



The Luxmanor

Greensheet

Serving Luxmanor, Windermere, and The Oaks

North Bethesda, Maryland

October, 2009

www.luxmanor.org

White Flint Sector Plan Public Hearing October 20, 7:30 PM

Paula Bienenfeld, Planning and Zoning Chair

A plan was voted on and approved unanimously by the members of the County Planning Board and has been sent on to the County Council. They will hear comments on the plan at this public hearing.

Here are some key points regarding the plan as it was forwarded to the County Council:

Residential Units	Current	2,321 units
	Units approved already	2,220 units
	Planning Board recommends additional	<u>9,800 units</u>
	Total	14,341 units

This is over six times the current number of units.

Non-residential Space	Current	5.49M square feet
	Planning Board recommends additional	<u>7.49M square feet</u>
	Total	12.98M square feet

This is double the current non-residential space and involves 20,000 new jobs

Traffic Congestion, Cut-Through Traffic: Despite the promise of overcoming “auto-centered” development, the projected increase in population and the failure to expand public transit will inevitably result in more traffic. The Planning Board projects a 53% increase on Old Georgetown Road alone, doubtless increasing the interest in cutting through our neighborhood.

The overall proposed increase in congestion **does not meet the county’s Adequate Public Facilities Ordinance (APFO)**. So, to allow for the increase in congestion that will come if the current plan is approved, the Planning Board, through the proposed Growth Policy, *is recommending raising congestion standards in our neighborhood*. It proposes to enlarge the ‘Metro Station Policy Area’ which has the effect of raising congestion standards. The policy also proposed reducing impact taxes, which are the taxes that developers pay for the adverse impacts of their development. The proposed policy would eliminate both the local traffic area analysis (LATR) and the larger area traffic analysis (PAMR) mitigation that is now required and replace them with “designated public entities and other funding mechanisms.”

Schools: As with the increase in congestion being proposed for our area, the Plan will require a change in the Growth Policy. Here, the Planning Board has asked the County Council to approve a policy that *changes the test* for the Adequacy of public school facilities to allow a higher level of overcrowding. *(Continued on page 3)*

President's Letter

Fall is always a busy time of year for our community – as schools re-open, after school activities resume, Washington traffic picks back up and we all rush to take care of home spruce-ups in anticipation of holiday gatherings. Likewise, the LCA Board and Chairs are hard at work, approving a Proposed Budget for the October Membership Meeting, preparing to mail our annual dues notice, and scrambling to keep up with rapid-fire changes in traffic, development and safety issues.

Our General Membership Meeting will be held October 21st at 7:30pm at Luxmanor Elementary School. I STRONGLY encourage you to attend - your voice Matters! Posting on the listserv does replace voting!

You recently received (or will shortly receive) your LCA Membership Notice. PLEASE send your dues check right away along with your updated Directory information. Remember, only dues-paying members are allowed to vote at meetings and receive the Directory. It is more important than ever to get your membership registered as soon as possible this year, because we are working on ways to make your membership even MORE valuable!

In an effort to both enhance the value of your membership AND to cut down on neighborhood traffic, we are THRILLED to announce that PAID LCA members will be eligible for a discount from one of the most popular trash collecting companies servicing Luxmanor! The \$8.00 monthly discount will reduce rates from \$204.00 per year to **\$108** per year for twice weekly service. This is a savings of **\$96, more than double the cost of your \$40 annual membership!** Note that this is NOT mandatory – you may stay with your current service provider. Other membership benefits are being explored – but they will only be available to LCA members.

Also, I received a letter this week from Council President Phil Andrews. In response to our deer tick treatment station concerns and our petitions, he has pursued the issue with County HHS and Park and Planning. There are many questions and issues, but it is an encouraging sign.

Finally, the LCA is working hard at moving into the Digital Age. Beginning VERY soon, you will be able to receive your Greensheet online (**if you prefer**) – saving trees, dollars and postage! Look for specifics soon or come to the October 21st meeting to sign up!!!!!!

