

The Bugle



Published by the Strathmore Bel-Pre Civic Association

June 2012

vol. 44 #3

July 4th Celebration

Spend this 4th of July with your friends and neighbors at our beautiful community pool. Your Civic Association again is sponsoring the Strathmore Bel - Pre July 4th Community Celebration, always great fun and enjoyment!

SCHEDULE OF EVENTS

OUR COMMUNITY PARADE

(Strathmore Elementary School – 12:15)

Registration for paraders begins at 12:15; the parade starts at 1:00. **The parade route:** from the school, up Beaverwood Lane to the north end of Birchtree Lane, then down the footpath to the pool pavilion. Community members of all ages are invited to participate.

MICHAEL CHAMBERLIN – MAGICIAN

(Pool Pavilion – 1:30 to 3:00)

Back by popular demand, Michael Chamberlin, renowned professional magician returns. He will amaze, awe, and entertain you! Mr. Chamberlin has performed at embassies, First Nights of Annapolis and Leesburg, as well as many, many library shows. Come and see his magic up close from 1:30 to 2:00. He will create balloon animals from 2:00 to 3:00.

FIELD GAMES ****Tentative****

(Pool Grounds – 3:00 to 4:00)

In order to have field games, volunteers are needed to plan, run, and staff them! Want to participate? Volunteer to help, talk your neighbors and friends into helping, twist their arms, plead... Fun for one, fun for all!

To Volunteer to help with this Celebration, Please contact:

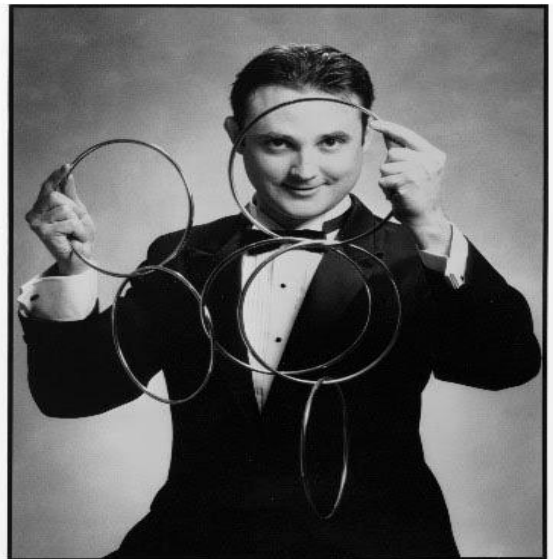
Marilyn Biviano 301-460-0159 Email: biviano@verizon.net

Joe Story 301-460-0230 Email: joestory@mac.com

→ The volunteer form can be found on page 16 ←

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Michael Chamberlin

THE BUGLE

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Chris Swan, Editor 301-871-1113

Layout: 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

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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 Hoye 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

Happy summer everyone! It is that great time of year again when everyone is out and about and visiting with neighbors. One of my most important roles as the President of this wonderful Civic Association is to thank the many volunteers who work tirelessly for our neighborhood. I hope that in your travels this summer, if you run into these folks, you too will offer them your thanks and appreciation. I would like to highlight the work of a few of our neighbors in this edition of the Bugle.

You would not be reading your copy of the Bugle without the hard work and dedication of both Louisa Hoar and Dan Mann. They organize the distribution of our Bugle newsletter each and every season. Through the snow, rain, and hot sun they organize a cast of delivery folks, also volunteering neighbors, to make sure we receive our Bugle's in a timely fashion. If you are interesting in joining in on this effort, they are always looking for volunteers. It is a good way to help the neighborhood and get your exercise!

We just had our 31st Yard Sale on June 2nd, and this year's sale was a huge success. Paulette Ladas again donated a huge dumpster for our use for after the sale. She has done this for more years than I can remember and it is such a fabulous service for our community. Year after year we fill this dumpster, so I would imagine Paulette is also helping many of us clean out our garages and basements!

