

Brookdale *bugle*

BCA President's Report

Dick Podolske

Dear Neighbors and Friends,

It's been a busy 2023 with the Brookdale Citizens Association (BCA) active on several fronts, briefly summarized below

Upcoming Events - Abner Oaks has once again arranged for several concerts, starting with the Mariachi el Rey band performance on April 22. See the Brookdale website under "Upcoming Events" for a complete list of performances, dates, times, locations, etc.

Neighborhood Directory Update - thanks to the efforts of the five BCA VPs and Lisa Clark, we will have updated directories ready for distribution in mid-May and to pick up at the annual BCA meeting.

Planning & Zoning - the most significant development potentially affecting our neighborhood is the approved Thrive Montgomery 2050 plan. The plan, presented in detail at a meeting on March 8, outlined the possibility of zoning changes that would allow for higher density (duplexes, triplexes, and quadruplexes) in our R-60 single-family zoned neighborhood and other parts of MoCo. BCA VP Manuel Ochoa heads a committee that is closely monitoring this situation.

Developments Outside Brookdale - proposed actions that could impact the community include relocating the Western Market bus garage to the Lord & Taylor site and plans for the Mazza Gallerie site. The proposal to permanently reduce Little Falls Parkway to two lanes continues to be of great interest.

Traffic - responding to a BCA request,

Montgomery County has installed 20 mph speed signs at all entrances and changed all speed limit signs within the neighborhood to 20 mph. The DC government responded positively to the request to paint cross-hatching at Harrison Street, close to Western Avenue. The proposed bike lane along Western Avenue is being carefully monitored.

BCA Website Changes - the "Upcoming Events" heading is now in a more prominent position, and the excellent History of Brookdale by Amy Rispin has been uploaded for your reading pleasure.

Recommendations for further improving our website are welcome!

Annual Meeting - May 18 - mark your calendars and plan to attend the annual BCA meeting at the Wisconsin Place Community Recreation Center, 5311 Friendship Blvd, Chevy Chase. We'll start with a little social time at 6:30 before the meeting begins at 7:00. The program will include the election of officers for the coming year, and topics of interest or concern to the community.

Financial Support from Residents - last but not least, in order to ensure that every home receives a new neighborhood directory, and The Bugle 3 times a year, and to fund meetings, concerts, and programs, it is

critical that we receive the support of residents in the form of annual dues. Historically, less than half of Brookdale residents contribute. See a note in this newsletter from Heather Paul, BCA Treasurer, about how YOU can make a difference in Brookdale.

Passings

Norman (Norm) Knopf (1939-2023)

Remembrances from Dominique Rychlik

On March 20, 2023, longtime Brookdale resident, past BCA president, political activist, and civic leader.

Norm and Barbara Knopf were longtime and beloved Brookdale residents on Overbook Road where they raised their family. They moved to 4620 North Park Ave Condominium in 2015 and stayed in the area. Norm was active as a Brookdale Citizens Association President and a true leader in land use issues -- both as a citizen and professionally. He was one of the prime advocates for Brookdale during the Friendship Heights Sector Plan related to use of the GEICO property.

His goal was to minimize the impact of development on our beloved Brookdale including playing a key role in the 1970s down-zoning of Friendship Heights from the original zoning which allowed high rise buildings on Willard Avenue.



Many of us saw him recently at the THRIVE 2050 forum, where he continued to advocate for our and surrounding neighborhoods as the founder of the Citizens Coordinating Committee on Friendship Heights (CCCFH).

Norm will be deeply missed.

Kenneth Guenther

Julia Lane

Kenneth Guenther, a longtime resident of 4513 Dalton Road with his wife Lilly Guenther, passed away on Wednesday, January 25th. He was well-known in the Washington area, having worked in prominent positions at the Commerce Department, Army Research, Foreign Service, Senate, the Fed, and the Independent Community Bankers of America (ICBA). His long and storied career was recognized by Marquis Who's Who Top Executives in December 2019.

But we, growing up next door at 4511 Dalton Rd, didn't know any of that for most of our childhood. Instead, what we remember is a wonderfully kind man who took an interest in us from the beginning, who served as a kind of adopted grandparent.

Who knows how the relationship began, but, as those whose lives were intertwined with Ken's know all too well, he had a knack for deeply impacting those who were fortunate enough to stumble into his life.