Della Stolsworth

Luxmanor Citizens Association

(Serving Luxmanor, Windermere, and The Oaks)

Officers

President	Della Stolsworth	984-4475
Vice Pres.	Harris Leonard	897-8588
Rec. Sec.	Sander Davidson	493-4810
Corr. Sec.	Barbara Gold	571-0173
Treas.	Judy Morenoff	881-3132

Trustees

Paula Bienenfeld	984-2944
Lynn Waters	530-3620
John Beamer	881-7174

Committee Chairs

Directory	Robert Wilkinson	881-4321
Environment	Nathalie Silver	881-0861
Greensheet	April Chang	881-3021
Incorporation	Steve Sorett	770-0040
Membership	Marilyn Hammerman	881-0011
Planning/Dev.	Paula Bienenfeld	984-2944
Roads/Traffic	Bill King	881-2199
Schools	Ellen Paul	897-0022
Signs	Hilary Lavine	530-7616
Special Events	Judy Abramson	255-0035
Website/Yahoo	Todd Berman	468-6707
Welcome	Beverly Piccone	530-7449

Highlights of LCA Board minutes of September 10, 2009

- A budget was approved for presentation to the community at the Fall General Meeting.
- A proposal was approved to streamline the neighborhood resident information into a password protected database which will improve many clerical jobs and permit emailing of Greensheet where residents prefer.
- Ken Hurdle presented information about the Friends of White Flint Town Hall Meeting on Sept. 23 and urged the LCA to join the Friends of white Flint. Board expressed reservations that membership implied endorsement of their plan.
- New “trash discount” presented

White Flint Sector Plan (continued)

In addition:

The plan does not adequately address the amenities required in a high-density, ‘urban’ center. There is almost no public green space in the new developments, and most ‘park’ space will be privatized. Many of the streets in the new developments will be privatized. An elementary school site has not been decided upon.

Wall Park will be redesigned into a park with “more active outdoor facilities.” The plan states this will occur “*through developer contributions.*” Currently Wall Park/MAC is a public facility used by our community. It is unclear what the change will be and the LCA, although we have tried, has received no information about the plans for Wall Park.

Rockville Pike Developed Last: The Board’s phasing plan does not envision redeveloping Rockville Pike until approximately 2030. As the main traffic artery through White Flint, the Advisory Group pushed for the Pike to be re-built first with development to follow. The approved plan does not include that approach.

Executive Boulevard and Old Georgetown Road will be realigned.

There is almost no attention to greening or issues of sustainability. The increase in congestion and new population will increase the carbon footprint of the county.

There will be no new transit and in theory the area is a ‘transit center’ because of the one red line stop, the MARC station, and the buses that travel along Rockville Pike.

This is just a thumbnail sketch; I would encourage everyone to READ THE PROPOSED WHITE FLINT SECTOR PLAN, (available at <http://www.montgomeryplanning.org/community/whiteflint/>) and voice your opinions to the County Council and to the County Executive. We know our neighborhood better than anyone else. Make sure that our elected officials know what our neighborhood wants for our future quality of life.

What can you do?

Sign up to testify at the Public Hearing. To do so call 240-777-7931.

Contact the County Council. Our council representative, Roger Berliner, is interested in hearing your views. The council email is council.council@montgomerycountymd.gov, and their telephone no. is 240-777-7900.

Your Community Needs—YOU!!!!

Whether you are concerned about neighborhood schools, traffic, deer management or just the general quality of life in our neighborhood—your community needs you!!!

The Luxmanor Citizens Association is made up ENTIRELY of volunteers and there simply aren’t enough “hands-on-deck”!!

If you can’t attend evening meetings, prefer to focus on a particular issue or just have a limited amount of time—you can still contribute to the wonderful quality of life we all treasure! PLEASE, contact LCA President, Della Stolsworth, at dellast@comcast.net or 301-984-4475. There is no better way to meet your neighbors and make a difference in the place you call home!

About the Proposed LCA Budget for FY 2010
(June 1, 2009 – May 31, 2010)

Contributed by Judy Morenoff, Treasurer

Copies of the complete budget recommended by the LCA Board for approval at the General Meeting will be available at the meeting, or from the Treasurer before that upon request. Here's the big picture:

	FY 2009 Budget	FY 2009	Actual FY 2010 Budget
Income	23,105.00	22,895.73	23,175.00
Expenses	18,640.00	15,859.96	22,490.00

No increase in dues is proposed; the income from interest has been reduced (because banks are paying less) and potential income from advertising on our website has been included. The increase in expenses comes from budget increases for the Greensheet, further development of the website, increased grants to our local public schools, special events, and minor adjustments in committee budgets.

Also authorized for FY 09 was the expenditure from the unallocated surplus and reserves of up to \$15,000 for community signs. About half of that has been paid to the sign company. The delay in erecting the signs has been due entirely to difficulties in the County permit process, necessitating evaluation of alternate sites for the signs and getting approval for those. At the May 2009 General Meeting, approval was given to spend up to \$3,500 for deer stations (to kill the deer ticks that cause Lyme Disease). Locations for such stations have not been resolved and those funds have not been spent.