Another neighborhood champion is our local Detective Kye Pak. He has been sending very informative and timely crime updates to our community listserve over the past year. We really benefit from his expert advice. I encourage everyone to join our list serve so that you have access to his updates. Of course, you must be a member of our Civic Association to join the listserve.

I can not thank these individuals enough for their continued support of our community. Their efforts make our neighborhood a better place to live – they make a difference!

Andrea J. Lev

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- ◆ Assistance with placement (nursing home, assisted living)
- ◆ Caregiver support and counseling

Gleanings From Meetings + More

by Max Bronstein

April Meetings

Montgomery County Civic Federation—

The April meeting concerned the County Fiscal Year 2013 operating budget of \$4.6 billion. Steve Farber, Chief of Staff for the County Council and Jennifer Hughes, Director of the Office of Management and Budget, were the presenters.

Highlights from their presentations:

- 1) The energy tax will not sunset.
- 2) Between 2000 & 2009, the County exceeded the amount necessary to meet the Montgomery County Public Schools Maintenance of Effort dollar amount by \$576 million. This amount then was added to the Maintenance of Effort base, which creates an enormous problem when the County no longer has the funds to meet this new school funding base. The State gives Montgomery County no credit for any past increases in education spending, and the county thereby suffers a financial hardship. On top of the maintenance of effort burden, potentially will come the County's share of public school employee pensions.
- 3) The police are slated to get 43 more officers, and libraries a 10% budget increase.
- 4) 8% of the County's budget is for debt service. Employee pensions are the largest portion of the budget.
- 5) County employees will receive a \$2,000 bonus, which will not count as salary and will not be a basis for future pay negotiations.

April's Community Hero Award went to David Lucia, coach of the Cheetahs, the county's special needs ice-hockey team. The coach pointed out that the team members were the true heroes. His description of the achievements of the group brought a large lump to this writer's throat, as it was extremely moving.

May Meetings

Civic Federation –

In May the meeting featured a program comparing natural grass sports fields with artificial turf fields. The latter are planned for all county high schools. Artificial turf fields pose some health threats that have not been well studied. The health issues arise from the use of pulverized rubber tire material used as cushioning and for keeping cleats from sinking into the backing. While artificial turf is considered more durable, there are significant costs involved with artificial and natural turf, so it is not clear which is the better value in the long term.

– Continued on page 6 –

Come, See, and Use the New Steps to the Matthew Henson Trail

by Marilyn Biviano and Arlene Thorne

Great news! The Montgomery County Department of Transportation just replaced the wooden steps that provide access to the Matthew Henson Trail from Rippling Brook Drive.

History of the Rippling Brook Steps

The entryway to the Matthew Henson Trail, from the north side of Rippling Brook Drive is down a steep slope. In 1997, long before the Trail was built, Troop 96 Eagle Scout Armando Saltivora headed-up an effort to install wooden timber steps down the steep terrain. This allowed the Scouts, along with the neighborhood, easier access to the beautiful woods and the then unpaved trails. The steps greatly enhanced our community, and the garden timbers served the community well for 15 years. But, over the years, the steps decayed, a couple of the steps became loose, and using them became dangerous.

The Long and Winding Road to Replacement of the Steps

It took over a year in earnest to get the steps replaced. We begged and pleaded, did research, wrote letters, made phone calls, and argued and re-argued our case for the steps to be repaired or replaced and a handrail to be added. Several Montgomery County government agencies and offices turned us down for various reasons. Then, we turned to County Executive Ike Leggett.

– Continued on page 7 –



The old steps



Gleanings (continued from page 4)

May Meetings

State Highway Administration -- Georgia and Randolph Intersection

The State Highway Administration gave a presentation in mid-May on the schedule of the upcoming intersection change, where Randolph Road will be constructed so as to travel under Georgia Avenue. This project began in 1999 and will cost about \$63 million. Part of the funding for the project comes from Montgomery County, while the majority of the funding comes from the State. Construction of the underpass will begin shortly after completion of a new fire station. The fire station, now at the corner of Randolph and Georgia, will move, and will be located on the West side of Georgia Avenue, just North of the new Metro garage. Plans are that the underpass will be open in late 2016.

