



# CITIZENS' ASSOCIATION NEWSLETTER

June 2011

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Citizens' Association*

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Residents of Carderock Springs and surrounding areas may join the Citizens Association for an annual due of \$50 for a membership year ending December 31, 2011. Dues and family information for the Carderock Springs telephone directory may be mailed to the Carderock Springs Citizens' Association at P.O. Box 237, Cabin John, MD 20818-0237. Our Association represents the Carderock Springs community and implements its land covenants.

## Next Meeting of the Board

Monday, June 20, 7:00 at the Club

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## Joint Summer Meeting

Monday, July 25, 7:00 at the Club

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## Report and Update from the Safety Committee: Bump-outs

In October 2010, the CSCA Board formed a Safety Committee to address two concerns raised on the CS-chat for sometime: increased theft in our community and speeding on Fenway Road. The committee has met on a regular basis to work on both issues.

Concerning speeding on Fenway: the committee worked with Montgomery County engineers to developed a proposal for the community. After several discussions, it was propose that the county put in 'bump-outs' along Fenway Road as the way to reduce speeding. This alternative was chosen, in part, because Carderock Springs is not eligible (according to current county regulations) for other speed reducing means, including speed bumps and stop signs. The committee has, over the past two months, brought this proposal to the community by:

- Presenting the proposal and engineering design at the CSCA annual meeting on April 27
- Writing an article in the May CSCA newsletter outlining the proposal (in the mailboxes prior to the April 27 meeting)
- Encouraging people to view current bump-outs on Leland St. off Bradley Blvd. in Bethesda
- Having the county engineer paint on Fenway Road where the bump-outs would be placed (as proposed) and their design
- Reporting monthly to the CSCA Board; this report has been included in the Board's minutes published on the website

On Thursday, May 19, a community forum was held to further the on-going process to develop the best possible proposal to address

speeding on Fenway Road; taking into consideration our own unique community. Over 100 people attended and asked questions of the two country engineers present, Fred Lees and Tracy Wroe. Also present were the members of the Safety Committee and the CSCA Board whose main purpose was to listen to the questions/answers and concerns raised.

It is important to note that the meeting was an excellent example of people working in community, each with the intent of sincerely doing what is best for Carderock Springs. Conversation was both civil and respectful to an agenda/process for discussion. Several people expressed a sigh of relief and appreciation that “we can get through controversial issues in a way that people leave with information to form an intelligent opinion instead of hurt feelings” (as quoted by one neighbor).

From the questions asked at the forum, several concerns were clearly raised. These include:

- Safety, especially related to walkers, bikers, and children
- Aesthetic concerns for whether or not bump-outs will add or detract from the natural setting of Carderock
- Aesthetic concerns for what they will be made of and who will care for them
- Effect on property value (including factors of speeding, esthetics of bump-outs, effect on parking)
- Effectiveness of bump-outs vs. other speed reducing means
- Cost and whether this is “good stewardship” of county funds
- Extent as to whether speeding is really a problem on Fenway Rd.
- Effect on parking and handicap accessibility
- Lighting near the bump-outs
- Future process for deciding on a final proposal

Another very important point arose at the meeting. Some expressed they felt we are actually dealing with two issues, in some ways

related but also separate: speeding and safety. This brought up the thought that if our main concern is safety, maybe the best thing to do is construct sidewalks instead of bump-outs. If speeding is the focus, then bump-outs might be the better choice. There was general agreement that both issues are important and need to be considered, most likely together.

What will happen next? The Safety Committee will be meeting in early June to review the questions/answers and above concerns raised at the public forum. It will take into consideration the input and discuss the next step. Ultimately, the committee will make a “final proposal” to present to the CSCA Board. Please note the Board has already voted that when it receives this proposal, it will not take any action until it has a clear understanding of community sentiment. The Board will do whatever necessary to get that clarity through such means as a questionnaire, another public forum, etc.

Please recognize that the Safety Committee is in no hurry to push through any proposal. It will take the necessary time develop a proposal to reduce speeding on Fenway that is supported by the community. Your thoughts, ideas, comments, etc. are still welcome while the committee does its work.

*Phil Rider, Chair of the Safety Committee*

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## Architectural Review Committee: Procedures for Exterior Modifications to Carderock Homes and Grounds

Carderock Springs is a beautiful community with homes that represent a prime example of the architectural school of situated modernism. Carderock homes have large asymmetrical windows and sliding glass doors that admit natural light, clean horizontal linear rooflines that project beyond the walls of the homes, and a sense of proportionality of the structure to the topography and lot size. The homes in Carderock Springs are unique among the Washington, DC, neighborhoods, where the center hall Colonial is considered the gold

standard. In order to protect this unique architectural heritage, an individual, legally binding covenant has been recorded for each lot in Carderock Springs. Without the forward thinking of the builder in seeking to protect this unique community, Carderock Springs may have gone the way of many inside-the-Beltway communities, with tear-downs and McMansions, and probably would not have been listed on the National Register of Historic Places.

These covenants require that any outside modification or addition to the structures on a lot **must be reviewed and approved in advance** by the community's Architectural Review Committee (ARC). In addition to exterior structural modifications to homes, modifications that the ARC must approve include, but are not limited to: fencing, sheds, and exterior color schemes. The community has adopted Architectural Design Guidelines to assist homeowners in planning exterior modifications to their homes and lots. These can be downloaded on the CSCA website at <http://www.carderocksprings.net/site/1/docs/ARC> and select Design Guidelines.

It is not necessary to get ARC approval for repainting exterior walls or replacing existing fences which have previously been approved by the ARC or which clearly conform to the Design Guidelines.

