

CITIZENS' ASSOCIATION NEWSLETTER

December 2007

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Citizens' Association*

<i>Christine Uzzell</i>	<i>Acting President</i>
<i>Phil Rider</i>	<i>First Vice President</i>
<i>Tom Hilton</i>	<i>Second Vice President</i>
<i>Jennifer Manner</i>	<i>Secretary</i>
<i>Christine Uzzell</i>	<i>Treasurer</i>
<i>Noëlle F. Lewis</i>	<i>Member-at-Large</i>
<i>Sandy Dembski</i>	<i>Member-at-Large</i>
<i>Steve Kunin, Doug Soe-Lin, Curt Hastings</i>	<i>Architectural Review Committee</i>

Residents of Carderock Springs and surrounding areas may join the Citizens Association for annual dues of \$30 for a membership year ending December 31, 2007. Dues and family information for the 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.

Carderock Community Approves Architectural Design Guidelines

On December 11, four members of the board met to tally the community votes regarding approval of the Carderock Springs Architectural Review Committee's (ARC) Design Guidelines. The vote was 104 in favor and 23 not in favor.

Work on the Carderock Springs ARC's Architectural Design Guidelines began several years ago. In the process of developing the guidelines, the ARC contracted with a professional architectural group and sought out and considered input from property owners, legal counsel, and members of the Board. As mentioned in an early newsletter, the guidelines are not hard-and-fast rules, but developed to help both the ARC and the community interpret design elements for the Carderock Springs homes in a manner consistent with the covenants.

In adopting the guidelines, the Board felt strongly that we needed input from the community. At the end of October, a copy of the proposed guidelines and a ballot for each household to cast a vote was mailed to all Bennett-built homes.

The counting of the ballots was done in a way that assured anonymity. The ballots will be saved in a sealed envelope until February 15, 2008. After that date, the ballots will be destroyed. At the January 14th meeting, the Board will officially adopt the design guidelines.

The Board would like to thank the ARC for all its work and those in the community who shared their suggestions along with everyone who voted.

Litigation Update: 8209 Stone Trail Drive

On Tuesday, December 11, 2007, a hearing was held in Montgomery County Court on the Association's motion to enforce the settlement agreement that it reached with Messrs. Bogart and Kurtz earlier this May. Malcolm Stevenson and Doug Soe-Lin appeared as witnesses on behalf of the Association, while Messrs. Bogart and Kurtz both appeared on their behalf. The hearing lasted for several hours, as the parties testified regarding the scope and meaning of the settlement. The judge did not render a decision at the end of the hearing. Rather, she decided to take the case under advisement for a period of 60 days. She encouraged the parties, if possible, to attempt to reach an agreement that would avoid the necessity for further litigation, including issuance of a decision in the case by her. If no further agreement is reached by the parties, she will issue a decision. That decision is subject to an appeal by either party.

Background to Current Action

The Association reached a settlement with Messrs. Bogart and Kurtz regarding the modification of 8209 Stone Trail Drive. An agreement appeared to have been reached by the parties as a result of discussions undertaken at the request of Mr. Bogart on the morning of May 15th at the courthouse in Rockville. This was just prior to the scheduled hearing on the Association's motion for an injunction to prevent construction at 8209 Stone Trail. The plans that were the basis of the settlement were plans drawn up by Messrs. Bogart and Kurtz's architect and brought to the court on

May 15th by Messrs. Bogart and Kurtz. These plans were to describe to the court in the expected injunction hearing what they proposed to construct. The parties reviewed and modified the plans for the addition, and the modifications were drawn on the plans in the meeting on May 15th. Mr. Bogart agreed to the modifications and signed the plans. In light of this development, the parties agreed not to go forward with the hearing on the Association's motion and placed the case on holding docket while the details of the settlement were finalized. The Association followed through shortly thereafter by providing ARC approval of the project, as revised in accordance with the agreement and modified plans reached on May 15th.

The Board fully expected that this would be the end of the matter and that the details needed to formally conclude the case would be routinely completed. Regrettably, recent construction by Messrs. Bogart and Kurtz made it clear that the terms of the settlement were not being observed, and thus, the Association went back to court. Consequently, the Association filed a request that the court enforce the settlement between the parties. A copy of this motion is available on the website <http://carderocksprings.net/association/cahome.cfm>

Save These Dates
Carderock Springs Citizens'
Association Meeting
Meetings are at 7:00 pm at the
Carderock Swim and Tennis Club
January 14, 2008
February 20, 2008

January 14, 2008

Meeting of the CSCA

Please attend the January meeting of the Carderock Springs Citizens' Association (CSCA) on Monday, January 14, 2008 at 7:00 pm at the Carderock Swim and Tennis Club. Among other things, we will discuss a proposal to increase the annual dues to cover rising expenses. The proposal calls for increasing the dues to a single rate of \$50 for each household, up from the current dues of \$30 per family household. The increase requires an amendment to the Association's bylaws.

