

## CITIZENS' ASSOCIATION NEWSLETTER

September 2007

*Published by the Carderock Springs  
Citizens' Association*

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<i>Design Guidelines:</i>	<i>Steve Kunin,</i>
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*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.*

# Citizens' Association Annual Meeting

**Sunday, October 21, 2007  
Carderock Springs Swim Club  
6:30 pm**

The Carderock Springs Citizens' Association Fall Annual Meeting will be held on Sunday, October 21, 2007. There will be a Wine and Cheese Social at 6:30 pm, and the formal meeting will begin at approximately 7:00 pm. Please come join us.

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## Carderock Springs House Tour

**Sunday, September 23,  
2:00-5:00 pm**

(See page 5 for details, page 6 for map)

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## Design Guidelines: Update and Background

The Carderock Springs Citizens' Association board will soon be mailing to homeowners in Bennett-built homes in Carderock North, the final draft of the Carderock Springs Architectural Review Committee's Design Guidelines for approval by the community. Included will be a mail-in ballot. Ballots will be due approximately six weeks after they have been mailed. For the guidelines to work as intended, community support is needed. The CSCA board asks for your approval of the Carderock Springs design guidelines.

Work on these design guidelines began several years ago in response to community concern that the Carderock Springs covenants needed elaboration. As you probably know, home sites in Carderock are subject to legally binding covenants that require approval by the Architectural Review Committee (ARC) of most exterior renovations as well as modifications. Some residents thought that the past ARCs did not always consistently apply the covenants to homeowners' planned modifications. Other community members sought guidance to help their architects in early design stages of home renovation. ARC members themselves wanted guidance to make the difficult job of reviewing plans easier and to improve the process in a manner fair to homeowners.

To address expressed community interests, the CSCA board and the ARC contracted with a professional architectural group to draft design guidelines that incorporated the key architectural elements of our community, both to reflect the vision of developer Bennett and the original architectural firm Keyes, Lethbridge and Condon, AIA (KLC) and to provide interpretive guidance regarding the scope and application of the covenants. As experience is gained in their application, modification may be appropriate.

When reviewing the proposed guidelines, homeowners are asked to keep the following points in mind:

1. The Carderock Springs design guidelines are not hard and fast rules, but were developed to help both the ARC and the community interpret the design elements set out in the Carderock Springs homes in a manner consistent with the covenants.

2. Carderock Springs' architecture and wooded environment have been preserved

over the last forty years in no small measure through our legally binding covenants. A key purpose of the covenants is to preserve and enhance property values by enforcing consistent architectural design standards for homeowners and to preserve the community's wooded character.

3. The covenants create the ARC and the review process for home improvements. They specify that the process of review and approval is required. The intent of the design guidelines is to make implementation of the covenants simpler and easier for residents.

4. We are fortunate to have volunteer participation in the ARC of architects living in the community. They have worked hard to interpret and apply the general principles set out in the Carderock covenants. These general principles are reflected in the appearance of the community after over forty years, as well as the vision of Bennett and KLC.

5. No one is seeking a Carderock Springs preserved like a prehistoric bug in amber. The guidelines are designed to shape Carderock's future so that as residents make the improvements needed to help the community adapt to life in the 21st century, the architectural language and spirit of the original design vision are maintained.

6. Carderock Springs is considered an outstanding example of situated modernism: low profile, open homes that blend into the natural environment in a manner that takes advantage of natural topography. The design guidelines should help us maintain this.

7. While the design guidelines were developed in response to community requests, they are timely. Close-in neighborhoods such as ours are increasingly under pressure from teardowns and Mansionization.

8. Carderock Springs is one of the largest modernist communities in the Washington, D.C. area and there is a growing appreciation of modern design and architecture. If the character of the neighborhood is lost through inappropriate development, the value of our homes will decline.

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## Good Communication

In order for any community to work effectively together, good communication is a necessity. This is true for a family, business and a neighborhood like Carderock Springs. Generally, good communication includes a willingness to listen to the thoughts/feelings of the other person and a trust that what one has to say will be heard and respected, all in the context of setting aside the time to actually sit down and talk.

The goal of good communication does not need to be agreement nor consensus. In fact, in the democratic process, a majority rule means there will most often be a minority disagreement. However, if good communication has occurred in the discussion, most will feel that “democracy works.”

The Carderock Springs Citizens’ Association Board and the Architectural Review Committee (ARC) are committed to creating good and open communication between ourselves and the community. To this end, the following practices have been put into place:

- All monthly Board and ARC meetings are open to the community and are held at the Club to accommodate any sized group. The Board meetings are generally held the second Monday of the month at 7:00.

However, there are some months when meetings are not held. Please check the website. The ARC meetings are held the first Wednesday of the month at 7:30.

- Community members are encouraged to check out the website on a regular basis (<http://carderocksprings.net>) for information and the opportunity to respond to any Board/ARC member.
- The newsletter will continue to be published and distributed to the community as a further way to inform Association members and encourage dialogue.
- When there are significant issues that affect our community (e.g., the current ARC design guidelines), the Board and ARC will make every effort to solicit community opinions and encourage dialogue. Special all-community meetings will be held when it is felt that this type of forum is important to ensure good communication and decision-making.

