work by another contractor, a licensed contractor. Many homes on Rippling Brook were paved by one of these entities.

Howard Harrison is using the above names for business, but he is not the Maryland License Holder for any of them. Nor are these entities properly registered as a business in Maryland. His contracts also do not contain the mandatory language required under the Maryland Door-To-Door Act. His work is nowhere near any industry standard, especially that of Montgomery County. Each driveway paved or re-paved by Howard Harrison has at least three criminal code violations.

The more homeowners that can be located whom had driveways paved by any of these entities, the more criminal charges that can be brought against Howard Harrison, to bring his allegedly illegal, harmful conduct to an end. There are five State agencies. and one Federal agency investigating this guy.

To assist yourself and the agency investigations, please contact me as soon as is possible: (301) 460-1736. Also, please send a copy of your paving contract, and a copy of the front and back of the check that paid him or the entity, to: James Rauch, 3013 Regina Drive, Silver Spring, Maryland 20906. These will be submitted to the appropriate agencies.

50s Plus News

By Charlotte Potosky

The 50 Plus Club has completed its summer series of meetings at the BPRA Pool Pavilion. The meetings were enjoyable in the environment of our beautiful pool and recreation area. Our next meeting will be on Wednesday, December 19 at the home of Arlene and Bob Wiseth at 3217 Birchtree Lane. The meeting starts at 7:30 pm. Reminder phone calls will be made.

The Club enjoyed an excellent performance of "The Color Purple" in September at Toby's Dinner Theater. We are looking forward to the "Fiddler On The Roof" on March 20.

To get on the 50 Plus e-mail list, please send an e-mail to maury3505@aol.com.

BPPA homeowners who need copies of the Bel Pre - Strathmore Covenants or other Bel Pre Rec. Assoc. Documents in order to sell their homes should either: 1) contact the Civil File room in person. There is a cost for duplication. This office can be found on the first floor of the Circuit Court Building in Rockville. Refer to Civil Desk: Homeowner Records, HOA 268 filed on March 28, 1989, or 2) call Community Paperworks and ask for a resale package - approximate cost \$75). Their phone number is (301) 309-8977.

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Aspen Hill Library News

by Chris Swan



Fall Book Sale – November 10

The Aspen Hill Friends Fall Book Sale on November 10, 2012 promises to be chock full of books, CDs, and records. With plenty of good books at bargain prices, you can shop to your heart's content. Shop for yourself, for your family, and, of course, for the holidays.

Books are arranged in some 29 categories such as Reference, Cookbooks, Travel, Math, Religion, Business, History, and of course, the Fiction –romance, mysteries, science fiction, espionage, and general fiction. Most books cost 50¢ for paperbacks, and \$1 for hardbacks, although special books are available. Children's books are half price.

Book Donations Needed

If you would like to donate used books, CDs, records, board games, or puzzles for the Aspen Hill Friends of the Library book sale, e-mail the Friends at aspenhill@folmc.org, or call us at (301) 871-1113. The Aspen Hill Friends is a 501(c)(3) organization, so donations are tax deductible. Please do not bring donations to the library, as staff are not able to accept them. Just contact the Aspen Hill Friends, thanks...

Chinese Linear New Year Celebration

Watch for updates about the Lion Dancers performance at the Library in February 2013, celebrating the Chinese Lunar New Year. The date will be published on the Civic Association Listserve.

Getting your home insurance in order....Information for a smooth home sale:

Flood Coverage - Most policies cover water damage that occurs from above the ground, such as roof leakage, storm water pushed through window voids, and burst plumbing. Water that rises or seeps into a basement from the ground is considered a flood and is not insured. If you are concerned about ground water seepage & damage, you need a separate flood insurance policy.

Insurance companies share claim information with each other using the C.L.U.E. report, a standardized itemization of claims and, often, inquiries that a homeowner has made. Too many calls or claims can prevent the homebuyer from obtaining a new insurance policy or s/he may be quoted an outrageously high price. A savvy homeowner, in order to keep his policy intact and to have an acceptable C.L.U.E. report, will only make an inquiry or claim for major losses.

Deductibles - Since only large losses might be claimed, it may be economical to raise the deductible on your current policy to lower the annual premium.

Insurance When Selling - You should call your insurance company to let them know that you are putting your home on the market to be sure you are properly covered. After the sale, keep your policy in effect for a week or so until the buyer's deed has been recorded with the County.



And, when you're ready to make your move.... please call Lilla!

Lilla Hammond, CRS, GRI **Email: lilla@lnf.com**
301-518-7818 (Direct) **301-468-060 (Office)**

