

**Carderock Springs Citizens Association (CSCA)**  
**Board Meeting**  
**November 13, 2003**

The meeting started at 7:35 p.m. at Malcolm Head's house. John Carlson, Telly Encarnacion, Malcolm Head, Malcolm Stevenson, and John Surr attended.

**1. Minutes.** After incorporating a few edits from Malcolm Stevenson, the board approved the October minutes.

**2. Treasurer's Report.** The board approved the November Treasurer's report. The balance as of November 13 is \$34,162.50. The board discussed whether to raise membership dues in response to the costs for replacing signs and other capital improvements. After some debate, the board decided to not raise dues for 2004 given the current balance. The board also agreed to distribute the dues letter in February. Stevenson reported on efforts to secure reasonable directors' insurance through an association for non-profit associations.

**3. Neighborhood signs and Entrance.** Malcolm Head reported on efforts to replace or refurbish neighborhood signs. The contractor is proceeding with the construction of the signs, but has encountered some difficulties in securing redwood.

The board reviewed the request to hire a contractor to clean up the entrance sign and agreed to postpone such work until the late winter. Malcolm Stevenson stated that \$375 in repairs are needed to replace on of the entrance sign light. The board authorized the payment.

**4. ARC.** Stevenson reported on a conflict with a homeowner and the ARC concerning the color of paint on a house on Hamilton Spring Road. The conflict arose following a misunderstanding of what the ARC authorized as the colors for the brick walls and trim. While the ARC approved a light yellow for the brick walls and a deeper yellow for the trim, the homeowner painted the brick walls a deep yellow and the trim a light yellow. In response to numerous complaints from community members, Stevenson proposed that the Board pay \$2,000 for the homeowner to repaint the house in accordance with the ARC's authorized colors in order to resolve this contentious situation among the homeowner, ARC and community members. After some discussion regarding precedent and whether the payment should be made directly to the painter, not the homeowner, the board approved the \$2,000 payment.

Stevenson reported on efforts to fill the chairman of ARC. He noted that Steve Kunin has expressed interest.

Stevenson also reported continued problems with parking on Park Overlook Road.

**5. Quarry matters.** Stevenson reported that Tri-State quarry owner, Brian Porto, reported that it must continue to use continuous alert beepers when trucks are backing-up. Beepers that are activated only when there is an obstruction behind trucks are not approved for quarries. Stevenson raised this issue with Porto earlier this year in response to requests from neighbors who expressed concern over the noise pollution

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**6. Website/Email.** Board members discussed whether to create a website for the Carderock Springs Citizens Association. Board member agreed that it would be helpful to have a website that contained information on the community, covenants (and future design guidelines), calendar of upcoming events, newsletter, etc. but also would require significant resources. The board suggested that the CSCA board raise this issue with the board of the Carderock Springs Swim and Tennis Club to see if they are interested in jointly sponsoring a web site and, if so, to explore ways to manage the web site (e.g., hire someone to serve as the webmaster). The board also discussed whether to establish a mechanism to share information and raise concerns similar to other communities such as River Falls and public schools through an e-mail-based listserv. Board members voted against establishing an e-mail based system at this time noting, among other things, that community members already receive enough e-mail thru other channels.

**Next Board meetings:** 7:30 p.m. Wednesday, December 10 at Telly Encarnacion's house.

*Submitted by John Carlson on December 10, 2003*

**Carderock Springs Citizens Association (CSCA)**  
**Board Meeting**  
**October 8, 2003**

The meeting started at 7:35 p.m. at Malcolm Stevenson's house. John Carlson, Malcolm Head, Malcolm Stevenson, and John Surr attended.

**1. Minutes.** Postponed approval of the June minutes until next meeting. John Carlson noted that several board members met in July but did not have enough members to constitute a quorum. No decisions were made and no minutes prepared.

**2. Treasurer's Report.** The board approved the October Treasurer's report. The balance as of October 8 is \$36,919.99. Members noted that the number of member household is 283, which is substantially lower than the total of 312 for 2002. Malcolm Stevenson reported on efforts to secure directors' insurance policy. The lowest premium amount is \$2,000. Malcolm Head and John Carlson underscored the importance of securing this coverage as soon as possible since the board's current policy has expired.

