

Brookdale *bugle*

ESTABLISHED 1938

THE PRESIDENT'S REPORT

by Dick Podolske

Dear Brookdale Residents,

We hope that you have endured the Corona Virus this past year reasonably well. We certainly all look forward to getting together soon, all vaccinated and safe. Despite a slow beginning to 2021 due to the virus, our Association has been active on a number of fronts which are briefly described below.

Brookdale Events

Not to be deterred by Covid, BCA has had monthly Brookdale-at-Home events via Zoom:

- On January 14th, Jim Timbie presented on his book, *Hinge of History*, a treatise on American leadership that he co-wrote with George Shultz.
- On February 24th, Sarah Morse described the numerous environmental activities of the Little Falls Watershed Alliance.
- On March 23rd, Jane Lyons, Maryland Advocacy Manager, Coalition for Smarter Growth, outlined the significance and possible impact of the new Montgomery County Master Plan.
- On April 22nd, Tino Calabia made a presentation on his

socially and politically active Filipino family, most notably, his parents who immigrated to this country in the 1930s.

- On May 14th, a Brookdale Park concert by the Mariachi Aquila DC band ushered in a new season with the help of Abner Oakes. Abner likely has started a great Brookdale tradition, following last year's music festival with neighborhood musicians.

A Note of Appreciation to Others Helping to Make Brookdale a Great Place to Live

Bill McCloskey has been working for years to inform Brookdale residents about numerous matters that touch our lives, including trash and traffic! (See "A Huge Thank You To Bill McCloskey" on page 3).

Dominique Rychik has been very helpful in assisting many Brookdale residents in getting Covid 19 vaccinations.

Richard Kharman of the Montgomery County Department of Parks has been very responsive to our requests for tree planting and cleanup in the Boundary Park and for providing many additional trees in the Brookdale Park.

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SUGGESTED CHANGES TO FRIENDSHIP HEIGHTS

by Adrienne Nassau

Many of us in Brookdale have watched the shuttering of department stores, shops and restaurants in Friendship Heights with dismay. We all want a vibrant area with shops suitable for our neighborhood and a greater selection of eateries.

Help may be on the way. The Urban Land Institute (ULI), a well-known national think tank for urban issues, sponsored a Technical Assistance Panel (TAP), with sponsorship by WMATA, the DC Office of Housing and the Metropolitan Washington Council of Governments. The panel brought together experts in architecture, transport, planning, retail, and real estate to gather information and make preliminary recommendations. The study concentrated on the DC side, though findings emphasized that both the DC and Maryland sides needed to be treated as one unit.

Their diagnosis found that Friendship Heights lacks a

sense of "place", especially for pedestrians and bicyclists. Their vision is to bring vibrancy, better circulation, more housing – including workforce housing – and smaller neighborhood oriented shops to the area. A major institutional recommendation calls for the immediate establishment of a DC/Montgomery County Friendship Heights Alliance. Physical recommendations include a "pedestrian loop" in both DC and Maryland that includes Willard Avenue and Friendship Boulevard, a small park next to Mazza Gallery, and narrowing Wisconsin Avenue to four lanes. It also recommends increasing the height limit on the present Mazza Gallery site to accommodate more apartments.

One element that will be controversial to Brookdale residents is the recommendation to relocate the bus depot (presently on Wisconsin Avenue), as well as bus

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CANDIDATES FOR THE 2021-22 BROOKDALE BOARD OFFICERS

by Mike Makuch, Chair

It has been a trying year, but it has come to a close and our Annual Meeting is again on the horizon. We are scheduled for June 10, 2021 at 7:30 in the evening. Like last year, we again will conduct the meeting on-line (*see the announcement on page 8 of this issue*). During the meeting, we will elect a slate of officers for next year.

At this time, on behalf of the current officers, I would like to invite all residents to consider serving as an officer for

the 2021-2022 term. Being an officer is a great way to meet your neighbors while helping to keep our community active and vibrant. As you probably know, we must fill the positions of President, Secretary, Treasurer, and a Vice President for each of Brookdale North, Brookdale South, Orcharddale, Wohlshire, and Park-Newport as well as an At-Large position. If you are interested in serving for the upcoming year, please contact me at mmakuch@sgrlaw.com. I look forward to hearing from you!