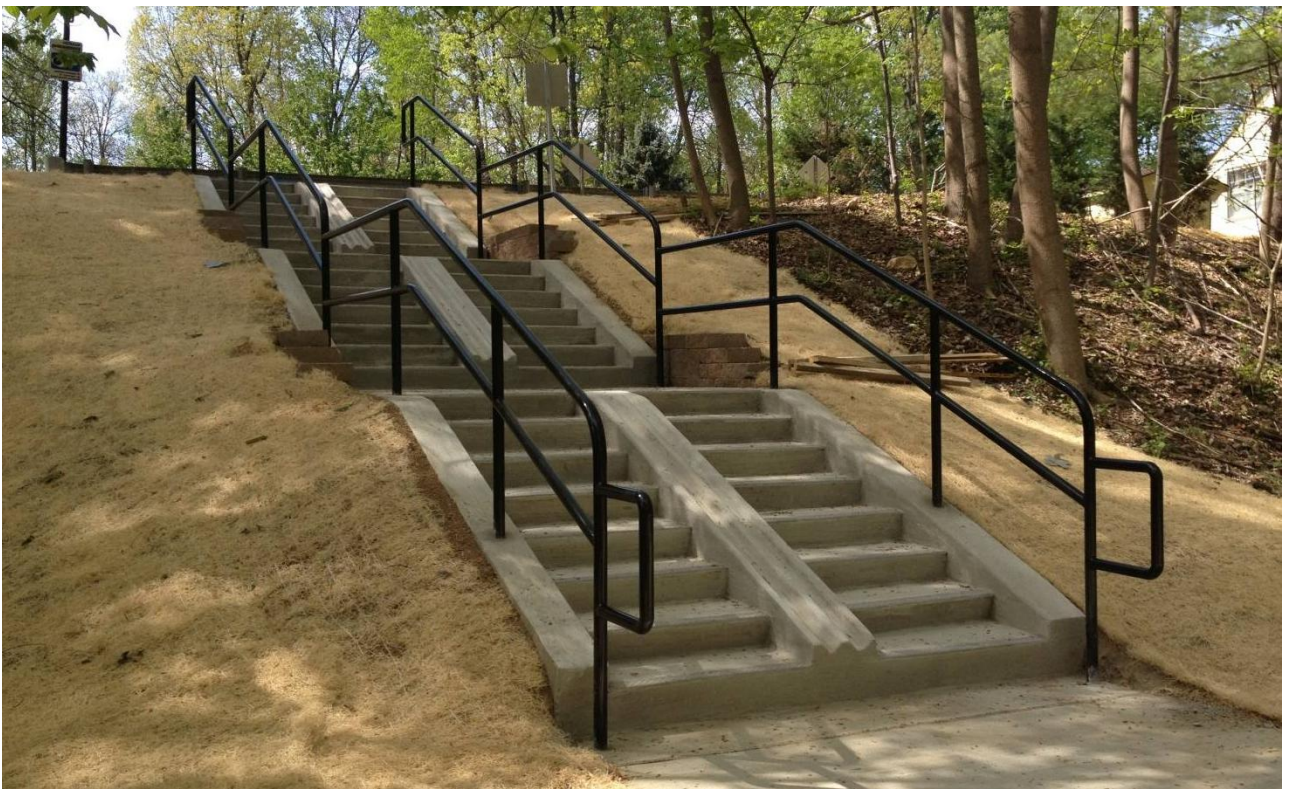
Streamlining Development

Also, another meeting on the same day, entailed 6 work groups discussing the process for real estate development approvals. Since the goal for the approval process is to protect the public interest, all aspects of a new development must be planned, so as to minimize the impact to the nearby and greater communities. The planning list includes: school capacity; sewer and water needs; the environmental impact, including storm-water; traffic with road capacity and pedestrian safety; transit needs; police and fire/rescue capacity; and recreation facility availability. Many county departments and the Planning Board approve various parts of each new development's plan. The approval process is long and involved. There will be more meetings like this one. The goal is to shorten the process so that new housing or new business development can be made available in a shorter time and with less expense.

