

Strathmore-Bel Pre Civic Association (SBPCA)

P.O. Box 6836
Silver Spring, MD 20916

[E-Mail:Strathmo@strathmore-belpre.org](mailto:Strathmo@strathmore-belpre.org)

The Civic Association web site www.strathmore-belpre.org

Annual SBPCA membership: \$15.00

The SBPCA Board of Directors meets on the fourth Tuesday of each month at 7:30 pm at the Genesis Center Nursing Home at 32227 Bel Pre Road. All meetings are open to the public.

Civic Association Officers

President:	Reuben Lev	301-460-1048
Vice President:	Bill Hammond	301-871-5074
Treasurer	Charlie Bea	301-460-0497
Recording Sect.	Dawn Greeley	301-603-8055

Civic Association Board of Directors

Linda Bea	301-460-0497	Maurice Potosky	301-460-9008
Max Bronstein	301-460-3117	Dan Thomas	301-871-2624
Elliot Chabot	301-871-1113	Arlene Thorne	301-871-5013
Ron Daub	301-460-0929	Harry Klapper	301-460-9645
Lilla Hammond	301-871-5074	Marilyn Lev	301-460-1048
Chris Swan	301-871-1113	Frank Corrigan	301 460-1011
Nancy Bechtol	301 871-3679		

The Bugle

**Published by the Strathmore-Bel Pre Civic Association
(January, April, June, August, October)**

Editor:	Dawn Greeley	301-603-8055
Layout:	Sue Hoye	301-603-9559
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Send information for the *Bugle* to: dgreeley8055@comcast.net or to 13422 Rippling Brook Drive by the 15th of the month prior to publication.

BPRA News

BPRA PRESIDENT'S MESSAGE

By Ed Frantz

Dear Neighbors,

I find it difficult to believe, but the summer pool season has come to an end. Attendance at the pool was higher this year than in recent years and I hope that many of you enjoyed the facilities. As we move into the fall, the Association Board will continue to schedule needed maintenance work. Our biggest project this off-season will be to freshly white coat the bottom of the main pool; the wading pool was coated this past spring. It has been twelve years since the pool was last white coated and, as the typical life of a coating is ten years, we have gotten our money's worth in this case. Also, on the schedule for this off-season is a paint job for the office in the pool house.

As I have written in this column several times in the past, the pool facilities always experience a few break-ins each year. This season was no different except that, recently, police arrested five teens for breaking into the pool after hours and for possession of drugs. As I have asked in the past in this column, if you have teens at home, please remind them that breaking into the pool at night is both illegal and dangerous and could result in prosecution and loss of pool privileges.

Finally, three seats on the Association's Board of Trustees will be up for election this fall. If you or someone you know wish to run for election, please respond to the Board's nomination letter which should arrive at your homes soon.

Cheers!

Recreational Association Officers

President:	Edward Frantz	301-603-8055
Vice President:	Dan Keating	301-603-8162
Treasurer:	John Adamo	301-460-3275
Secretary:	Chris Swan	301-871-1113
Administrative Assistant:	Brenda Henry	301-871-6298
Pavilion Usage:	Louisa Hoar	301-871-2954

Recreational Association Trustees

Sue Hoye	301-603-9559
Gladston James	301-460-7292
Gordon Klang	301-460-0367
Lou Ann Rector	301-603-8805
Board Meetings are held the 4 th Monday of each month, 7:30 at Bel Pre Elementary School and during summer months at the Pool Pavillion	

50 Plus Club News

By Maurice Potosky

The 50 Plus Club has concluded its series of summer meetings at the BPRA Pool pavilion. These get-togethers provided an opportunity for our members to socialize, have dinner together, discuss community affairs, and to plan some of our ongoing events. At one of the meetings we were privileged to have Delegate Roger Manno discuss the political and governing issues in Annapolis, as well as a number of local issues.

During this summer we attended the Toby's Dinner Theater production of "All Shook Up". In November we will be attending Toby's for "The Producers". During the coming season we will be meeting in member's homes according to a schedule to be announced. Check with Charlotte Potosky at 301-460-9008 for details.

It is with deep sadness we announce the passing of two of our long time members, Dr. Ellis Hyman and Evelyn Mandir. Our condolences go to Iris Hyman and their family, and to the Mandir family.