The ARC meets once a month to consider submitted plans for exterior modifications, generally on the first Wednesday of the month at 7:30 pm at the Carderock Springs Clubhouse. If you are considering an addition or exterior modification, please submit your plans for review by the 20<sup>th</sup> of the month preceding the next ARC meeting (to the attention of Margit Meissner, the ARC Liaison, at [CSCAarc@gmail.com](mailto:CSCAarc@gmail.com)). Initially these can be early conceptual plans; however, later they need to be construction drawings with specific elevations. Applicants are also strongly encouraged to attend the ARC meeting where their plans are being considered since questions often arise concerning the plans and valuable

time can be saved by having the owners present to respond to these questions.

Also, for removal of a live, sound hardwood tree, approval needs to be obtained from the neighborhood tree expert. Contact Lisa Deyo [CSCAtree@gmail.com](mailto:CSCAtree@gmail.com) to obtain permission to remove *healthy hardwoods over 8 inches in diameter*. No permission is required to remove softwoods (such as pines), diseased trees, or trees damaged in storms.

The CSCA Board has obtained signs that homeowners can post on their property to indicate a given exterior improvement or tree removal has received ARC or Tree Expert approval. These can be obtained by contacting Phil Rider – [CSCApres@gmail.com](mailto:CSCApres@gmail.com)

Below is a summary of projects reviewed by or under review by the ARC during the past several months:

- 8115 Lilly Stone Drive – new windows
- 8121 Lilly Stone Road – fence construction
- 8313 Still Spring Court – construction of a garage and a raised roof
- 8317 Still Spring Court – building of a screen porch and rear deck
- 8021 Park Overlook Drive – one story addition
- 8030 Park Overlook Drive – construction of a new deck and a split rail fence
- 7710 Glenmore Spring Way – bedroom addition
- 8000 Glenmore Spring Road – exterior painting
- 8409 Peck Place – two story addition and lower level bump-out
- 8209 Stone Trail Drive – exterior modifications
- 8409 Magruder Mill Court – 2 story addition
- 6005 Lilly Stone Drive – fence and deck
- 8004 Fenway Road – addition
- 8017 Fenway Road – exterior shed

*Jack Orrick, CSCA Board, Member-At-Large*

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The Carder-EcoColumn

*News from the Environmental Committee*  
The Carder-Eco Column

Events during May included cleaning-up two Carderock entrances and the presentation on gardening the Rachel Carson way. Three participated in collecting trash and debris, Diane Karlik, John Karlik and Caroline Beenhakker (all seniors!), who filled 6 bags for pickup by the county. Please if you did not attend, and you live near a wooded "no-man's land," or if you see trash in the roadways, do your best to keep our area clean and healthy by collecting debris from time to time.

Thank you to Strosnidors of Potomac for their generous support by providing plastic bags for trash, paper bags for yard waste, and protective gloves used when cutting invasive vines. American Plant's Mitch Baker displayed organic products for lawns and gardens at the Rachel Carson presentation and answered questions about their application. Please patronize these supporting businesses and let them know that you appreciate their assistance in making our neighborhood environment healthier.

Although one can purchase products, so-called "natural" or chemical, at local stores, there are some less toxic methods by which we can control common pests. Please remember that the goal is not to kill everything, since many insects are beneficial, such as bumblebees, lacewing, parasitic wasps, and ladybugs.

- Ants: if indoors, spread boric acid (however not if you have a pet), cinnamon, bay leaves, cayenne pepper, or mint tea bags near their point of entry or along baseboards
- Mosquitoes: when lighting the BBQ grill, throw some sage or rosemary onto the coals
- Deer: try a mixture of 4 eggs, 1T red pepper, 1T garlic powder, 1 cup vinegar plus enough water to make a gallon. Shake. Sit in sun for 5-7 days. (Diane Karlik has used this with mixed results...purchased products are quite expensive...best to alternate methods)

- Soft-bodied pests such as aphids on plants: 4 T liquid soap and 1 gallon water, use a sprayer
- Insects in general: have bird feeders/baths/houses to attract birds who eat insect. Grow plants that repel such as onions, herbs, marigold, nasturtium, painted daisy, and feverfew

A few alternatives for indoor cleaning products include:

- Drain cleaner: 1 cup vinegar and 1 cup baking soda followed by 1 cup boiling water
- Furniture polish: 2 parts olive or vegetable oil plus 1 part lemon juice

Have you visited Glenstone in Potomac at 12002 Glen Road. It is a local hidden gem that integrates art, architecture, and organic landscape into a serene environment for the visitor. Check their site [www.glenstone.org](http://www.glenstone.org) for visitor reservations and more information. They have donated two copies of Paul Tukey's book *The Organic Lawn Care Manual* to the Environmental Committee. Mr. Tukey is the national spokesperson and founder of SafeLawns.org. If you would like to borrow this book, contact [dianekarlik@verizon.net](mailto:dianekarlik@verizon.net). It is our hope that many of you will choose to read this so that you can start a new lawn or improve an existing one while beating the pests and wiping out weeds...naturally. The second book was raffled off via donation at the Rachel Carson presentation.

Other area news/information concerns Nick's Organic Farm in the neighboring River Falls community. Nick's 30-year-old organic seed farm is protected from cross-pollination from genetically modified crops by its Potomac Village location. He has promoted organic farming throughout Maryland and further. This farm is facing the withdrawal of its lease. For more information, up-dates, and how to help see [www.savenicksorganicfarm.org](http://www.savenicksorganicfarm.org).