Accessory Apartment

A request is being made to provide an accessory apartment at 13804 Bonsal Lane. All who may be affected by this event, please note that a hearing before the Board of Appeals will be held on September 27, 2012. Call 240-777-6660 for more information. The case number is S-2845.





Rippling Brook Steps to Matthew Henson Trail **(continued from page 5)**

After many more months and more obstacles overcome, Mr. Leggett and the Montgomery County Department Transportation came through. In April, the steps were replaced and both entryways to the Trail were greatly improved.

The Well Designed New Steps and the Greatly Improved Entryways to the Trail.

The design of the steps, the entryway to the Trail on both sides of Rippling Brook and even the drainage system installed at the bottom of the steps are beautifully and thoughtfully designed.

Highlights of the Improvements include:

- Three tiers of not so steep stairs, with custom built handrails.
- For bicyclists, two tracks run the length of each tier of stairs. This allows bicycles to be walked up or down alongside the steps, and is a European design.
- On the opposite side of Rippling Brook, the entryway to the Trail has been improved for wheel chair accessibility from the street, and from the sidewalk.
- A black-top path connecting the stairs to the Trail, and connecting the street to the Trail on the other side of Rippling Brook was added. This replaced a dirt path which become muddy in rainy weather.

– Continued on page 12 –

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

by Maurice Potosky

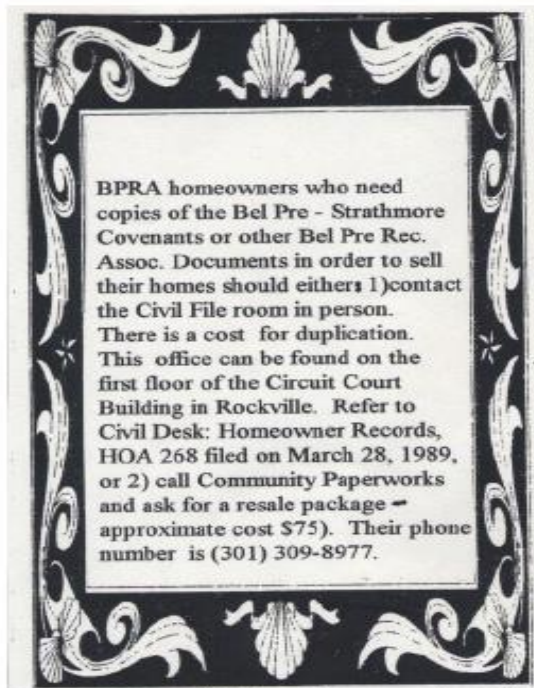
Over the years, the restrictive covenants on the properties at Strathmore at Bel-Pre have been the subject of much discussion among our residents. This article provides a summary and some history of these documents.

In September 1966, Levitt and Sons, Inc. filed a plat (a map) for a subdivision to be known as Strathmore at Bel-Pre. The subdivision consisted of 22 sections, running southward from Bel-Pre Road on the north and westward from Layhill Road on the east. The sections had their own plats laying out the streets and building lots for the entire subdivision. Of these 22 sections, plats were recorded for only 21 sections.

Accompanying some of these plats were recorded covenants and other documents. The primary documents were:

- a) Articles of Incorporation for the Bel-Pre Community Association, Inc.
- b) Supplemental declaration changing the name of the Bel-Pre Community Association to the Bel-Pre Recreational Association, (BPRA)
- c) Declaration of Covenants, Restrictions, Easements, Charges, and Liens (the BPRA covenant)
- d) Supplemental declarations bringing additional properties under the purview of the BPRA covenant
- e) a series of 12 Declarations of Covenants and Restrictions for 11 sections of the Strathmore at Bel-Pre subdivision (Land Use Covenants).