YEAR-END REPORT FROM ANNAPOLIS

By Mike Lenett, State Senator, District 19

* Excerpted, with permission, from State Senator Lenett's Session Report for April, 2008

...In this annual Report, I will update you on my legislative activities and tell you about some important new legislation, as well as some failed legislation. But first, let me remind you of my current state posts and legislative responsibilities, since they tend to occupy most of my time:

Leadership Position: Assistant Deputy Majority Whip

Committee: Education, Health, & Environmental Affairs

Special Committee: Chair, Renewables and Clean Energy

Subcommittees: Environment; Health; Ethics & Elections Law

Joint Committees: Health Care Delivery & Finance; Program Open Space and Agricultural Land Preservation; Federal Relations

State Positions: Empowerment Zones for Seniors Commission
State Advisory Council on Quality End of Life Health Care
Task Force to Implement Holocaust, Genocide, & Tolerance Education
Maryland School-Based Health Care Policy Advisory Council

National Positions: Environmental and Energy committee for the Southern Legislative Conference
Agriculture, Environment and Energy Committee for the National Council of
State Legislatures.

I am extremely proud to have passed landmark legislation this year to create the **Maryland Youth Advisory Council**, a council of high school and college-age youth members from across the state to advise the Governor and Legislature and to propose legislation on issues affecting young people. By giving youth a seat at the table in the policymaking process and a direct role in crafting and advocating for legislation, the Council is designed to promote youth engagement in politics and policy and to foster better informed public policy on youth issues...

One of my focuses this year was on seniors and the disabled... One bill I strongly supported this year was the Governor's bill to provide a **Subsidy to Close the Medicare Prescription Drug "Doughnut Hole,"** under which CareFirst will fund a \$7 million program to help thousands of low to moderate-income seniors.

In addition, I will lead a **Housing Accessibility Study** this summer, which will determine appropriate minimum standards for residential housing in order to improve physical access by the elderly and disabled. I also passed a bill relating to **Quality End-of-Life Health Care**, which is designed to improve certain health care policies as they relate to disabled persons. Another bill I passed will create a new **Contracting Preference Program for Disability-Owned Businesses**, which will give a much-needed boost to businesses whose workforce or ownership consists of disabled persons. In addition, I was the lead sponsor of the **Seniors Tax Relief Act of 2008** and another bill to provide **Tax Relief for Military Retirees**.

Unfortunately, another bill to require **Disclosure by Health Care Facilities of End-of-Life Health Care Policies** was defeated due to opposition from hospital and nurses associations. The bill was designed to collect information and provide assurance to patients that their end-of-life health care preferences will be followed... I believe patients have a right to know how their final wishes will be honored even if it does cause extra paperwork or reveal lack of compliance or deficient practices, so I plan to bring the bill back next year.

So close! I again led the fight this year to enact the **Prohibition on the Use of Hand-Held Cell Phones and Text Messaging While Driving**. Although this legislation has failed for over a decade, I got it to within one vote in committee in my first session last year. This year was a major breakthrough, as the bill not only passed out of committee but also passed the full Senate, only to fall three votes short in the House committee. I am encouraged by this progress and the outpouring of support I have received from many of you for this important public safety bill. So the phone may be off the hook but don't hang up on it yet. I am determined to pass it next year!

Remember those great songs of the 1950's and 1960's by the legendary "doo wop" groups of the 1950's and 1960's, such as the Coasters, Platters, Temptations, and Drifters? Well, the last time you went to a concert to see one of those groups perform, you may have witnessed imposters! Imposter groups have been traveling the country passing themselves off as the original artists, deceiving consumers and stealing the identities and livelihoods of the original artists. With the nearly unanimous support of my colleagues, I passed the **Truth in Music Advertising Act** to prohibit imposter groups from passing themselves off as the original artists.

My bill to enact a **Prohibition on Smoking in a Car With Minor Children** was snuffed out this year. The bill would prohibit smoking in a car with a child under age six (this age was chosen to aid enforcement, since children under six must be in a car seat). Numerous studies show that children in this age range are highly susceptible to respiratory infections, SIDS, asthma, bronchitis, pneumonia, allergies, eye and ear infections, middle ear disease, and reduced lung capacity from exposure to second-hand smoke. I do not think many parents realize the harm they may be doing to their children by smoking in the confined space of a car. Smoking just a single cigarette in a car for only 5 minutes causes exposure to toxic particles over 12 times the level the Environmental Protection Agency considers hazardous to children. Nevertheless, I could not get this bill out of committee due to the strong opposition of tobacco interests and those who feel it would be an overly intrusive government policy. I believe children's health outweighs these concerns and plan to continue fighting for this bill next session.