**3. Neighborhood signs.** Malcolm Head reported on efforts to replace or refurbish neighborhood signs. Based on the survey of signs, the following eight signs will be replaced or refurbished:

Lilly Stone Drive: 1. Red Oak Knob, 2. Pine Cone Knob, 3. White Pine Knob  
Park Overlook Road: 4. Park Lane  
Fenway Road: 5. Fern Hill, 6. Holly Hill, 7. Pine Hill  
Hamilton Spring: 8. Hickory Hill

The cost is \$320 per side. A total of 15 signs will be replaced/refurbished (since the Hickory Hill sign has only one side). In addition, there is a \$315 fee to install all the signs. The current estimate is \$5,115 for the entire project. The contractor requests a 50 percent deposit to commence work. It will take about 20 days to install. Replaced signs will be redwood.

Board members noted that they already voted on the replacement so no further vote is necessary.

**4. Kachina Lane/ Synagogue.** Stevenson reported some problems with parking along Persimmon Tree Lane and in some cases the blocking of resident driveways.

**5. Traffic Safety.** Stevenson noted that residents of neighboring associations have made numerous requests to the State Highway Administration concerning the left turn signal from east bound River Road to northbound Seven Locks Road, but that the state has not taken action on the request (other than sending a letter of acknowledgement).

**6. ARC.** Stevenson reported on the resolution of a complaint by a resident on Park Overlook Road concerning regular parking on the pavement by a neighbor. Stevenson sent a letter and a copy of the covenant to the resident requesting that they abide by these rules. The Board discussed how best to handle future requests and whether to publish a reminder in the newsletter. The Board concluded that a letter to residents that do not abide by the covenant was sufficient for now and that an article in the newsletter was not necessary at this time.

Stevenson reported on efforts to fill the chairman of ARC. To date, no candidates have come forward, even after requesting input from the community in the newsletter. Fortunately, there have been few requests for renovations during the past several months. The board reaffirmed that a qualified architect would be the best candidate for the chairman position. The board also talked about forming a nominating committee to find a replacement.

**7. Quarry matters.** Stevenson reported that Tri-State quarry manager, Brian Porto, contacted him recently to say that he had received no complaints and wanted to know if anything is going on.

Stevenson reported that Giancola Quarry (intersection of Seven Locks and River Road near the Beltway) is proposing to build 29 single family and town houses, notwithstanding concerns raised by neighboring associations concerning traffic safety and increased congestion.

Stevenson also reported on a recent meeting with the developers of Stoneyhurst and neighboring associations. The developer is proceeding with plans to build up to 97 luxury units on the property as currently planned. The units will range from 1800 to 7000 square feet. They will be clustered into several buildings and a community center. Stevenson noted that the design calls for a greater amount of common/green space than required by the Master Plan, and underground parking. The buildings will be set back from River Road. The developers are working with county and state officials to install a stop light at the entrance to the community. Board members noted that this stop light might help to improve traffic safety for pedestrians that cross River Road and for residents of River Hill.

**Next Board meetings:** 7:30 p.m. Thursday, November 13 at Malcolm Head's house.

*Submitted by John Carlson on November 13, 2003*

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**Carderock Springs Citizens Association (CSCA)**  
**Board Meeting**  
**June 17, 2003**

The meeting started at 7:35 p.m. at John Carlson's house. John Carlson, Malcolm Head, Malcolm Stevenson, and John Surr attended.

- 1. Minutes.** Approved May minutes after several minor modifications.
- 2. Treasurer's Report.** Approved the June treasurer's report. Stevenson noted the insurance broker is researching a lower-priced directors' insurance policy. Malcolm Head and John Carlson underscored the importance of securing this coverage as soon as possible since the board's current policy has expired.
- 3. Process for Filling the Vice President Position.** Lisa Deyo resigned from the board. The Board member discussed ways to fill the vacancy vice president position. The board agreed to advertise for the position in the next newsletter unless a possible replacement can be found before then.
- 4. Neighborhood signs.** Malcolm Head received estimates to replace neighborhood signs. Board members noted that it already approved replacement of the neighborhood signs last year. The approximate costs of replacing the signs vary (based on the total number of signs). Assuming that the board replaces 5-7 signs, the cost is approximately \$320 a side or \$640 per double sided signs. In addition, there is a separate cost to install the signs. At \$90/hour, the contractor estimates he can install two signs an hour. In addition to replacing some signs, other signs will be repainted (based on need).
- 5. Kachina Lane/ Synagogue.** Stevenson talked to Steve Shapiro (Adat Shalom liaison to the community) about the standing water in conjunction with the mosquito issue. Shapiro requested materials on mosquito control, later contacted Stevenson to acknowledge that there was a drainage problem which the synagogue was going to remedy.
- 6. Traffic Safety.** Stevenson sent a letter to the State Highway Administration requesting that a left turn signal be installed from River Road (heading east) onto Seven Locks Road. (Note: A member of the community raised this issuing during the annual board meeting in April.)
- 7. ARC.** John Surr requested the removal of a maple tree that damaged his house. Stevenson approved the removal of the maple tree.  
  