Malcolm Stevenson Retires from the Association's Board after 10 Years as President

By John Surr

I first met Malcolm Stevenson about 10 years ago when he became President of the Carderock Spring Citizens' Association (CSCA). This energetic young lawyer, family man, and community enthusiast immediately impressed me with his leadership and friendly, informal approach to troublesome issues and people. I enjoyed many fun and productive evenings over the years with Malcolm and the Board. Together they have accomplished much for us.

Under Malcolm's leadership as its President, the CSCA Board:

- Has healed the community after its bruising struggles over the construction of Adat Shalom Temple on Persimmon Tree Lane;

- Has gotten our roads and lights fixed, our entrance signs cleaned up and lit, our aging wooden road signs replaced, our trees trimmed, but not unnecessarily removed, our common areas beautified;
- Has produced and delivered (with help from Malcolm's family) our newsletters and directories;
- Has brought national recognition to the historical value of our homes and our community;
- Has supported the process by which the recently accepted design guidelines have been developed;
- Has supported the Architectural Review Committee as it coped with a variety of challenges, from clashing colors on houses to recalcitrant neighbors who wanted to change the character of our neighborhood;
- Has inspected and approved the removal of trees that were protected by the covenants;
- Has helped us protect ourselves and each other from vandalism and theft;
- Has represented us in a variety of wider community activities, such as the construction of the hiker/biker lane on Persimmon Tree Road, the possible eventual erection of noise barriers to protect our community from beltway noise, and construction projects at the Giancola Quarry and the Stoneyhurst Quarry;
- Has helped us to continue to deal with the mosquitoes, deer, coyotes, foxes, and other wildlife who cohabit our community, as well as wandering dogs and cats;
- Has worked to bring peace between neighbors when disputes arose;
- Has put together a strong legal defense, with substantial support from the community, against a lawsuit that could have opened the door to a Colonial McMansion invasion of our community and

the destruction of its unique architectural character;

- Et very many cetera.

In short, we all owe much to Malcolm on his retirement from official engagement in our community's collective life. He has left behind him a strong and successful Association that is likely to thrive for years to come, keeping our focus on the values we share that make us far more than just another suburban neighborhood. Thank you, Malcolm!

Jennifer A. Manner Welcomed to CSCA Board as Secretary

Jennifer A. Manner Replaces Sunny Pitcher as Secretary

Jennifer A. Manner recently moved to Carderock Springs with her husband Eric Glasgow. Jennifer is currently the Vice President of Regulatory Affairs at Mobile Satellite Ventures, L.P. (MSV), a mobile satellite service operator and provider. Prior to joining MSV, Jennifer served as Senior Counsel to the Federal Communications Commission (FCC) Commissioner.

Ms. Manner is an adjunct professor at Georgetown University Law Center and Washington College of Law, American University, and has published numerous articles as well as books, including International Market Access (Artech House, 1999) and Spectrum Wars (Artech House 2000). In addition, Ms. Manner is active in leadership positions in numerous professional organizations, including the Federal Communications Bar Association, and serves on the Board the Rockefeller College of Public Affairs at the State

University of New York at Albany, the United States Telecommunications Training Institute and the International ITU Association, and is Chair-elect of the Satellite Industry Association.

Jennifer is also active on the Montgomery County Recreation Board. She is an artist and writer. Both Eric and she are active triathletes. Being new to Carderock, they are looking for opportunities to become active members of the neighborhood.

CSCA Nominating Committee – Your Help is Needed

Annual Meeting for the CSCA is Sunday, April 20, 2008

In accordance with the by-laws, a nominating committee is created each year at least two months before the annual meeting. We are looking for volunteers to serve on the nominating committee. The role of the nominating committee is to recommend community members that are interested in serving on the board. At this time, there are two board positions that will become vacant. If you are interested in serving on the board or volunteering to participate on the nominating committee, please e-mail contact a board member.

Carderock Greenies Unite

Under the leadership of Martha Donnelly, Carderock Springs residents are learning how to live greener. Martha has hosted two community get-togethers (October 27 and

December 2) during which Carderock residents and green contractors/activists have discussed and learned about steps to take to have a more limited environmental footprint. Over forty Carderock residents have participated in the two meeting. Get involved, have fun, and learn!

The potluck format at a home has the unique advantage of creating community around a worthy effort. However, as interest increases and the numbers of those interested in attending the meetings, the clubhouse will be reserved. Regardless, ALL are always welcome.