As the Senate's leading gun control advocate, I authored legislation to strengthen enforcement of **Recordkeeping and Reporting Requirements for Gun Dealers**. This bill would crack down on gun dealers who are not keeping or who are purposely falsifying required sales records to cover up gun sales to prohibited persons. The bill also would aid law enforcement in tracing guns used in crime. Watch out for this bill, which I plan to re-introduce next year along with my bill to **Ban Assault Weapons**.

Here are some other bills I worked on in my committee or supported this session:

- **Global Warming Solutions Act** – This bill, defeated on the last day of session, would have mandated a 25% reduction in greenhouse gases by 2020.
- **Renewable Energy** – My bill from last year to accelerate the development of renewable energy became part of the Governor's energy initiative this year. It will double the amount of energy that power companies must derive from clean, renewable sources to 20% by 2022.
- **Other Energy Legislation** -- I supported the Governor's bills to reduce the state's energy consumption by 15% by 2015 and to direct funds toward conservation and helping consumers buy energy-efficient appliances and pay their energy bills.
- **Chesapeake Bay** – We made the first major overhaul of development regulation around the Bay in 24 years. The bill tightens enforcement and limits growth in sensitive "critical areas" along the Bay. Another bill will focus funds on efforts to fight polluted runoff from farms and development. But funds for Bay protection were cut in half, from \$50 million to \$25 million.
- **Education Funding** – Budget bills provide \$333 million for school construction and accelerate the phase-in of the Geographic Cost of Education Index, which is funded for the first time.
- **Family Leave** – Allows workers to take time off to care for sick or injured family members.
- **Stem Cell Research** – I participated in an effort to protect funding for stem cell research.
- **Foreclosure Reform** – I supported the Governor's initiatives to address the rising foreclosure crisis, which increase the notification time before banks can foreclose, impose tougher penalties for mortgage fraud, force banks to establish a borrower's ability to pay before making a loan, and ban certain "foreclosure rescue" schemes.
- **Equal Rights** – Bills to legalize gay marriage or create civil unions for same-sex couples failed, but bills to expand partners' rights to make medical decisions for each other and to give them the same tax exemption on property transfers that married couples receive succeeded.
- **Lead Toys** – This legislation to ban children's products containing toxic lead was headed for trouble in the Senate, until a group of several Senators, including myself, banded together to defeat amendments sought by the toy industry to weaken the bill.
- **Tech Tax** – I supported the repeal of the sales tax on computer services that was enacted during the Special Session because it could have severely hurt Maryland's high-tech economy.
- **Speed Cameras** – I voted for legislation to allow speed cameras throughout the state (they are currently allowed only in Montgomery County). The bill failed but likely will be back next year. I have mixed feelings about the cameras, so I encourage your feedback on this one.
- **Tuition Freeze and College Textbooks** – College tuition continues to be frozen, but unfortunately the bill aimed at reducing the high costs of college textbooks did not.

Please feel free to contact me any time about these or other issues or problems you may be experiencing. You can email me at mike.lenett@senate.state.md.us or call my office at 301-858-3151. Also, as always, you can reach me directly, 24/7, on my personal cell phone at 301-523-3366.

Community Developments

GLEANINGS from MEETINGS

By Max Bronstein

Montgomery County Civic Federation: June's meeting featured a presentation on the workings of the Board of Appeals. The Board handles appeals from citizens when they have been issued a denial for a building permit. The County's Department of Permitting Services is the agency that handles approval or denial of building permits. The Board deals with variances and special exceptions, wherein the appellants must show their situation is so unique as to warrant approval. Also, requests for accessory apartments are decided by the Board of Appeals. The July meeting of the Civic Federation was an informal gathering at a member's home to plan programs and set goals for the new delegate session which begins in September.

Planning Board Hearing on Layhill Overlook:

This writer testified before the Board on July 17th along with Linda Nishioka and Richard Kauffunger who represent nearby communities. Layhill Overlook is the development planned for the northeast corner of Bel Pre and Homecrest Roads and will include 20 detached homes; 6 townhouses in two groups of three units which will be MPDU's; plus 12 duplex units formed by six pairs of town homes. The Vedanta Center of Greater Washington, D.C., a Hindu religious organization of the Ramakrishna Order, will be located roughly in the center of the site. Vedanta has a guest home there now plus a multi-use building which houses living quarters for monks as well as offices and a small worship hall. Approval has been granted for Vedanta to erect a 6,500 square foot temple attached to the current worship hall. The temple will face east and will be located quite a distance back from Bel Pre Road. Vedanta will be placing their followers in the aforementioned duplexes on a sale or lease basis. After objections and suggestions from the 3 citizen advocates, the Board agreed to several changes. They include moving the homes along Bel Pre Road back 38 feet instead of 20 feet from the road, embellishing the sides of homes that parallel Homecrest to decrease their blank appearance, foliage screening of the sound walls at the Homecrest-Bel Pre corner and giving them a residential look, plus the same for a sound wall around the duplexes which will be just west of the Moose Lodge. The sound walls are mandated by County regulations in order to reduce noise levels impacting backyards. Additionally, there will be a grass & tree panel adjacent to the streets, and the sidewalk will be between the green panel

and the property. The Board's decision is finalized when they mail a written Resolution to all parties of record, and the aforementioned Resolution is the term used for "decision". Until that Resolution is mailed, the citizens are exercising their right to submit written comments and suggestions to the Board and their staff in order to help word the Resolution so as to tighten up some perceived loose phraseology. Cynics refer to the latter as loopholes, but we're more polite than that.

Poplar Run/Indian Spring Development: In a conversation with Mike Lemon, project manager for Winchester Homes, a number of future plans for the property were discussed. Groundbreaking and site preparation will begin within a few months. The buildings and amenities currently on the site will be demolished and 1 or more pools plus a community building will be added as newly built amenities. Models will be available in approximately one year when sales will begin. Current plans are to show three townhouse and three detached models. Prices have not yet been established, but this writer is estimating that prices will be in the upper brackets, particularly for the detached homes. The development's approval was granted about two years ago for 773 homes, made up of 463 detached homes and 310 townhouses. MPDU's will make up 116 of the latter. Winchester Homes is both **the developer and builder for this new community.**

Glenmont Metrocentre/Privacy World: This proposed development was again scheduled to be before the Hearing Examiner at the Office of Zoning & Administrative Hearings, following a remand by the County Council, but that meeting has been cancelled due to ongoing contract negotiations between the property owner and the developer. The hearing was intended to grant the Applicant a further opportunity to show they will not cause undue additional traffic & congestion in the area as a result of their proposed 1,550 unit development at Georgia & Glenallen Avenues. The hearing has not yet been re-scheduled, but this writer, as well as a number of representatives from other communities, will be testifying when it is. Hearings typically begin at 9:30 a.m. on the 2nd floor of the County Council Building & the public may attend. They are cheaper than the movies (hearings are free), they are G rated, & much more intellectually stimulating.

Stay tuned for more notes from The Bugle!

HANDY COUNTY PHONE NUMBERS

All County numbers begin 240-777- plus an extension; exceptions will be noted

Office of the County Executive: -2500

The County Council: -7900

Our Council member for District 4: -7968

Chief aide to the Council Member for District 4: 7953

Office of the Peoples' Counsel: 9700

Board of Appeals: 6600

The Planning Board: (301) 495- 4600

Board's Chairman: 4605

Housing & Community Affairs: 3600 (handles some code enforcement & MPDU information)

Permitting Services: 6300

-- complaints: 6259

-- building permits: 6370

Consumer Protection: 3636

Mid-County Regional Services Center: 8100

State Department of Assessments & Taxation: (240) 314- 4510 (for residential real property)

Police 4th District/Glenmont (non-emergency): (240) 773- 5500

Fire & Rescue Services (non-emergency): -2400

States Attorney (criminal matters): -7300

County Attorney (civil matters) -6700

* A more complete listing of County #s can be found in the "blue pages" located in the center of the Verizon white pages phone book beginning on page 5 of that blue section.

Letters to the Editor

There has been a lot of discussion, in the Bugle, and at BPRAs meetings about the land use covenants (those that discuss fencing, home property use, etc., as opposed to the Recreation Association covenants that govern the pool and common areas). The question arises as to who should enforce the land use covenants and where are the covenants applicable. A search of the County land records discloses the following information:

- 1.** There are 22 Sections called Strathmore at Bel Pre
- 2.** Of the 22 Sections, Levitt and Sons built houses in 12 Sections
- 3.** The remaining Sections include Sections where homes were built by other builders as well as the Barrie Day School and the Wat Thai Temple on Layhill Road
- 4.** Of the 12 Sections built by Levitt, the land use covenants were recorded for 11 (1-10, 21)
- 5.** Of the original 22 Sections, the Recreation Association covenants were applied to 14 (1-10, 13-14, 18, and 21)
- 6.** For the 11 Sections covered by land use covenants, there are 12 different covenants (one, Section 7, is covered by two covenants)
- 7.** The 12 covenants are identical except for the opening and closing paragraphs which set the date of creation and the dates by which modifications can be made and recorded
- 8.** About a dozen streets in the community are split into two to four Sections so that a particular street can be covered by up to four different covenants.