For FY 2010, authorization is requested for expenditures from reserves (currently about \$35,000) for the balance of the sign expense (up to \$8,000) and for deer stations (\$3,500) and insurance related to them (\$1,500). Our reserves enable us to respond, with membership approval, to unexpected problems that pose a threat to the quality of life in our community.

Don't forget this great neighborhood event!

Still time to sign up for

Books and Brunch

Sunday, October 11, 2009

11AM until 2PM

Bring some books, if you have them, and trade with your neighbors. Have coffee, bring a goodie, eat goodies, dress casually, and talk lots

Barbara Blaylock's home
6225 Mazwood Road

RSVP to Judy Abramson so we can estimate numbers and avoid duplicate dishes
judy.abramson@verizon.net or phone 301-255-0035

Neighbors' News

Marilyn and Murray Hammerman of West Hill Drive have been blessed with their 11th grandchild born August 25, 2009. This grandchild is a boy named Jonah Abe Mendelson and he joins older brother Zev Willie Mendelson. His parents are Elana Hammerman Mendelson and Jesse Mendelson of Washington DC.

Howard and Cindy Menditch welcome their new granddaughter, Gabriella Leigh, born Sept. 3, 2009 to their son and daughter-in-law Noah and Erika Menditch and 3 year old big brother Gershon.

In Memoriam

Melvin E. Musser, long time resident of Marcliff Road, passed away on Tuesday, Sept. 8. Services were held at the Wildwood Baptist Church, Old Georgetown Road, on Sep. 12. Mr. Musser was buried on church grounds. Services were conducted by the Rev. Laird Thomason, another Marcliff resident. Memorial contributions would be welcome at the Alzheimer Association, 3701 Pender Dr., Suite 400, Fairfax, VA 22030.

Neighbor Al Suwalsky of Marcliff Road died after a long illness on August 6. He and wife Joan raised their two children, April and Teddy, in our community. There will be a memorial mass at St. Elizabeth's Church on October 20 at 10 am, followed by burial at Arlington National Cemetery at 3:00 that afternoon.

Good Words

Contributed by Marilyn Reside at the Davis Library

You've seen it at Giant. You've also seen it at Home Depot, Ikea, Whole Foods and some cinemas. Now, it is at Davis Library.

Come in and give the **self check-out machine** a try. It's located at the end of the check out counter, and if you need some help the first time, just let us know. We would be happy to show you how it works. I was really confused the first time I used the self check-out machine at the grocery store. I didn't know how to angle the items in order to scan the bar codes. I didn't know what to do when an error message came up. Fortunately, the person behind me in line had used it before and offered to show me what to do. Now, I find the self check-out machine to be rather convenient, and I almost always use it when I go to the store.

All you need is your library card and the items you wish to check out. If you feel like you've got a lot on your plate, we can help you maximize your time. Before you know it, you'll be on your way.

Many Small Thefts in the Neighborhood

Contributed by John Beamer, MC Police District 2, and Good Common Sense!

Yes, there has been a recent resurgence of thefts in our neighborhoods. The thefts have principally been from parked automobiles, but not exclusively. (We are aware of no break-ins or violence.) We have had this kind of uptick from time to time and Police caught the last group. The suggestions for avoiding these incidents remain pretty much the same.

For your car: Lock your doors, including the doors of your vehicles! Most of the reports of theft involve cars that were not locked. If you have a garage, use it and keep the doors closed. If your car is left out, remove all valuables from sight, including signs of valuables like the holder for your GPS.

For your home and neighborhood: Maintain outdoor perimeter lighting at night. Advise a neighbor when you will be out of town and have newspapers picked up. Check regularly with elderly neighbors living alone. Report all suspicious activity to MCPD non-emergency number (301-279-8000) or online at <http://www.montgomerycountymd.gov/poltml.asp?url=/content/pol/coplogic/cologic.asp>



The Luxmanor Greensheet
Luxmanor Citizens Association
Serving Luxmanor, Windermere and The Oaks
11400 Hollow Tree Lane
Rockville, Md 20852

PRSR-T-Std
U.S. POSTAGE PAID
SUB. MD
PERMIT NO. 5878

You have marked your calendar
for the General Meeting on
October 21st, right??