At the October meeting, participants agreed that this is the first of more green meetings. Ideas discussed included:

START NOW/HOME IDEAS:

1. Rather than bag leaves, mow them and leave on lawn – enriches for soil
2. Compost kitchen green waste and yard waste
3. Collect metal scraps (bottle tops, nails, appliances, piping, etc.) for recycling:
 - Dump in coffee can and, when full, leave in brown bucket at end of Martha's drive (7604 Hamilton Spring Road) OR leave in trash can at 7513 Macarthur Blvd., home of Tom Rojas. Tom, a local contractor, will periodically take all scraps to Montgomery Scrap Corp., 15000 Southlawn Lane, Rockville, for small rebate.
 - E-mail Martha (marthapaci@comcast.net) with suggestions for better coordination or questions.
4. Lauren Hodges & Sunny Pitcher had a great list of energy saving things concerning energy & water conservation, energy audits, composting, natural cleaners, alternative energy.
5. Consume locally grown food.
6. Green roof gardening for flat roofed Carderock home models (Atrium); Martha

has started one on her shed and would be happy to show anyone.

7. Use whole house fans to cool homes; brand called "ghost" was recommended.

At the December meeting:

1. Local green contractor, Tom Rojas, described steps he takes to minimize the environmental impact of new construction/remodeling. These included:

Using drywall as fill (also helps with sound-proofing internal walls)

--Reusing 2 X 4s

--Recycling metals

--Donating reusable fixtures to organizations such as the Loading Dock

2. Mary Lou Shannon demonstrated a temperature-reading device that quickly showed areas of heat loss by taking the temperature of walls/windows.

3. Chris Holmgrun of Seneca Creek Joinery described work that the Community Woodlands Alliances and his joinery are doing to ensure that tresses that come down are put to good use.

4. An interim steering committee will meet on December 14 at Sonja Fogle's house to discuss ways we can tackle reducing our footprint. The goal will be to formulate a loose schedule of meetings and initiatives. Stay tuned.

-- The December 2 edition of the Potomac Gazette has an article about Carderock's efforts to live greenly.

PROGRAMS/CONNECTIONS:

1. www.montgomerycountymd.gov/cleanenergyrewards

-- Using solar power to generate electricity

-- The Rockville public library has kilowatt meters available for checkout; these can be used to check energy usage of appliances.

2. The Dept. of Energy decathlon of green homes (www.solardecathlon.org/schedule.html)

3. The American Society of Landscape Architects has a green roof on its building at 636 Eye St., N.W. Website is: www.asla.org

4. A book: Consumer Guide to Home Energy Savings, by New Society Publishers, was recommended as well as websites www.greenguide.com and www.climateprotect.org

FUTURE INITIATIVES OF GREEN CARDEROCK:

1. Schedule more gatherings/demonstrations: Anja Caldwell, our local green architect.

2. Take minutes of gatherings & post on chat site.

3. Organize list of people interested in green efforts. (Martha has a list of households – the number keeps growing.)

Aging in Place:

Montgomery County Program Aids Older Residents

Montgomery County has programs to help older residents who wish to age in place. The county recently provided the CSCA with information on these programs, which we would like to share with the community:

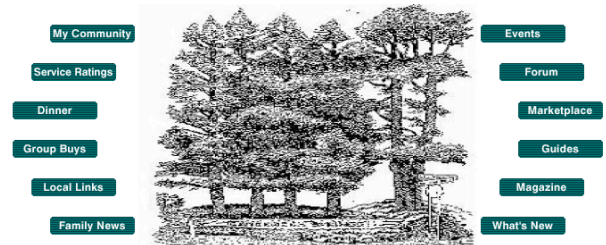
Information on Aging and Disability Services can be found by calling 240-777-3000 or 240-777-4575 (TTY). Staff working on aging issues may be able to help people clarify their needs and identify resources in areas such as in-home care, physical and mental health, respite care, food/nutrition, transportation, and other

referrals for services such as adult day care, home modification, legal needs.

The Senior Health Promotion program encourages older adults to stay active. To help achieve this goal, the program provides monthly newsletter articles that discuss various health topics and direct readers to local resources. If you would like to receive the monthly newsletter articles, call 240-777-1350 or e-mail shawn.brennan@montgomerycountymd.gov.

CS-chat is another resource. By joining the list-serv, you can get recommendations from your neighbors for services such as snow removal and handymen. If you wish to join CS-chat, send an email with your name, email address, and street address to cs-chat-subscribe@yahoogroups.com.

CSCA WEBSITE



Carderock Springs Web

of the residents, by the residents, for the residents
Carderock Springs Web is dedicated to providing a platform for neighbors to share knowledge, pool economic and political power, and foster friendships. Find what you need. Share what you know.

<http://carderocksprings.net>

To see the latest Association News:

1. Go to <http://carderocksprings.net>
2. On the left side, click "My Community"
3. Scroll down to see the latest Association news.