BROOKDALE-ON-ZOOM EVENTS

January 14 - A HINGE OF HISTORY

by Jim Timbie

Jim retired from the State Department five years ago, after 44 years working on nuclear negotiations. Jim and George Shultz worked closely together when he was Secretary of State, particularly on the INF and START nuclear arms agreements, and when he retired Shultz invited Jim to work with him again at Stanford.



Jim Timbie with his latest creation authored with George Shultz.

George Shultz, Jim, and their team undertook a research project to examine the big transformational changes that are underway – changing demographics, artificial intelligence, the information revolution, and 3-D printing. Shultz's insight was that these megatrends are so important that whatever you are trying to do – govern a country, or govern a city, or run a business, or a school or a university – whatever you are trying to do, if you don't understand the impact of these transformational changes on what you are doing, you won't get it right.

They divided the project up into 14 topics – the impact of these transformations on the economy, for example, on education, on national security, on Russia, on China, etc. For each subject they invited experts from academia and former government officials to write papers and come to Stanford for roundtable discussions. They pulled their observations and conclusions into a book, *A Hinge of History*, which came out in November, timed to roughly coincide with George Shultz's 100th birthday.

The authors find that everywhere they look they see that changing demographics and advancing technology present big opportunities – better productivity, a more prosperous country, better health, better informed, better connected – and big problems – workplace disruption, growing inequality, decline of traditional media, growth of fake news, etc. Much will depend on our ability to capture the benefits and mitigate the problems. One of their conclusions is that the United States is in a better position than many other countries to succeed, to take advantage of the opportunities before us and address the problems.

Brookdalebugle

Editor Sibyl Erdman
Layout & Photo Editor Michael Oliwa

The *Brookdale Bugle* is a publication of the Brookdale Citizens' Association. It is normally published three times a year (January, April, and October). Due to Covid-19, we have had a Fall issue and a Spring issue. But now that we're enjoying a bit more normality in our lives, the BCA will return to the usual publication months.

The deadline to submit articles, notices, and ads for the October issue of the *Brookdale Bugle* September 27.

Visit Brookdale online at www.brookdalecitizens.org.

THE PRESIDENT'S REPORT

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Future Development in Friendship Heights

The Brookdale Citizens Association (BCA) is working hard at staying abreast of important planning efforts in Montgomery County that will have a significant impact on Friendship Heights and our Brookdale neighborhood.

These include the new Montgomery County Master Plan and the Urban Land Institute (ULI) that was retained to make recommendations, largely on the Washington, DC side of Friendship Heights (with respect to commercial and residential development in our neighborhood, see separate articles by Manuel Ochoa and Adrienne Nassau). In the coming months, the BCA will search for formal ways in which the Brookdale neighborhood can have input.

Upcoming Annual Meeting in June

We will have our BCA Annual Meeting on June 10th starting at 7:30 pm, once again via Zoom. We will be sending you a link in advance with a reminder on the day of the meeting. The agenda will include, among other matters, the election of Brookdale officers, and a speaker on development issues affecting our community. We will make time for a Q & A session with our speaker.

SUGGESTED CHANGES TO FRIENDSHIP HEIGHTS

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maintenance facilities (on the DC side) to the Lord and Taylor site. This would allow space to be freed up in the present bus depot for retail space, and the old maintenance facilities could be reused for retail shops. Understanding that the Lord & Taylor site might be controversial, the team also looked at potential alternative sites.

The link to the presentation and recommendations can be found at www.Washington.Uli.org. Our annual Brookdale Citizens Association meeting, planned for Thursday, June 10, will have a speaker to describe the plan and get some feedback. We hope to have a big (virtual) turnout.

SHOEMAKER CEMETERY UPDATE

The Shoemaker family cemetery case (5200 Murray Road) remains before the Montgomery County Court of Special Appeals. The appellate oral arguments were presented at a virtual hearing on May 3. Three judges heard the arguments of the Shoemaker family lawyer defending the status of the burial reservation as well as those of the lawyer for the developer. There is no indication of when a ruling or decision will be announced by the Court of Special Appeals. In the meantime, the developer has clear-cut the reservation portion of the property.

A HUGE THANK YOU TO BILL McCLOSKEY

by Heather Paul

"Humm, the name is awfully familiar....wait a minute..." Helpful advice on road closures? Upcoming vaccination sites, trash pickup dates, tips on what to do about abandoned bikes?