The implications of the above are that the land use covenants for a particular Section can be changed, or abrogated, by a majority vote of the owners in the Section, independent of changes adopted by any other Section. Further, the upcoming dates for recording a change range from August 2008 to May 2012. Failure to record a covenant change by the appropriate date delays the date for change by 10 years. Any action against a violator of a Section's covenant can only be brought by a lot owner in that Section. Since some streets have multiple covenants, it is possible that, as changes are adopted, that a street could be governed by multiple sets of rules. Thus it appears that we have a chaotic covenant system which cannot be uniformly applied. Further, the Recreation Association has jurisdiction over a larger community than that covered by the land use covenants. Thus any funds expended by the Recreation Association with respect to the land use covenants would impact only a portion of the BPRAs constituency.

Maurice Potosky

Thanks to our friends and neighbors who help make each Dolphins season possible!!



The 2008 Strathmore Bel Pre Dolphins Swim Team

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SILVER MEDALISTS \$500-\$999	John Kominski	
BRONZE MEDALISTS \$250-\$499	The Bogasky Family Mike & Michelle Fannon Marc Machlin/Nancy Stoner The Pinero Family	Shirley & Joseph Schwartz George & Barbara Usher Ellen & Louis Wesley Allan & Suzanne Yockelson
BLUE RIBBONS \$100-\$249	Nancy & Ted Bechtol Courtney & Elizabeth Bogle Elliot Chabot/Christine Swan Charles Colby Terry & Frank Cooper Bob & Jane Anne Corcoran Kathleen Duchelle Isabelle Duran & Family Sharon & Steed Edwards The Griesbauer Family	Brian & Stacey Grove Karole Gruner Tanie & Pierre Guirand Bill & Lilla Hammond Parker & Gail Hill The Hoye Family The Jennison Family Bud & Karen Kessler David & Donna MacFarland Michael and Kasiyem Maupin
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WHITE RIBBONS (\$25-\$49)		
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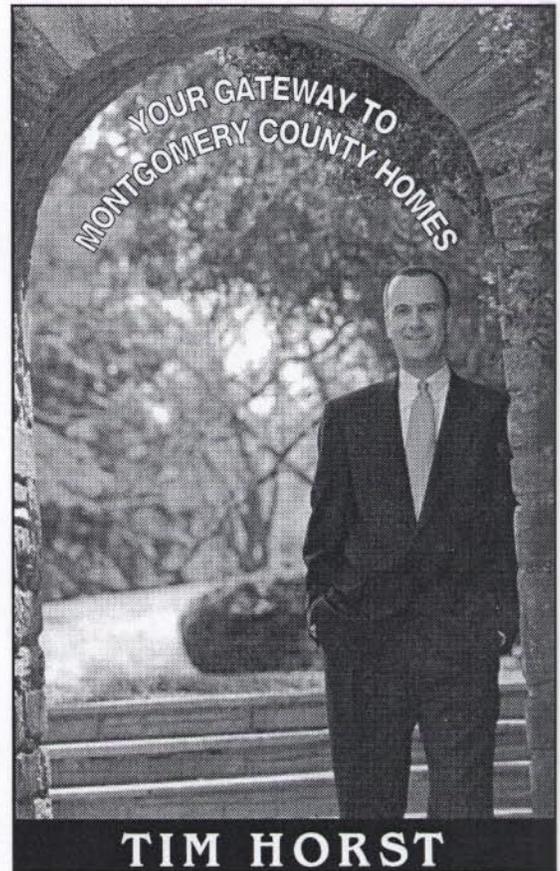
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Strathmore Bel Pre Community ... 2007 Market Review!

	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>
Average Sale Price	\$370,175	\$435,563	\$525,455	\$520,894	\$518,493
Lowest Sale Price	\$315,000	\$385,000	\$429,500	\$460,000	\$410,000
Highest Sale Price	\$450,000	\$500,000	\$639,000	\$699,999	\$665,000
Average # of Days on Mkt.	27	22	16	68	75
Sales per Year	36	33	28	26	15

If you are thinking of buying or selling, or would like additional information, please call ...

Lilla Hammond, CRS, GRI

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