

Upcoming Events Calendar

GCCA Annual Meeting

Tuesday, May 21, 2019

Episcopal Church of the Transfiguration Parish
13925 New Hampshire Ave

Agenda

- 7:00 Refreshments and Socializing
- 7:30 Election of Officers and Business Meeting
- 7:35 Understanding what rentals are allowed in our homes/upkeep requirements, Inspector Ivan Eloisa, Department of Housing and Community Development
- 8:15 Accessory Dwelling Unit pending legislation and enforcement issues; council update, Councilmember Tom Hucker, District 5
- 9:00 Adjourn

The nominating committee was headed by Dave Michaels and included Pat Corey and Fred Pulliam. They present the slate of officers below for the next fiscal year, starting in June. Nominations will also be taken from the floor.

President:	Dan Wilhelm*
Vice President:	Marguerite Raaen*
Treasurer:	Mark Pankow*
Recording Sec'ty:	Dave Michaels*
Clarion Editor:	Nancy Laich*

* Incumbent

Over the last several years, there have been a lot questions related to rentals allowed in our houses and what we need to do legally to keep our properties presentable. Some of the questions that keep coming up include the following:

- How many non-family members can we rent a room to?
- What is required to create a second dwelling that is subordinate to our existing one which has its own provisions for cooking, eating, sanitation and sleeping? – known as an Accessory Dwelling Unit (ADU).
- What are the rules concerning short-term rentals, like Airbnb?
- What constitutes a valid complain about the failure of a neighbor to keep the yard cut and house in good repair?
- What are the rules relative to un-licensed vehicles?

Continued on page 3

May

- 14 **GCCA Board Mtg.**, 7:30 pm
(see directions below)
- 21 **GCCA Annual Meeting**, 7:30pm
(see directions below)
- 24 **Paint Branch HS graduation**
10 am, Paint Branch HS
- 27 **Memorial Day**

June

- 6 **JH Blake HS graduation**
10 am, Mt. St. Mary's University
- 11 **GCCA Board Mtg.**, 7:30 pm
(see directions below)
- 12 **Springbrook HS graduation**
10 am, DAR Constituion Hall
- 13 **Last Day of School**, MCPS

July

- 9 **GCCA Board Mtg.**, 7:30 pm
(see directions below)

August

No GCCA Board Mtg. planned

September

- 10 **GCCA Board Mtg.**, 7:30 pm
(see directions below)

Upcoming **GCCA Board meetings** will be held at 7:30 pm at the Episcopal Church of the Transfiguration, 13925 New Hampshire Ave. Meetings are in the room under the sanctuary and are open to the public. For information contact GCCA President Dan Wilhelm 301-384-2698 or email address djwilhelm@verizon.net

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GCCA Annual Meeting **Cont.**

The first part of our program will be to explain the current laws relative to the above questions. Our speaker is Ivan Eloisa, Department of Housing and Community Development, who manages the inspectors who investigate single family complaints filed with the county (i.e., 311). Note that the Department of Permitting Services also has inspectors that deal with zoning issues and building permits (or failure to obtain a permit).

The Council is addressing another change to the law concerning accessory dwelling units (see the article on page 4). There have been a number of complaints around the county about its poor performance in protecting residential communities like Colesville. There have been three meetings of civic leaders, including five councilmembers, to understand this subject as it pertains to White Oak. The residents in Bethesda, Friendship Heights and other down county communities have complained about the lack of enforcement, and indicated that more changes to the ADU law should be put on hold until the issues are addressed. Councilmember Tom Hucker will share with you what he has heard and listen to your concerns. He will also be available to give an update on recent council activities.

President's Message

We have had a busy year. I want to thank the GCCA elected officers who worked hard in their respective areas. I also want to thank all the Board members and public members who attended our meetings or emailed me and provided input as to the content of our positions.

I look forward to seeing you at our May 21 annual meeting. I also encourage you to come to our monthly meetings. Unless something important comes up, we will not have a meeting in August. Check the GCCA web site for the most up-to-date information.

Sherwood Forest Cherry Trees

It is a beautiful time of year in our community with the cherry trees in bloom. The local garden club at the time collected funds from those residents who supported the cherry tree planting project. The cherry trees were planted in the Sherwood Forest area by a nursery shortly after the homes were built.



Many cherry trees have died over the years and have been replaced. The average life of a cherry tree is about 20 years, sometimes much more. Let's continue to keep this beauty in our neighborhoods. If you have a cherry tree that is dead or dying along the street in front

of your home, call 311 and ask to speak to someone about your dying cherry tree concerning removal and replacement. The county will assess the tree and, if dead, will remove and replace it at no cost to you. It is important that you tell them that you want a Yoshino cherry tree (it is hardy in our climate zone).