That's Bill McCloskey — our go-to guy for good information on the Brookdale Listserv!!

Bill moved to Friendship Heights long before the Internet. Leaving Philadelphia for a position as the WASH-FM news director in the late 1960s when the station was at Wisconsin and Harrison, Bill wanted to walk to work, so he became one of the first residents of the Willoughby on Willard Ave.

Later married to his wife, Nancy, Bill moved on to the APRadio Network in 1975. Son, Mac, and daughter, Katie, soon followed as did a long career in public relations.

Reporting has always been in his blood. "I like writing and finding things out, so internet searches are second nature," claims Bill. "As for the Listserv, I am happy sticking to the basics, like traffic, trash and broken Metro escalators."

Bill and his family have been on Overbrook Road for decades. And he is a walker. With season tickets for Caps and Nats games, the N bus and the Metrorail suit him just fine.

And Bill suits us just fine. Thank you, Bill — and keep the great info coming!



Here's a wry shot with Bill at the trash can!

A MUSICAL EVENING IN THE PARK

A huge thanks goes out to Abner Oakes for putting together a night of Mariachi music, certainly the best yet activity in the Park – in fact, anywhere in Brookdale! The weather was ideal for lawnchairs and a spirited evening enjoyed by all generations: the kids danced, the adults sang along and tapped their feet, reminding everyone that we are on the way back to a bit of normalcy with a chance to visit with friends and neighbors and smile!

The Mariachi Aguila DC and its lead singer, Luan Lazo, were awesome and certainly just exactly what the doctor ordered for all of us. Thank you, thank you, thank you to Juan with his beautiful voice, to the band for their inspiring music, and to Abner Oakes for setting up a perfect evening in the park.



Mariachi Aguila DC in Brookdale Park was a big hit.

ACTIVITIES IN BROOKDALE PARK: Kids, trees, volleyball

Brookdale's Park has been well utilized during this strange and long period of Covid-19. New trees have been planted and new mulch put down, the volleyball court has been actively in use, and kids of all ages have loved the playground. The park has provided all with a place to exercise (whether on foot, scooter, or bike), a fun place to be with other kids, a great place to run all the wonderful Covid dogs in the neighborhood, and a spot for beautification – MC Parks has planted numerous trees throughout the park. It's also been a great place for parents to socialize outdoors at a distance while watching their kids.



Cecilia, one of the many Covid dogs to enjoy the Park this past year.



The playground: alive with laughter after a year of Covid.



The new trees planted by MC Park Department in Brookdale Park.

CICADAS

We are all in for a treat, according to those in the know and the kids will love it! Brood X (ten) cicadas are here now and will be with us through June. These amazing animals hatched from eggs 17 years ago (2004). These teenagers are emerging from holes in the ground, crawling across surfaces, and climbing a few inches or several feet above the ground. Their shells (exoskeleton) will split down the back and the adult will push itself out and hold onto the shell to magically spout beautiful diaphanous wings, and big red eyes. Once their wings and shells harden they are ready to fly. Imagine living a foot underground in the dark for 17 years and now being able to fly. That is something to sing about and they will. The males will make really loud songs hoping to attract a mate – you may need to block your ears because they are really really loud. Once they've found the perfect mate, the female will lay her eggs along the long



Now they're beginning to arrive, hatch, and create their delicate wings.



Protecting new trees from the hordes of cicadas soon to arrive.



Mesmerized by the little head peering out.

slits she has cut into the tender end of the new growth on trees. After two more weeks, tiny nymphs hatch and fall to the ground where they quickly tunnel to find their favorite food - plant sap sucked from roots. These babies are the class of 2038 when we will see them again. You'll find thousands of carcasses around your yard in late June and July. The birds will have a feast!

Periodic cicadas are harmless – you can hold the nymphs and the adults – but don't touch them when they are drying their wings or you could hurt them. Don't be surprised if they fly into you by mistake. They don't mean any harm. Treat them with respect - they are just trying to create the next generation. Why are they on such a predictable schedule and what do they do for seventeen years underground? Scientists aren't 100% sure of the answers just yet. Maybe in the next seventeen years they'll figure it out!