– Continued on page 11 –



One of the original logos for our subdivision –



by *Levitt and Sons*
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Strathmore Bel-Pre Dolphins Swim Meet Schedule – Summer 2012

June 9 Blue-White Meet
June 16 Away Meet at WPT
June 20 B Meet to be arranged
June 23 Home Meet v AR
June 27 B Meet Away at Wheaton Woods
June 30 Home Meet v TP

July 4 Memorial Meet
July 7 Away @ WOW
July 11 B Meet Home v WLS
July 14 Home vs. GM
July 18 Jelly Bean Meet
July 21 "B" Division Championships
Away @ WPT
July 25 Awards Banquet -- Pool Pavilion
July 28 PMSL All-Stars 8:00 AM

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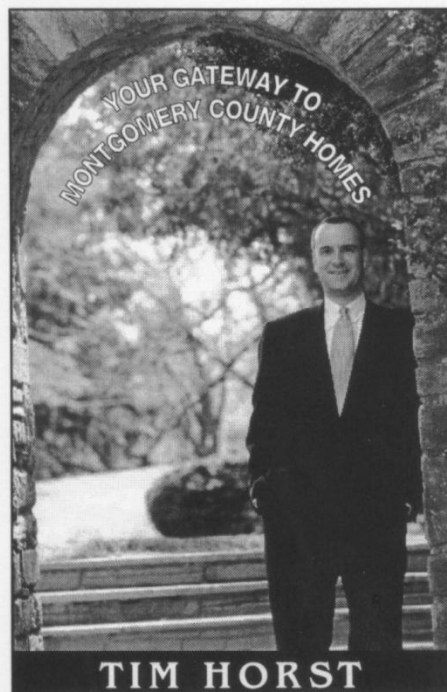
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Happy 2nd Birthday to the Strathmore Bel-Pre Civic Listserve!

by John Bogasky, SBPciviclistserve moderator



The Strathmore Bel-Pre Civic Association started its membership listserve on March 7, 2010. In these first two years, the listserve has grown to 221 members, representing about 186 Civic Association member households. Since its inception, the listserve has averaged about 1 message per day, although there is wide variation around that average! ☺

When the Civic Association decided to start a community listserve, the goal was to create an interactive channel for members to communicate. We also saw the listserve as a means to get news to the community more quickly than is possible with *The Bugle*. The listserve has met those goals and more.

Some popular uses of the listserve so far:

- Comparing notes with owners of the same house model on how to fix issues with that model. The most recent discussion concerned aluminum wiring originally installed in some models.
- Finding local service providers (painters, electricians, housecleaners, etc.) with a good reputation in the neighborhood
- Quickly sharing information about community developments such as the opening of the new Mid-County Recreation Center, potential plans for new Wal-Mart and Kohl's stores in Aspen Hill, progress on updating the Glenmont Sector Plan, etc.
- Sharing information about community emergencies such as last summer's drug raid and the recent fire at Peppertree apartments that destroyed the homes of some Georgian Forest Elementary School children.
- Organizing community action such as the recent efforts to prevent the Leisure World Post Office and Del Mercado Giant from closing . (the Post Office is staying, the Giant closed)

Metcalf's Law says that the power of a network grows with the square of the number of users. Put another way, the value of a network like the Strathmore Bel-Pre Civic listserve will grow exponentially with every additional user. The Civic Association has some 750 households, so the listserve can be of great value to all of us.

Please do join, and do encourage your neighbors to join the listserv through their Civic Association membership, so that we can make our listserv an outstanding source of information and news for our community.

Thanks also to everyone for your support over these first two years!

A Primer on the Strathmore at Bel-Pre Covenants (continued from page 8)

The Articles of Incorporation of the Bel-Pre Community Association (later called the Bel-Pre Recreation Association, or BPRA) was the first document recorded by Levitt and Sons in advance of the planned construction of the community. The purposes for which the Corporation was formed and the business to be carried out by the Corporation were:

- (a) to promote the health, safety, and welfare of the residents by owning, acquiring, building and operating facilities for swimming and tennis
- (b) enforcing "any and all covenants, restrictions, and agreements applicable to the Common Areas and the residential lots (*the enforcement of which is not specifically and exclusively reserved to other*)". [emphasis author's]
- (c) to fix and levy assessments to operate and maintain the facilities in the Common Areas.