If you who would like to purchase a Yoshino Cherry tree, they are available at Meadows Farm Nursery in Burtonsville (starting at \$79.99) or Stadler Nursery in Laytonsville, starting at \$225. Stadler will plant the tree at no charge until the end of April (and again in the fall). We are hoping to keep this beautiful cherry tree tradition a part of our community.

If you have questions, please email Dave Michaels at emailbits@gmail.com.

The next issue of the Clarion will be mailed in October 2019. The deadline for submitting news and photographs is Friday, September 27, 2019

Contact Editor Nancy Laich at 301-412-5301, or nmkurgan@aol.com

For inquiries about advertising in the Clarion, please email Dave Michaels at emailbits@gmail.com

Accessory Dwelling Units (ADU) in Montgomery County

The county ADU law does not supersede homeowner association covenants. GCCA is a citizens association which includes multiple homeowner associations. Most homes within GCCA are not in a homeowner association, and therefore the county ADU law would apply to them.

A conditional use approval was originally required for all ADUs, but was eliminated in 2013 except in certain situations. (Before the last major zoning ordinance rewrite, the conditional use was called a special exception.) The conditional use process provides the public an opportunity to comment on the proposed use.

The major change in 2018 was the elimination of the requirement for conditional use approval if the owner wanted to challenge the rejection of a license application based upon a failure to meet the on-site parking and/or being too close to other ADUs. The current ADU law and proposed modification requirements most affecting residents are:

- The property must be the owner's primary residence (no proposed change).
- Attached ADUs (within the existing principal dwelling) are allowed in the residential zones in Colesville (no proposed change). The existing building can be expanded up to 800 square feet. (The proposal is to eliminate this restriction. Setback and height limits would limit the expansion size.)
- Detached ADU (separate structure, like a garage) are allowed in the one acre and larger lot zones in Colesville (The proposal is to expand this to include quarter acre zones).
- ADUs are prohibited in townhouses (no proposed change).
- An ADU can have two occupants 18 years of age and older. Young children are allowed (no proposed change).
- House must be at least 5 years old (the proposal would eliminate this restriction).
- Only one ADU may be created on the same lot. A short-term rental use is not allowed on the same lot as an ADU. (no proposed change)
- On lots larger than one acre, there can be no ADUs within 500 feet of another ADU. For quarter acre lots, the distance is within 300 feet (the proposal is to eliminate this restriction).
- If there is a driveway, one on-site parking space (proposal would change to two spaces) is required in addition to that required for the principal dwelling. If a new driveway must be constructed, two parking spaces are required for the ADU. The Hearing Examiner can waive this requirement, but there are no standards for making such a decision. On-street parking can be a problem on a number of residential streets in Colesville when there is not sufficient space for vehicles traveling in opposite directions to pass. The PHED Committee is proposing that no on-site parking be required within a mile of a Metrorail station.

Hilton Home2 Suites Update and Open House in May

The Hilton Home2 Suites Hotel on Elton Road held its official ribbon cutting event on April 11 and opened for business the next day. Elton Road connects with New Hampshire Ave at the Beltway (see map on page 11). Although the hotel is adjacent to the beltway, the rooms are quiet. This is an extended stay facility with a full-sized refrigerator as well as dishes and utensils for eating. It is across the street from the Safeway and there are several restaurants in the adjacent Hillandale Shopping Center. The hotel also provides complimentary breakfast. The Duffie Companies, the owner, is going through the process to obtain a Leadership in the Energy and Environmental Design (LEED) certification for the top Platinum level. There are only 6 or 7 other platinum-level hotels in the US.

We have arranged with the hotel management for an open house for community members on May 18 from 11:00 to 12:30. You will be able to see the heated indoor sodium pool, exercise room and several rooms. We recommend you stop in. You can also see some pictures at: <https://home2suites3.hilton.com/en/hotels/maryland/home2-suites-by-hilton-silver-spring-DCAHTHT/index.html>

White Oak Medical Center Update and Open House

The new Adventist Health Care White Oak Medical Center will open officially on August 25 when patients are moved from the Takoma Park Hospital to the White Oak Medical Center starting at 8 AM. The new hospital is located on Plum Orchard Drive near Orchard Center, which includes Target (see map on page 11). The new hospital will be having an open house on August 11 from 5:30 PM to 7:00PM.