The board discussed how best to fill the chairman of ARC (currently held by August Tono). The board discussed whether candidates should be architects (some strongly favor versus others stated that it should not be pre-requisite). The board agreed to solicit input from interested and qualified individuals first before placing an advertisement in the newsletter soliciting nominations. In addition, Stevenson plans to meet with the two other ARC members and Tono to ensure a smooth transition of duties.
- 8. Design Guidelines.** The board discussed how to proceed with the design guidelines effort in response to Lisa Deyo's resignation from the Board. Board members agreed that the board

**Carderock Springs Citizens Association (CSCA)**  
**Board Meeting**  
**May 20, 2003**

The meeting started at 7:35 p.m. at John Surr's house. John Carlson, Lisa Deyo, Telly Encarnacion, Malcolm Head, Malcolm Stevenson, and John Surr attended.

- 1. Minutes.** Approved minutes of the Annual meeting and April 24th board meeting.
- 2. Treasurer's Report.** Approved the May and April treasurer's reports. Telly Encarnacion noted that 268 households had renewed (as opposed to 312 in 2002). Encarnacion agreed to send reminders to households that have not renewed their membership. Stevenson noted that he has not received additional information on directors insurance.
- 3. Neighborhood signs.** Board members discussed efforts to replace/repair/paint neighborhood signs. Malcolm Head agreed to review the inventory of signs board members assessed last year and to confirm the condition of the signs that were targeted for replacement. The board agreed to replace a handful of signs and to repaint all other signs that need painting. Head agreed to research cost estimates for completing the work.
- 4. Kachina Lane/ Synagogue.** John Surr reported that the synagogue has installed signs encouraging congregants to park at the school when the synagogue parking lot is full. The synagogue also replaced several trees. Stevenson noted that the lighting in the parking lot is still an open issue.
- 5. Budget issues.** John Surr reported that the County Council restored some funds for River Road fire station.
- 6. Traffic Safety.** Stevenson noted that he plans to write a letter to the State Highway Administration regarding the left turn signal from River Road (heading east) onto Seven Locks Road.
- 7. ARC.** Lisa Deyo reported that she has contacted Roger and Stephanie Sola-Sole and asked if they would serve on the ARC (to replace Augusto Tono).
- 8. Design Guidelines.** Lisa Deyo reported that she, Steve Kunin, and Martha Donnelly have begun to research options for future design guidelines. Deyo noted that the group will review covenants, efforts by other communities (e.g., Holland Hills) and then produce a document that highlights approaches that adhere to the covenants and character of the neighborhood. The group also will update "Our Carderock" and the messages in the directory and other CSCA documents.

John Surr asked that the group prioritize design elements that are important (e.g., contemporary style, facing materials). He noted that many of the conflicts between the ARC and residents revolve around facing materials, use of arched windows and door ways, and out of proportion additions. Stevenson added that our ultimate goal is securing broad community support and aiming for voluntary compliance. Deyo noted that involving local Realtors is also important to ensure that new residents understand the covenants and rules for conducting major renovations.

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**Next Board meetings:** 7:30 p.m. Tuesday, June 17 at John Carlson's house.

*Submitted by John Carlson on June 17, 2003*

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**Carderock Springs Citizens Association (CSCA)**  
**Board Meeting**  
**April 24, 2003**

The meeting started at 7:25 p.m. at the Club. John Carlson, Lisa Wilcox Deyo, Telly Encarnacion, Malcolm Head, Malcolm Stevenson, and John Surr attended.

1. **Minutes.** Approved minutes of the March meeting.
2. **Treasurer's Report.** Approved the April treasurer's report.
3. **Reviewed Agenda for the Annual Board Meeting.**

**Next Board meetings:** 7:30 p.m. Tuesday, May 20 at John Surr's house.

*Submitted by John Carlson on May 19, 2003*

**Carderock Springs Citizens Association (CSCA)**  
**Annual Meeting**  
**April 24, 2003**

**1. Welcome.** The annual meeting of the Carderock Springs Citizens Association (CSCA) began at 8:00 p.m. Malcolm Stevenson, President of the CSCA, welcomed community members to the annual board meeting. He introduced members of the board -- Malcolm Head, First Vice President, Lisa Wilcox Deyo, Second Vice President, Telly Encarnacion, Treasurer, and John Carlson, Secretary -- and John Surr, editor of the Carderock newsletter. Stevenson asked members to introduce themselves. Approximately 30 members of the community attended.