COMPOST COLLECTION COMES TO BROOKDALE

Have you wondered about the green buckets with the screw-on white lid that appear at the ends of some of our residents' walkways on Tuesday evenings? Or maybe you caught a glimpse about composting in the Brookdale Listserv but lost track of it. Either way, a number of Brookdale residents have signed up for composting services with CompostCrew.com. Compost Crew charges a monthly rate that actually lowers as more households register for its services (currently \$24/month). Participants collect food scraps and other compostable matter in their buckets through the week, and then put the bucket out front on the appointed evening. The Crew collects the compost matter the early the next morning and leaves a new insert bag for the bucket. They also send participants an email the previous evening as a reminder to put the bucket out.

In addition to the satisfaction of helping the environment, participants have the option of receiving two bags of finished compost for their yards and gardens or visiting one of the Crew's partnering farms to pick up larger amounts if they wish.

AN ECONOMY BUILT ON TOBACCO

by Amy Rispin

In colonial Maryland, tobacco was important as a cash crop: early settlers could purchase European goods and luxuries based on tobacco equivalents of English pounds, leases were often written in terms of tonnage of tobacco, and tobacco could be used to pay quit-rents or land taxes to Lord Calvert, the English proprietor of the Maryland colony. As a result of its importance, tobacco was grown constantly without crop rotation, even though it was a heavy feeder of soil nutrients and wore out the land.

Orinoco tobacco was a variety from South America that grew well in non-tidewater Maryland, including the area now called Montgomery County. In the eighteenth century, the Port of Georgetown was established for transport of Orinoco tobacco to the British Isles and an inspection station was established there in 1745 to facilitate entry of local tobacco into the Scottish market. River Road, which dated back to the Seneca trail of Indian times, was a major thoroughfare for bringing tobacco to the Port of Georgetown. It was called a "rolling road" because tobacco hogsheads could be rolled from Montgomery County to High Street (now known as Wisconsin Avenue) and thence generally downhill to the Port of Georgetown for grading and export.

By 1790, Montgomery County's population included 33% enslaved people, who were engaged in the arduous labor of tobacco cultivation. Until the Civil War, enslaved people were subject to state laws and were often cited in or subject to mortgages or deeds of sale for property. The nearby



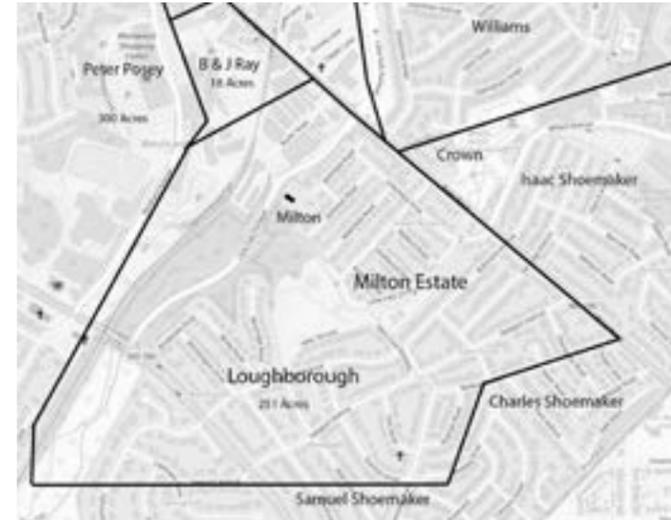
Pascal's House, formerly a slave cabin on the Crown plantation



The remains of Cyrus Eli Perry's Ventilated Tobacco Barn, near River Road and Willard Avenue.

Crown farm had been purchased by Mary Crown for her family using \$323.50, the proceeds from the sale of Harriet, a Negro girl, previously given to her in trust by her father.

By 1810, only twenty years later, tobacco production peaked here and 46% of the population was enslaved. In 1819 tobacco prices plummeted and as Maryland farmers deserted their worn-out land for fresh fields further south, the total County population fell by more than 22%, while the proportion of enslaved people dropped to only 30%. Land prices fell as well and new owners moved into the area, some planning to cultivate fruits and vegetables for the growing Federal City market, although tobacco cultivation continued on a smaller scale. Just before the Civil War, several large plantations or farms flanked nearby River Road, each with frontage along this "rolling road."



Present-day Brookdale dates to Isaac Shoemaker's and Cyrus Perry's farms to the east and a section of the Loughborough plantation to the west.