Tennis Lessons, neighborly drop-bys, laughter over holiday dinners, news article snippets, and porch chats. This was the day-to-day of his older years.

It was only through snippets, over time, that we learned of his exciting and dynamic younger years. "You know, when I was over in Burma in 1958, right before the military junta took over..." his stories would begin. Or he would recall his time in Chile, working for the Foreign Service. Nothing would bring out the sparkle in his eye more than news regarding America politics and economic challenges, which he would often connect to his service at the Federal Reserve, whether it be remembering Paul Volcker who "broke the back of inflation" or recalling Chairman Burns, who fell asleep during a haircut as Ken gave him a briefing (Ken wisely allowed him to continue sleeping).

His Fed and overseas memories recount his admirable career. But what was even more remarkable about Ken was his kindness. The way in which he cared for his *Lilly Klein* and teased her so lovingly. The way in which he periodically dropped off little gift or letters, the way he sent us emails with articles that he thought we'd be interested in or commentary on a topic of mutual interest, all always signed "smile face Ken." The way in which he loved to joke with that mischievous grin, or how he would yell with glee, "hit me! Hit me dammit" as he trained us to aim in tennis. The way in which he cared for his daughter, his grandchildren, his friends, and his country. He was a great, accomplished man and he was a good, kind man, and men like these should be cherished forever.

Gas Powered Leaf Blowers

Darcy King-Leatham

The Montgomery County Council recently voted to table Bill 18-22 to phase out the sale and use of gas powered leaf blowers. The County Council

Leaf Blowers cont.

President, Evan Glass, has championed the bill whereas our council member Andrew Friedson voted to table it.

Several council members expressed concern about the financial impact of the bill on lawn care companies and persons of color even though the bill would create a rebate program to offset the cost of purchasing battery operated equipment.

While mindful of the significant impact this bill would have on the lawn care industry, the countervailing concerns about health and environmental impacts deserve our attention.

The gas-powered leaf blower employs the "two-stroke engine," which by design, slashes together a mixture of gasoline and oil in the combustion chamber and then spews out as much as one-third of that fuel as an unburned aerosol. These little machines produce ozone pollution while emitting fossil fuel emissions.

While some council members expressed concern about the impact of a ban on operators, they failed to take into account the damage leaf blowers do to operators' hearing. Exposure to high levels of noise can lead to permanent hearing loss according to the CDC.

More efficient and clean technology is available. For a list of gas-free lawn care service providers, go to: <http://townofchevy Chase.org/431/Quiet-andClean-Landscapers>

Dues and Don'ts

Heather Paul, BCA Treasurer

Annual BCA Mtg - May 18 @ 6:30pm

Mike Makuch, BCA Vice President,

Chair for Assembly of the Nominating Committee Dear

Brookdale Residents,

Another year for the BCA is rapidly drawing to a close. Our Annual Meeting is again on the horizon, scheduled for May 18, 2023 beginning at 6:30pm. Just like last year, we plan to conduct the meeting in person. And as always, during the meeting, we will elect a slate of officers for next year.

On behalf of the current officers, I would like to invite all residents to consider serving as an officer for the 2023-2024 term. Serving on the BCA board is a great way to meet your neighbors while helping to keep our community active and vibrant.

Consider putting your name forth for any of the following positions: President, Secretary, Treasurer, Vice President for Brookdale North, Brookdale South, Orcharddale, Wohlshire, and ParkNewport, or as an At-Large Representative.

If you are interested in serving for the upcoming year, email me at michaelamakuch58@gmail.com

First reminder: DON'T forget to pay your dues of \$40 for 2023!

With warm weather here, we have concerts, block parties, and seasonal events in the works. And it's our hope that you have appreciated the ongoing monitoring of complex and long-range development issues affecting the Friendship Heights area.

Use the self-addressed envelope enclosed here or visit our website, www.brookdalecitizens.org, and scroll down to the bottom left of the home page to pay with a credit card. Once again, thanks to everyone whose support makes possible our activities and the rightful claim that Brookdale is a great place to live!

Look for monthly meeting minutes and the Treasurer's Report on the Brookdale website under "About Us"

Little Falls Parkway Lane Closures

On March 29, 2023, Marc Elrich, County Executive wrote a letter to Mr. Jeff Zyontz, Chair of the Montgomery County Planning Board regarding the lane closures on Little Falls Parkway. See the letter below in its entirety.