The construction company has been turning sections of the building over to the Adventist HealthCare so that desks, computers, and various medical equipment can be installed. Employees will begin training in the new hospital in June.

The 1,000-space parking garage is complete and roadway improvements along Plum Orchard are underway. The adjoining Medical Pavilion, which will offer outpatient medical services (think doctor's offices), is underway and will be completed in April/May 2020. The Maryland Health Care Commission recently approved the movement of Adventist Rehabilitation inpatient services from their current Takoma Park campus to the new White Oak Medical Center. This will require the construction of two additional floors to the south portion of the main hospital building (the lower section of the building).

To receive updates on the community open house or take a virtual tour, visit www.Adventist-WhiteOak.com.

Program in Montgomery County Focuses on Travel Safety

Montgomery County started a program, called Vision Zero, in November 2017 to eliminate fatalities and severe injuries on our roads by 2030. The program addresses vehicles, pedestrians and bicycles. The action plan lays out specific activities around five key action areas: engineering, enforcement, education and training, traffic incident management and law/policy/advocacy. The county has identified 10 county roads and 10 state roads with the highest number of collisions per mile per year. The only one in our area is Randolph Road from Kemp Mill Rd to Glenallan Ave.

Five factors leading to accidents have been identified for each mode of transportation (vehicle, pedestrian, and bicycle). For auto, the two top causes are failure to give full time attention and failure to yield right of way. For pedestrian, the top two causes are illegally being in roadways and failure to give full time attention. For bicycle, the top three reasons are failure to yield right-of-way, illegally in roadway and failure to obey a traffic signal.

Many of us who live in Colesville witness two common behaviors that can lead to accidents. A key one is failure to pay full attention when driving, especially texting, reading, or talking on the phone. The second is driving too fast for the conditions. We encourage people not to undertake these actions while driving.

For pedestrians, we see two common behaviors that can lead to accidents. One is panhandling, especially walking in the street. We encourage people not to give money to panhandlers; social services are available for the truly needy. The second one is not paying attention when crossing the street even if there is a traffic signal or cross-walk. Always look at the vehicle and make sure the driver sees you and is going to stop before stepping into the street.

For bicycles, riding them on major roads with lots of traffic is dangerous unless there is a bike lane. Rather, we suggest using residential streets and sidewalks to the maximum extent possible. If residential streets are not available, we suggest riding public transit and using bike racks they provide. Once we get Bus Rapid Transit, places for bicycles will be on the vehicle.

Montgomery County Public School (MCPS) Performance

MCPS has been working for over a year to provide a detailed and focused assessment of school performance, and to report the results publicly. This accountability moves beyond the typical state and federal aggregate reporting. It provides for the performance of five specific groups of students who have not experienced the same level of access, opportunity or success as other students - the sixth group. The sixth group is the non-FARMS (Free And Reduced Meal Support) white and Asian students. Having this data will allow MCPS to decide where improvements are needed and involve the public in that decision process. MCPS can look at the data down to the classroom level and to each student. They can also match that data with the length of time the student has been in MCPS, and other data, such as whether they are in English for Speakers of Other Languages (ESOL), both of which directly affect the scores. This program is called Equity Accountability Model (EAM). The MCPS web site is <https://www.montgomeryschoolsmd.org/evidence-of-learning-framework/equity-accountability-model.aspx>. The data for each school is found in the dashboard located on the web site.

Many of us in eastern county have been concerned for some time about the poor performance of some students, especially those who are receiving FARMS benefits which is one way to identify low-income families. The EAM data for the Northeast Consortium (NEC) schools is provided on the next page. The scoring is based upon the percentage of students who meet the standard:

- 4 means > 90% of the Focus students met the standard
- 3 means 70-89% of the focus students met the standard
- 2 means 50-69% of the focus students met the standard
- 1 means 35-49% of the focus students met the standard
- 0 means 0-34% of the focus students met the standard

The data shows averages and don't represent individual student scoring. In the table, we averaged at the bottom the data across all the NEC schools. That data shows that more students at most schools are performing better in literacy subjects than in math. It also shows that non-FARMS students on the average perform better than FARMS students. Blacks and Hispanic students on the average perform below white and Asian students whether or not they are in FARMS.