BOUNDARY PARK

A big thank you to Montgomery County Parks Department for the handsome conifer trees that have been newly planted in Boundary Park. A special thanks goes out to Richard Kharman, the Senior Manager of the Southern Division at Cabin John., M-NCPPA.



The new conifers planted in Boundary Park.

REAL ESTATE

by Tamar Nicholson

It is not customary for the Real Estate Section of the Bugle to include a commentary, but I think in light of the recent sale of the house on Westport, which sold for \$3,299,999, (surpassing both the \$2M AND the \$3M marks!). First, to comment on this particular property, no other house in our neighborhood comes close to the acreage (.5 acres) or the square footage (over 6500 square feet!) this house has to offer. But it gives us an opportunity to discuss the current housing market in our area.

First and foremost, we are not in a housing bubble (Wait, WHAT!?!?). We are in a supply and demand issue. At present we have less than one month's supply of housing available for purchase. In a healthy market, there is typically 5-6-months' supply available. Bubbles happen when investors speculate that the rise in pricing will continue and leverage (borrow money) based on that continued rise. It's the leveraging that brought down the house (so to speak) in 2008, and of course the hedge funds that bet on these loans. Our housing issue will subside as more sellers enter the market. And that will not happen overnight.

In our area, real estate is no longer an investment. If this is a home you're living in, then it is first and foremost, your shelter. Aside from that it is forced savings, and it's very important to consider this when making a real estate

purchase. If you were to rent a property in this area, average rent is about \$5000/month. In one year, you'd have spent \$60,000 on rent. In 4 years, you'd have spent \$240,000 on rent but you'd have no equity built into the home. So if you bought a house, lived in it for 10 years, and you are now selling it for \$200,000 less than what you paid, it's really important to consider how much rent you would have paid had you been renting. For 10 years, that's \$600,000. So minus the interest, which is extraordinarily low, you still would have built equity in your home – at least \$350,000 worth, even having to pay out that \$200,000 at settlement.

There are many variables on both sides to consider, (housing maintenance, annual rental increases) as many people will no doubt want to discuss, but the basic messaging is the same. Your own house is your shelter - it is not an investment, it is forced savings. But this forced savings can mean everything to a family. If you're planning to purchase now, the most important question to ask yourself is whether you plan to stay in the area for the majority of the life of the loan. If so, it's worth the escalating prices. But if this is a 5-year stay in this area, consider finding a home that needs a little love - the ones that are staying on the market beyond 2 weeks. And if you're thinking of selling, now is the time!

Transactions for Brookdale/Wohlshire/Orchardale November 12, 2020 to May 12, 2021

Address	Sold/Active	List Price/Sold Price	BR	FB	HB	Acres	Age	DOM	Closing Date
5204 Andover Rd	Sold	\$1,095,000/\$1,304,800	4	2	1	0.17	83	5	05/12/21
5326 Sherrill Ave	Sold	\$895,000/\$933,050	4	1	1	0.11	74	6	04/04/21
5103 Westport Rd	Sold	\$3,299,999/\$3,299,999	6	5	2	0.43	54(0)	0	04/30/21
5005 Westport Rd	Sold	\$979,000/\$979,000	3	2	1	0.15	67	12	05/06/21
5328 Baltimore Ave	Sold	\$1,025,000/\$1,025,000	3	3	1	0.11	73	7	04/30/21
5212 Saratoga Ave	Sold	\$1,025,000/\$1,025,000	3	3	1	0.15	72	9	04/27/21
5302 Sherrill Ave	Sold	\$1,295,000/\$1,363,636	3	3	1	0.11	57	\$4	02/12/21

Address	Rented/Active	List Price/Rented Price	BR	FB	HB	Acres	Age	DOM	Closing Date
4627 River Rd	Rented	\$3,475/ \$3,475	3	2	0		83	19	12/02/20

Information provided by Tamar Y. Nicolson, a Real Estate Agent with EXP Realty, LLC. If you have any questions about this information, please contact Tamar at Tamar@CallTamarToday.com or 240-350-4060. Tamar has lived in the neighborhood with her family on Merivale Road since 1998.