Dear Chair Zyontz and Members of the Planning Board:

I am writing to ask the Planning Board to postpone a decision, now scheduled for April 13, regarding permanent closure of two lanes of Little Falls Parkway until the consequences of such that decision is fully understood and communicated. I heard from numerous concerned residents and recently visited the site, and understand that there are many procedural and substantive complexities to this issue. Additionally, many residents do not understand why the expansion of park and trail amenities is needed or desirable in an area that already benefits from substantial trails and parks facilities.

The permanent closure of two lanes raises serious safety concerns which require further review and examination. Users of the Capital Crescent Trail have told me they feel less comfortable and less safe with the reconfigured trail crossing. They speak of a higher concentration of traffic and the need to judge gaps in approaching traffic from two directions at the same time. In the previous configuration, each direction could be judged separately since the roadway was divided by a median, a configuration that appears to be preferred by residents.

There are also concerns about emergency vehicles cutting through neighborhood streets as a bypass to Little Falls Parkway when slow moving traffic occurs on the Parkway. Residents say they have seen an increase in emergency vehicles going through their neighborhoods, which is dangerous for both pedestrians and bicyclists.

I understand long-term studies to assess the transportation impact of future development, which rely on Little Falls Parkway, have not yet been conducted. I believe it is essential to study a 2035 scenario that includes buildout in both Bethesda and Westbard. Major development may increase traffic demands and require increased bus service between Westbard and Bethesda. Little Falls Parkway is the most realistic route to make this connection.

As you may know, the process around changes to Little Falls Parkway has been contentious for many years, beginning with the past Planning Board's choice to ignore its own 4-1 decision on June 13, 2019, to modify the Capital Crescent Trail crossing of Little Falls Parkway, where a bicyclist was struck and killed by a driver.

In conclusion, the current plan to close two lanes permanently raises concerns from safety, emergency service, access, and process perspectives. I believe that a decision to permanently close two lanes cannot be supported with the information you have available at this time. Such a decision is better informed by a thorough review of a 2035 scenario and discussion with careful consideration given to residents and public safety agency concerns.

Thank you for your consideration.

Sincerely,
Marc Elrich
Montgomery County Executive

Not an endorsement by the BCA Board or The Bugle, this is simply sharing a letter of public record.

Welcome to New Neighbors!

Andre (Andy) Bedard and Anne-Marie Burns - 4507 Dalton Road
Micah Schicker, Robin Parent, and their son James - 4727 River Road
Giridhar and Maya Srinivasan, and their children Surya and Sahana - 5008 Westport Road
Tina Burjaliani and her son Nicholas - 4711 Overbrook Road
Udi Falkson and Joanna Davis - 4600 Overbrook Road
Andrew Clark, Clair Schachter, and their son Jordan - 4601 Overbrook
Richard Winstanley, Liu Siu, and their children Emyr and Laurence - 4610 Overbrook Road
Jesse and Marissa Comart, and their sons Julian (3) and Logan (14mo) - 4809 Park Avenue

Commemorating Amy Rispin

Mike Makuch

If you've strolled in Brookdale Neighborhood Park lately, you may have noticed something new.

Last year at our Annual Meeting, our community approved the procurement and installation of a memorial bench recognizing Amy Rispin for her extraordinary contributions to Brookdale over her lifetime. For those of you who may not have known her, Amy worked tirelessly on compiling and writing a history of our neighborhood, which is available on the Brookdale website. She

also served on the Brookdale Board for many years in various capacities. You can find Amy's bench just off Dalton Road, on the side of the park opposite the children's playground, between the identifying sign for the park and a new sapling. The plaque on it reads:



Amy Rispin
Brookdale Citizens Association
Local Historian

At this year's Annual Meeting on May 18, we will set a date for a short commemorative gathering at the bench with Amy's husband, Paul Rispin.

Brookdalebugle

Lisa Clark, Editor

The *Bugle* is the newsletter of the BCA, published and distributed to every home in Brookdale three times a year.