The balance of the Articles deal with the management of the Corporation and with the vote necessary to dissolve the Corporation (2/3 of the Lot Owners).

– Continued on page 14 –

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Rippling Brook Steps to Matthew Henson Trail (continued from page 7)

What Strathmore Bel-Pre Neighbors are Saying about the New Steps and Entryways Improvements

Myra Abramovitz and Len Hickman use the Rippling Brook steps to access the Trail almost every day to walk their dogs. Myra says that the steps and entryway are beautifully designed and that she especially appreciates the safety of the new steps which allows them to use the steps and then the Trail, year round.

Joe Fry lives on Rippling Brook Drive and uses the steps to gain access to the Trail more than once a day. Joe says that the new steps are so easy to use, many more neighbors will feel safe using the steps and enjoy the Trail. Joe also points that the new steps provide easy access to the other side of Rippling Brook, so that the neighborhoods will be more physically connected to one another. Many people on the far side of Rippling Brook, for example, now will be able to walk to Strathmore Bel-Pre Community swimming pool.

Thanks Mr. Leggett and Montgomery County Department of Transportation! We love the new steps and entryways to the trail in our community.



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



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Website: lillahammond.com

Aspen Hill Library News

by Chris Swan



Caribbean-American Heritage Celebration – June 16, 2012 1:30 pm to 4:30 pm

The fourth annual Caribbean-American Heritage Celebration will be held at the Aspen Hill Library on Saturday, June 16th, from 1:30 pm to 4 pm. Lennard Jack and Fusion will perform. In addition to the good music, you can enjoy fun Caribbean food and dancing. Bring the whole family for a lovely summer afternoon of entertainment!

Summer Reading 2012 – Dream Big: Read

The theme for Summer Reading 2012 is Dream Big: Read. Special Summer Reading programs will be held at the Library in the Community Room. The schedule so far:

June 14	2 pm	Reptiles Alive
July 10	2 pm	Kaydee Puppets
June 26	3 pm	Rainbow Company Interactive Theater
July 26	11 am	Montgomery Agricultural Fair – Farm Animals at the Library
August 8	3 pm	Groovy Nate

More programs are being planned. For the latest programs, visit the Library or go to <http://www.montgomerycountymd.gov/Apps/Libraries/branchinfo/ah.asp>.

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...

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 echabot@usa.net.

A Primer on the Strathmore at Bel-Pre Covenants (continued from page 11)

Bel-Pre Recreation Association Covenant

The Declaration of Covenants, Restrictions, Easements, Charges and Liens was recorded in 1968 and represents the covenant controlling the operation of the common areas, the swimming pool, and ancillary areas. The covenant consists of six articles.

Article I contains the definitions of the Declaration. It defines the Association (BPRA), the Properties, the Common Areas, the Lots, the Owners, and the members. Article II describes the property subject to the Declaration: existing property, additions to the property, and additions to the Common Areas. It should be noted that the Declaration permits the Owner of any property to become subject to the Declaration by applying and upon approval by the Association.

Article III describes the voting rights in the Association. Voting rights are limited to the Owner of the Lot of record. (Aside: renters are not entitled to vote) There is only one vote per Lot.

Article IV describes property rights in Common Areas. They include title to the Common Areas. In addition, the article describes the right of the Association to suspend membership for infraction of rules and regulations, the right of the Association to transfer the Common areas to a governmental body upon approval by the Membership, and the right of the Association to grant easements for utilities.