We sincerely look forward to working together for the well-being of Carderock Springs.

Association Board  
Architectural Review Committee

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## Monthly Architectural Review Committee (ARC) Meetings

The ARC meets the first Wednesday of each month at 7:30 at the Carderock Springs Swim and Tennis Club. Most exterior modifications of homes require prior ARC approval and an application to the ARC must be submitted prior to construction. These meetings are the forum for reviewing and commenting on modifications in design, and

construction of additions to the original homes in Carderock Springs.

APPLICATION PROCESS: Copies of the application can be obtained by contacting Curt Hastings (301-365-3120). An interactive PDF version of the application will soon be posted on the Carderock Springs Website (www.carderocksprings.net). Please complete the entire application. The homeowner should submit two sets of plans and other required materials by the 20th of the month prior to the ARC meeting. The homeowner should also notify in writing the adjacent neighbors not less than one week prior to the ARC meeting. Adjacent neighbors should include those across the street and those having a common property line or corner. The completed application should be submitted to the ARC by mailing or placing the materials requiring review in the mail box at 7904 Hamilton Spring Road.

Submissions made after the 20th of the month will be added to the agenda and discussed at the next ARC meeting, however, the ARC will not make a final determination until a sufficient review can be made. Proposals submitted with the completed "Application for Property Modification" and with the documentation listed in the application that completely and accurately describes the extent of the modification can generally be reviewed and acted upon by the ARC within a few weeks. Incomplete applications usually need to be resubmitted and reviewed at the next monthly meeting.

Following is a brief description of the steps necessary to be placed on the meeting agenda:

1. Homeowners proposing modification and/or additions need to contact their neighbors prior to the meeting to allow for their

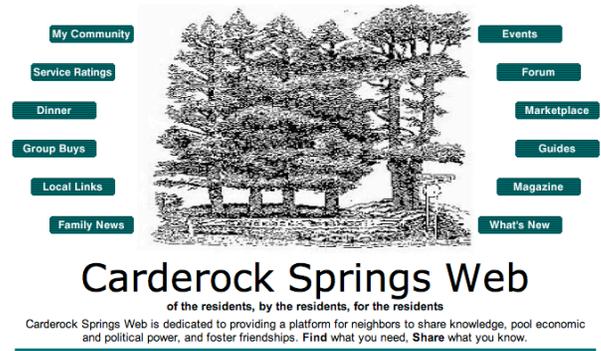
comments.

2. Proposals need to be submitted to the committee no later than the 20th of the month prior to the meeting.

3. Photographs of existing conditions must be attached to the proposed drawings.

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## CSCA WEBSITE



## <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.

To access newsletters and the document library, you will need to register and create a user login.

Information concerning all aspects of the Citizens' Association, as well as links to other local activities, is available from the main page. Please join the community site and keep "up-to-date."

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# Request from CSCA Newsletter's Editor

In an continuing effort to make this CSCA Newsletter more valuable to the neighborhood, I would like to solicit the help of the entire Carderock community. I would greatly appreciate if community members would identify issues that they think important to included in the CSCA Newsletter. These can include upcoming events that relate to the community, new construction projects that might affect life in Carderock, road work, etc. I would also appreciate if homeowners that have had trouble with vandalism, malicious dogs or animals, or other nuisances, would notify me, and I will try to get information out to the community.

I can be reached via e-mail (noelle00@mac.com), or please drop any suggestions off at my home (7402 MacKenzie Ct).

Thank you in advance.  
Noëlle F. Lewis, Editor

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# Dog Attacks Walker - Electric Fence and Roaming Dogs

This summer, a morning walker was attacked by a dog in the Comanche Court area of Carderock. Luckily, in this case a doctor's care was not required. Please make sure electric dog fences are working properly and dogs are properly collared. Montgomery County has an ordinance requiring that dogs must be kept on a leash - and our community requires the same.

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# Carderock House Tour Sunday, September 23, 2007 2:00-5:00 pm

Join your neighbors in this year's House Tour. Come for ideas, as well as the fun. See firsthand the flexibility of the Carderock houses and the ways these homeowners have created a personal style. Note that all of the homeowners worked through the Architectural Review Committee and all of the plans were approved.

The following homes will be featured on the house tour this year:

1. Ewing House, 7915 Fenway Road, Model: Hillcrest
2. Gilman House, 8106 Lilly Stone Drive Model: Pineview
3. Hubley House, 8103 Glenmore Spring Road Model: Clubview
4. Levy House, 7613 Hamilton Spring Road Model: Pineview
5. Spicer House, 8012 Hamilton Spring Road, Model: Pineview
6. Walsh House, 7714 Glenmore Spring Way Model: Overlook

(see next page for map)

The houses are open from 2-5:00 and tickets will be available at the clubhouse on that day from 1:45 to 2:30 pm. Cost is \$10 and is limited to adult residents of the community. Please plan to car-pool or walk. Maps will be included in the brochure.

Proceeds from the tour will benefit the Carderock Springs Citizens Association and be used for beautification projects in the community.

For further information, call or e-mail Mary Lou Shannon, 301-365-0472 or marylou@maryloushannon.com