If you'd like to submit an article, classified ad, announcement, photographs, or have an idea for the next edition, send an email to the editor at callisamc@gmail.com

My Thoughts on Thrive 2050

Dominique Rychlik

Thrive 2050 is a 'master master plan' essentially to guide zoning changes, and transportation and similar development changes. So while the changes to zoning allowing 4-plexes in R60 zoning have not been made yet, Thrive is the guiding document. If Thrive guidance is implemented, Brookdale's proximity to Metro and "growth corridor" of River Rd, will be a high priority zoning change area. Those in support of Thrive consistently pushed a soothing narrative that it would not be changing zoning. But the particulars mean that if zoning is changed using Thrive as a guide (the entire purpose of the document is to guide zoning and transit changes), the "by right" statement is correct. And the document is not in any way guiding creation of affordable housing (which I think we would all support) they talk about "attainable housing"-- basically different sized units. Our council member is a supporter of the document. Marc Elrich (our progressive County Exec) is NOT a supporter believing it in no ways creates affordable housing which is desperately needed (they are tearing down a bunch of excellent affordable low rise buildings on Battery Lane to create high rises which will have minimal affordable housing).

My personal concern having grown up in Brookdale is that we have slow-selling condos along the massive canyon of Willard Avenue and N Park (the type of "attainable" different sized housing Thrive pushes for), but a severe shortage of single family homes (including moderately sized ones like in Brookdale). We have more condos coming in the redevelopment of Friendship Heights on the DC side so the "attainable housing" is already there and more coming. Thrive could make builders come and compete for houses further pushing out buyers of single family housing (SFH) and changing the beauty of the neighborhood (an architectural gem) by tearing down and creating townhouses and 4-plexes which is the zoning if changed per Thrive. Along the growth corridor of River Road land lots could be consolidated and more "apartment style" buildings created. All these are small enough to not fall under developers requirements to set aside any affordable units at all.

Thrive 2050 cont.

DEVELOPERS are the main contributors to local council elections. They are in desperate need of more ways to develop beyond tear downs. I had friends on the Rockville planning board and politics and they saw how their influence affected these kinds of planning decisions.

Is this a "tomorrow" problem? No, because zoning is not changed YET. But it is coming and once it happens it is too late. So TODAY, Brookdale should get more active on the Citizens Coordinating Council on Friendship Heights (CCCFH) and hope that folks in Brookdale will continue to learn about this process (our forum was a great start) and be active when there is a "call to action."

By the way there is already a newer "by right" in place for properties close to metro to create "granny flats" etc. which do increase housing units in a way that does not exist, more affordable for students etc. than the condos that exist or will be developed on the DC side.

I was a social worker, I do tons of service, I care deeply about affordable housing. This is not a case of "Not in My Back Yard." It is a case of not wanting a treasure of a neighborhood I grew up in sacrificed to developers under the soothing guise of Thrive.

And, by the way, Thrive has helpful guidance on parks and transportation, all laudable. But if zoning changes are implemented as the document is guiding, we will lose valuable single family housing stock and not achieve laudable goals of affordable housing. We have a lot of density around Friendship Heights already that is under-utilized.

Answers to BCA FAQs...

Obtaining a parking permit to park on the street:

<https://www.montgomerycountymd.gov/DOTParking/RPP.html>

Notary Services: the UPS Store, 5127 River Road, across from McDonald's, has a notary.

How to join the BCA listserv: Send an email with your name, home address and phone numbers to: brookdalecitizensassociation+owner@groups.io

Real Estate Transactions | 10.1.22 - 4.16.23

Dominique Rychlik, Compass

Status	Address	Current Price	BR/FB/HB	Lot Sq Ft	Yr Built	DOM	Close Date	Close Price
Active	5306 Willard Ave	\$1,155,000	4/2/1	4680	1946	30		
	5332 Baltimore Ave	\$1,187,000	3/2/1	5000	1947	17		
Closed	4809 Park Ave	\$2,650,000	5/5/1	8161	2022	120	4.14.23	\$2,600,000
	5305 Willard Ave	\$1,750,000	5/4/1	5000	1939	148	12.12.22	\$1,750,000
	4603 Cooper Ln	\$1,425,000	3/3	6456	1936	17	12.22.22	\$1,385,000
	5315 Willard Ave	\$1,395,000	4/3/1	5000	1939	7	12.19.22	\$1,400,000
	4601 Overbrook Rd	\$1,610,000	4/3/1	5963	1935	5	2.28.23	\$1,610,000
	5308 Willard Ave	\$948,000	4/3	4680	1946	16	11.11.22	\$948,000
	4633 River Road	\$925,000	3/2	6000	1938	6	11.9.22	\$961,779
	5132 Newport Ave	\$700,000	3/2	5968	1930	6	12.9.22	\$705,000

We had 10 sales in the last 6 months in the Brookdale bounds, which is very low. The vast majority sold in a week or less, with multiple offers and over the asking price. Inventory remains incredibly low, and while demand in the general area has been hampered by the interest rate increases, which significantly slowed the broader market last Fall, Brookdale's unbeatable location and high demand have insulated us from that

slowdown to a great extent. Well priced, properly prepared homes sell for top dollar, with the market finding the highest and best price.