Article V provides for the creation of Assessments, annual and/or special, which are a charge on the land and a continuing Lien on the Lot. The article further describes the purposes of the assessments, the basis and purposes of the annual assessments, consideration of special assessments for capital improvements with such assessments requiring a 2/3 vote of the Members, voting in person or by proxy. Changes in the annual assessment require a 2/3 vote as well. The article defines the quorum needed to change the assessment as 60% of the voting members. The article continues with a section describing the duties of the Board of Trustees. The article concludes with the actions incumbent upon the Association if a Lot Owner fails to pay the assessment.

– Continued on page 15 –

A Primer on the Strathmore at Bel-Pre Covenants (continued from page 11)

The last article contains general provisions, including the duration of the Declaration, rules and methods for changes to the Declaration, notice to the Members or Owners, and enforcement of the Declaration.

It should be noted that the Declaration applies ONLY to the Common Areas. Covenants for the lots are covered by a different covenant which will be described next. The entire Declaration can be obtained from the Maryland Land Records web site at www.MDLandRec.net.

When you get to that web site you must register to get a password for entry. When you have logged in to the site, you are taken to the Montgomery County Circuit Court page where you enter the Book No. (Liber) and Page No. (Folio). For the Declaration for the BPRA, the entries are: Liber 3721 Folio 339-351 These pages can be printed.

Part Two will discuss the Land Use Covenants, and will be in the next issue of *The Bugle*.

Read on the Listserv

By Chris Swan

The police department has a new website, www.myMCPnews.com, from the Montgomery County Police Department's Public Information Office. This website provides information, news, and photos from the department. Additionally, it is set-up to quickly obtain a copy of a report, file a report, submit a tip, or apply for a job with the Department.

Detective Kye S. Pak just posted an excellent note about safety during the summer due to Transient Criminal Activity. Join the ListServ and find out the latest...

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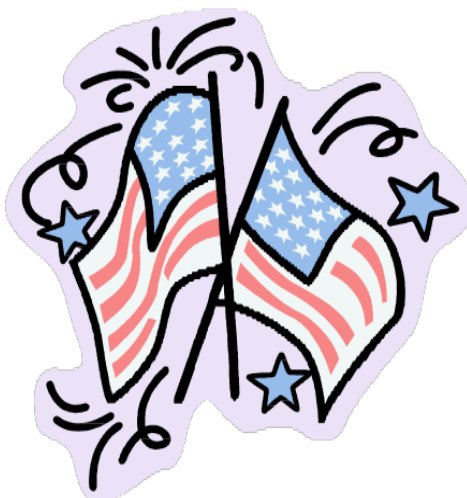
Contact Harry Klapper on 301-460-9645 or at hjksbk@msn.com

Strathmore Bel-Pre – 2012 July 4th Celebration!!

The Strathmore Bel-Pre Community likes to celebrate July 4th!

The Celebration team needs your help! Are you able to help us out this year? Any and all efforts are needed.

THANKS!



Please volunteer to make our community's July 4th Celebration special **this year** by selecting from the list below.

We need your ideas and talents!

- ☐ Parade Committee
- ☐ Entertainment
- ☐ Decorations, Signs
- ☐ Field Games

Help Our Community Celebrate July 4th 2012!

YES! I would like to help with the Strathmore Bel-Pre July 4th Celebration.

NAME _____

PHONE/E-MAIL _____



_____ PARADEVolunteers needed Noon - 1:30 pm
_____ ENTERTAINMENT.....Volunteers needed 1 pm - 2:30 pm
_____ DECORATIONS & SIGNS.....Volunteers needed before July 4th
_____ FIELD GAMES.....Volunteers needed before July 4th
.....and 2:30 pm - 4:30 pm

There will be a planning meeting at the pool pavilion in June.

TO VOLUNTEER, PLEASE CONTACT:

Marilyn Biviano 301-460-0159

Email: biviano@verizon.net

Joe Story 301-460-0230

Email: joestory@mac.com



OR MAIL this form to:

JULY 4TH CELEBRATION COMMITTEE

Strathmore Bel-Pre Civic Association

P.O. Box 6838

Silver Spring, Maryland 20916



THANKS VERY MUCH!

THE JULY 4TH CELEBRATION TEAM