**2. West Nile Virus Prevention.** Mary Lou Shannon introduced Marilyn Piety of the Montgomery County Health Department. Piety reviewed the spread of the West Nile Virus (WNV) in Montgomery County and outlined steps residents should take to address the problem. Facts about WNV:

- Transmitted by mosquitoes.
- Found in all but four of the lower 48 states.
- First appeared in the Western Hemisphere in 1999, but originally found in West Nile area of Africa in 1930s.
- Spread by infected mosquitoes from infected birds to people, other birds and other mammals. To date, there are not documented infections of cats or dogs.
- About 1 percent of infected persons get encephalitis (inflammation of the brain). Many people who are infected carry the antibodies but no symptoms. Reaction to the virus can be mild or severe. Flu-like symptoms are common. Individuals who get West Nile Encephalitis or West Nile Meningitis will need medical attention.
- There is no cure for WNV. Vaccinations are only available for horses.

Montgomery County found its first cases of MNV in infected birds in 2000. By October 2000, the county tested 190 birds and found 3 positive results (1.5 percent infection rate). In 2001, 19 percent of tested birds were positive. By 2002, about 58 percent of birds that were tested had WNV. The first human cases appeared in 2002. Older people are more susceptible to getting MNV; the average age of the first 5 cases was 65.8 years old.

The growth of WMV coincides with the growth in other mosquito borne diseases such as malaria. For example, there were 32 cases of malaria in Montgomery County and 108 in statewide in 2002. Montgomery County is no longer collecting or testing birds because WNV is considered "endemic" to the area. The county is now focusing efforts on educating residents on how to address the problem.

WNV is transmitted by the Asian Tiger mosquitoes, which are active during the day, and the Culex mosquitoes, which are active in the evening. The Asian Tiger mosquito is a non-native insect that has spread rapidly in Montgomery County in recent years.

Piety noted that the best strategy for communities is to eliminate breeding areas. These include any area with standing water: containers, bird baths, clogged gutters, toys, etc. Mosquitoes breed

in all kinds of containers and only need about a quarter of an inch of water and about a week to lay and hatch eggs. Bamboo holds water and is a breeding ground for mosquitoes.

Piety answered questions and reviewed ineffective prevention methods: mosquito sprays, bat boxes (because bats cause more health problems than they relieve by killing mosquitoes and other bugs), and electrical “zappers” or mosquito magnets. Effective prevention methods include bug repellants with 35 percent DEET (10% for children, but not on hands or faces), some insecticides including “dunks”, and light, loose-fitting clothes with long sleeves and pants (because they help to keep mosquitoes away from the skin, especially if sprayed with repellant before donning).

Several residents expressed concerns with culverts and swayles that trap water. Several residents expressed concern with drainage issues in several parts of the community. Piety added that her department is not responsible for clearing clogged drainage areas, but recognized that this is significant problem throughout the county.

Piety urged Carderock and other communities is establish a “NILEator” program. Several residents expressed interest in volunteering (e.g., canvassing the neighborhood and talking to other residents. Mary Lou Shannon volunteered to serve a “captain” of such a program.

John Surr offered to include the list of actions neighbors should take in the next issue of the newsletter.

**2. Design Guidelines.** Lisa Deyo discussed efforts by the Board and concerned residents to maintain the architectural integrity of Carderock Springs. During the past year, the Board has discussed the need to strengthen the guidelines to ensure that the neighborhood maintains its character and we avoid the “mcmansionization” of other Bethesda neighborhoods. Deyo added that the Architectural Review Board (ARC) has been carefully reviewing renovations to ensure that they adhere to the covenants. The Board reviewed the covenants to see what the Board can do to strengthen them. Recently, Deyo, Mary Lou Shannon and Martha Donnelly met with Edward Bennett, builder of Carderock Springs, to learn about the architects and design process. University is studying modernism in Maryland. Identnified Carderock as a significant example, which possibly could lead to national recognition.

Deyo will lead a committee (with assistance from Martha Donnelly, Mary Lou Shannon, and possibly others experienced in design and construction) to research and preserve the design elements of the community, consider updating “Our Carderock”, and to help the board decide how best to deal with “tear downs” and major renovations. To help in this effort, Deyo asked residents to send copies of original marketing materials. This material may be used in the University of Maryland study on modernism in Maryland.