NORTH EAST CONSORTIUM SCHOOL PERFORMANCE

	Literacy	Literacy	Literacy	Literacy	Literacy	Literacy	Literacy		Math	Math	Math	Math	Math	Math	Math
Elementary Schools	Non-FARMS White-Asian - other groups	Non-FARMS Black	Non-FARMS Hispanic-Latino	FARMS White-Asian -other	FARMS Black	FARMS Hispanic	Average		Non-FARMS White-Asian - other groups	Non-FARMS Black	Non-FARMS Hispanic - Latino	FARMS White-Asian -other	FARMS Black	FARMS Hispanic	Average
Burnt Mills	3	3	2	3	3	2	2.6		3	3	2	2	2	1	2.0
Burtonsville	3	3	3	4	3	2	3.0		4	2	2	3	2	2	2.2
Cannon Rd	4	4	4	3	3	3	3.4		3	2	2	2	2	2	2.0
Cloverly	3	3	3	3	3	3	3.0		3	3	3	2	2	2	2.4
Cresthaven	4	2	2	4	2	1	2.2		3	1	2	4	2	0	1.8
Drew	4	3	3	3	2	2	2.6		4	3	4	3	2	2	2.8
Fairland	4	3	3	4	3	3	3.2		3	3	3	3	1	1	2.2
Galway	3	3	3	3	3	2	2.6		2	3	2	3	1	1	2.2
Greencastle	3	3	4	2	2	3	2.8		2	2	1	3	2	2	2.0
Jackson Rd	4	3	3	2	3	2	2.6		4	3	2	2	1	2	2.0
JoAnn Leleck	N/A	3	3	2	3	2	2.6		N/A	2	2	2	2	2	2.0
Sherwood	4	3	3	3	3	2	2.6		3	2	3	2	2	1	2.6
Stonegate	4	4	3	4	3	3	3.4		4	3	2	3	1	2	2.2
Westover	3	3	3	3	3	3	3.0		3	4	4	2	2	2	2.8
Wm Page	4	3	3	3	3	2	2.8		3	2	3	2	2	1	2.0
Middle Schools															
Banneker	4	3	2	3	2	2	2.4		3	2	2	3	2	2	2.2
Briggs Chaney	4	3	3	3	3	3	3.0		3	3	3	3	2	2	2.6
F Key	4	3	1	3	2	1	2.0		3	2	1	3	1	0	1.4
White Oak	4	4	2	3	2	2	2.6		4	4	2	3	2	1	2.4
Wm Farquhar	4	3	3	2	3	1	2.4		3	3	2	2	2	1	2.0
High Schools															
J Blake	3	2	2	3	3	2	2.4		3	2	2	4	2	2	2.4
Paint Branch	3	3	2	3	2	1	2.2		3	3	2	3	2	2	2.4
Springbrook	4	4	3	3	3	2	3.0		3	3	2	3	3	1	2.4
Average	3.6	3.1	2.7	3.0	2.7	2.1			3.1	2.6	2.3	2.7	1.8	1.5	

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GCCA Membership Areas



GCCA Area Representatives

(3 representatives per area)

1 Fred Pulliam	144 Bonifant Rd.	602-0825	19 Mark Pankow	908 Hobbs Dr.	703-851-1315
1 Deborah Pilliam	144 Bonifant Rd.	240-440-1758	20 Chris Naughten	800 Midland Rd	758-3633
2 Open			21 Jay Hagler	1325 Crockett Ln	240-994-8993
3 Marguerite Raaen	14404 Sandy Ridge Rd	384-3307	22 Open		
3 Fred Stichnoth	14105 Cricket Ln	706-6828	23 Dan Wilhelm	904 Cannon Rd.	384-2698
4 Henry Morrow	13812 Mills Avenue	384-0827	24 Open		
5 Paul Daisey	13910 Overton Ln	651-7148	25 Ed Weiler	1008 Mondrian Terr.	236-5956
6 Bill Backof	13814 Shannon Drive	384-7354	26 Beverly Roof	12928 Allerton Lane	384-7247
7 Open			26 Bob Peters	1010 Cannon Rd.	384-4410
8 Open			27 Open		
9 Michael Persh	208 Montvale Terr	879-4560	28 Otto E. Lewis	12617 Billington Rd.	384-0567
10 Open			28 George Ezikpe	1310 Leister Dr.	717-0625
11 David Michaels	508 Hawkesbury Lane	622-1805	29 Alcira Groomes	204 Valley Brook Dr.	625-8919
12 Open					
13 Open					
14 Robert Bartol	224 Springloch Road	622-5879			
15 Ken Himes	12704 Hammonton Rd.	622-3690			
16 Sharon Brown					
17 Pat Corey	41 Shaw Ave	622-5339			
18 Ray Rye	12820 Baker Dr.	622-2276			

AREA REPRESENTATIVES NEEDED

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representative

GCCA DUES PAYMENT TIME - MEMBERSHIP IS IMPORTANT

Note: Dues paid in May 2019 will be applied to the 2019 - 2020 fiscal year.