Calling all Real Estate Agents residing in Brookdale, Wohlshire, or Orchardale! The Brookdale Bugle wants to support YOU! We would like to give all Real Estate Agents, who are residents of the Brookdale Community, the opportunity to share information about the Real Estate market and how it relates to our neighborhood in particular. If you would like to be part of this rotation (each Bugle a different agent will share the info) please reach out to Sibyl Erdman at snerdman@mac.com. We look forward to hearing from you!

TRANSITIONS

Happenings in Orcharddale

For the past few months, Orcharddale has been a hive of activity. We are sad to see the departure of the DeCruz family, who are moving back to their home state of Minnesota. At the same time, we welcome the Shrivastava family who recently bought the home (see below). The house at 5328 Baltimore was under renovation for several weeks including a major re-landscaping of their backyard and has now been sold. Meanwhile, two Willard Avenue homes are under demolition: 5303 Willard Avenue has a large home under construction that was listed for \$1.1 million dollars. That home is currently off the market presumably until construction is finished. And the house at 5305 Willard Avenue is currently under demolition.

Newcomers

- We are the Shrivastava's at 5331 Willard. Although new to Brookdale, our family has been in Chevy Chase for over a decade. Our quest for travel and new experiences has led us across the globe (and between houses in Chevy Chase ☺) - we think we have finally settled in Brookdale!! Having lived in different parts of Chevy Chase, we chose Brookdale because of our familiarity with it and its sense of community and excellent location.

Our household consists of two daughters (#1 is a B-CC grad and is currently pursuing undergrad following her parents footsteps as a tech geek at UMD and #2 is currently enrolled in B-CC as a 9th grader).

On Saturdays, our family can be found at Chevy Chase Farmers Market (www.chevychasefarmersmarket.com) which Pallavi (wife) operates, vends and manages at TrishtanFoods (www.TrishtanFoods.com), while Anu (husband) can be found setting up cones & signs at the market with the daughters volunteering to manage the traffic flow.

We are delighted to be here at Brookdale and look forward to becoming acquainted with all of you at some point.

- Michael Seay and Sarah Beason have moved into 4607 Overbrook Road with their two dogs, Roxy and puppy Dylan. Previously they lived in DC and moved to Brookdale South this past winter. We wish them a warm welcome to the neighborhood and look forward to meeting them at a community event soon.

Passing

Some of you may remember our neighbors who lived in the Solberg house on Westport, Pat and Phil Jones for many years. We are sorry to announce that Pat passed away at the Moffitt Cancer Center in Tampa on March 5. She and Phil moved to Naples in 2001 where they enjoyed the many pleasures of the "Paradise Coast" as they referred to their new home. The announcement of Pat's passing was announced in The Washington Post on March 14, 2021.

Proposed Agenda for the Brookdale Annual Meeting

Thursday June 10th @ 7:30pm via Zoom

- Welcome and explanation of how our Zoom meeting will be conducted
- Welcome to new Brookdale residents
- Current financial condition of the Brookdale Citizens' Association
- Brookdale accomplishments during the past year
- Nomination and election of Brookdale Officers
- Upcoming Brookdale events
- **Featured Event:** Presentation by Robert Kronenburg, Deputy Planning Director, Montgomery County Planning Department. He will provide an update on planning initiatives in Friendship Heights including accessory dwelling units, the Draft Montgomery County master plan, proposed changes to and R60 zoning that could have implications for our neighborhood. In addition, he will also discuss the declining commercial development on both sides of the DC and MD line next to our neighborhood and the possible development changes for Friendship Heights.
- Open discussion

DUES AND DON'TS!

by Heather Paul, Treasurer

What I mean is, "Don't forget your dues! ☺" Once again, thanks to all who are remembering a \$40 contribution. As Dick's report and this newsletter indicate, the Brookdale Citizens Association has kept moving forward despite a pandemic. Zoom events and attending to neighborhood matters, like the planting of trees, well, matter. And BCA is closely following development issues in Montgomery County with a goal to find ways that the Brookdale neighborhood can weigh in on planning efforts. Our Annual Meeting by Zoom in June will be a great opportunity to learn more. So, we are very grateful for all your support! Use the attached envelope or go online!

Please consider paying your
2021 Association dues of \$40 online
at our website: www.brookdalecitizens.org

or send a check to the
Brookdale Citizens Association
c/o Heather Paul, 4502 Cortland Road
in the enclosed envelope.