4 Mistakes to Avoid When Listing Your Home

Lisa Clark, Heller Coley Reed of Long & Foster Real Estate

A new report reveals the biggest regrets recent home sellers feel over their homes sales: Here's how you can learn from their mistakes.

If you're considering selling your home in 2023, there are a few things recent sellers think you ought to know. A new survey from Zillow found that 84%(!) of Americans who sold a home for the first time in the past two years - recent first-time home sellers, in other words - have regrets about the timing and pricing of their homes and how they prepared their home before selling.

Regret #1: Pricing

The most common thing that 39% of first-time sellers wish they had done differently is to set a different asking price. Setting the price too low could mean missing out on a higher return on your initial investment in your home, and setting it too high could turn off prospective buyers and lead to a slower sale.

The median time for a home to be listed on the market is now 73 days nationwide, but well-priced homes can go under contract in as quickly as 31 days. Homes for sale in Brookdale have been going under contract in less than two weeks.

Regret #2: Ignoring Online Curb Appeal

Today's home market is digital, and nine out of 10 recent sellers felt they could have fared better if they had remembered that most prospective buyers shop for a new home online, Zillow's survey found. One way to

4 Mistakes cont.

boost online curb appeal is through imagery: Excellent high-resolution images and drone photography can help, but buyers are also looking for an immersive experience through virtual home tours and interactive floor plans.

Another thing to consider is what buyers are looking for. Before you take pictures, try to look at your home through the eyes of a prospective buyer. Remove clutter so buyers can focus on your home, not your stuff, and highlight "wow factor" areas like windows, fireplaces, and outdoor living spaces. Be sure to include any recent improvements you have

made or popular key features in the description of your home.

Regret #3: Bad Timing

With a fluctuating market, it's hard to know when the best time is to list your home, but 25% of recent home sellers said they wish they had chosen a different time to list. According to Zillow, April is the best time to put your home on the market. As the weather warms up and buyers begin to plan spring projects and home renovations, many of them start to dream about finding new digs. Spring is also a great time to catch the attention of home buyers with children who are looking to complete the sale

and relocate before the beginning of a new school year.

If you want to get very specific, the best time to list your home is on a Thursday in late April. Why? Zillow's analysis showed that homes listed on a Thursday in late April sold faster on average and were more likely to fetch a price above asking than

They boost online curb appeal and send a powerful signal to a buyer that a home is well-maintained.

Before you begin any home improvement project, speak with a local realtor or appraiser about what improvements will make the biggest difference. You want an expert to help you best prepare and showcase your home.

Classifieds

any other day of the week or time of year. This is likely because as the weekend approaches, buyers are planning weekend home tours and want to be the first to jump on new prospects.

Regret #4: Skimping on Repairs Now is the time to tackle those repair projects you've been putting off. More than 25% of recent sellers say they could have gotten a higher sales price if they had done more work on their home before listing, but what to do and what to skip?

Landscaping, interior painting, and carpet cleaning are the most commonly completed seller projects.

Do you or does someone in your household have a service or talent to promote? To place a FREE ad in an upcoming edition, send an email to callisamc@gmail.com

Home Repair Services

Available for small home repair projects in the neighborhood. Free estimates and references provided.
Jesse Zhang 4502 Cortland Road 202.853.4519 - cell jczhangchina@yahoo.com

Scan the QR code here for a wonderful remembrance from Norm Knopf's service written by Julie Davis and Jenny Sue Dunner, and to see the full obituary.



Ilana Knopf, Norman and Barbara's daughter, shares an article about her father published in the Gazette in 1995, entitled "Norman Knopf - an unlikely dragonslayer"

Send condolences to Barbara Knopf,
4620 North Park, #1106W, Chevy Chase, MD 20815