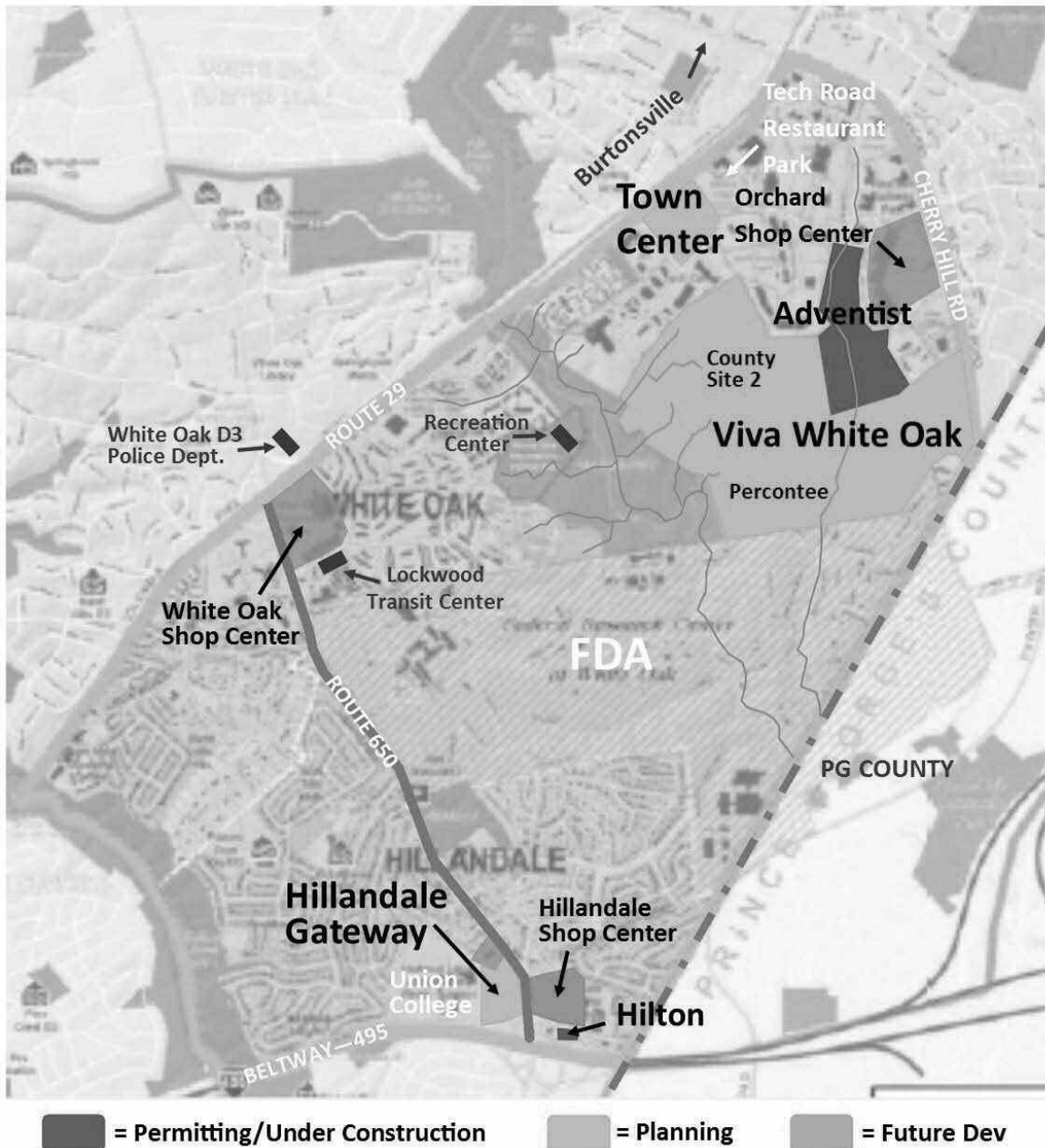
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White Oak Science Gateway (WOSG) Master Plan



Free Events in Montgomery County

BLOOM by Strathmore

Strathmore, in partnership with the Montgomery County Recreation Department is holding free events in eastern Montgomery County. Different events are scheduled for May 10, 11, and 22; June 6; July 6 and 13; Aug 6 and 10, and Sept 21. Many of the events are held at the recently opened Good Hope Recreation Center on Good Hope Road. There are comfortable seats which are padded with arms, not the typical hard bench. Information about the various programs can be found at <https://www.strathmore.org/bloom>.

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