A resident asked whether the Board had hired an attorney to look at the covenants. Malcolm Stevenson stated that the Board hired an attorney to look at each of the eight sets of covenants. He noted that any effort to change the covenants requires a majority of homeowners to approve, which is very difficult to do. Stevenson added that covenants will be construed in the homeowner’s favor and that it will be difficult to entirely control building on lots in Carderock, which are relatively large. He outlined the challenges in preserving the integrity of the

neighborhood, while at the same time recognizing the rights of property owners to modify their homes, including some home that are falling down from lack of attention.

Stevenson added that the best approach for the community is to make sure that homeowners are provided guidelines before they purchase the home and to try to encourage homeowners to work with the ARC. The covenants are an important tool for protecting the value of owner's homes. Voluntary compliance is important. Conducting research on the design of the houses and acquiring the historic designation may help in preserving the unique character of the neighborhood. To date, the ARC and the community has done okay. However, the economic pressures are significant (i.e., high cost and scarce supply of land) and builders are very interested in doing projects in the neighborhood. Trees are another important element in that hard wood trees are also covered by the covenants.

Deyo concluded by stating that once the committee comes up with a draft document it will invite community input.

**3. River Road Fire Station.** Stevenson reported county budget cuts will most likely affect the fire station on River Road. He encouraged residents to write legislators.

**4. Traffic Safety Improvements.** Stevenson outlined recent efforts by the county to improve Persimmon Tree Road in response to several fatalities last year. To date, the county has installed a 4 way stop on Persimmon Tree Road, Eggert Road and Persimmon Tree Lane, and removed several trees near Saunders Lane. The county plans to install lines, reflectors, and remove additional trees. It also may install a three-way stop at Saunders Lane and Persimmon Tree. The Avenel Citizens Association has been most active, but CSCA will continue to work with Avenel and Cabin John Associations to press for a bike path from MacArther Blvd to Holly Leaf Lane.

One resident requested that the Board ask the county or state to install a left turn signal on Seven Locks from River Road.

**5. Quarry Matters.** Stevenson reviewed draft plans for Giancola Quarry (intersection of Seven Locks and River Road near the Beltway). The current plan calls for 29 single family and town houses. Most striking aspect is the access to River Road which would impose significant traffic safety and congestion issues. Residents expressed concern about density and impact on traffic on River Road and Seven Locks Road, the environment, and safety with egress to River Road.

A resident asked about efforts by Tri-State Quarry to build a showroom. Stevenson noted that the County authorized Tri-State to expand its enclosed space. He added that the Board believes its in the community's best interest to keep the quarry in business to forestall dense housing.

Stevenson also reviewed efforts by the owners of the Stoneyhurst quarry (on River Road next to the fire station). The master plan authorizes up to 100 units.

**6. Beltway.** Stevenson updated the community on efforts to install noise barriers along the Beltway. He presented testimony at the Maryland-National Capital Park and Planning Commission hearing on February 20 to discuss a proposal to widen the Beltway to accommodate new HOV lanes in the Carderock Springs area. Stevenson sent a letter to the MNCCP which outlined the history and community concerns. The letter noted "long-standing, unresolved

concerns of residents adjacent to this area of the Beltway about ever-increasing levels of noise from ever-increasing Beltway traffic. . . The problem will only worsen as a result of natural traffic growth . . . [and] . . . the HOV lane construction." Stevenson stressed that the state already made a commitment to build barriers if funding is found and that sound barriers must be included in any Beltway widening project.

**7. Treasury's report.** Telly Encarnacion provided an update on the CSCA finances. As of April 24, the Association has a balance of \$37,922.14.

**8. Election of Officers.** MaryLou nominated the following officers:

Malcolm Stevenson, President  
Malcolm Head, First Vice President  
Lisa Wilcox Deyo, Second Vice President  
John Carlson, Secretary  
Telly Encarnacion, Treasurer

Residents unanimously approved the nominations.

Stevenson noted that August Tono is resigning as Chair of the Architectural Review Committee after 5 years of service to the community, effective upon designation of a new ARC member. The Board is currently working finding a replacement.

**9. Awards.** Stevenson acknowledged the following individuals for their contributions to the community:

Telly and Paul Encarnacion for their work on the Carderock Springs Directory  
George and Georgia Petsche for their work on maintaining the lighting of the entrance signs and neighborhood beautification. [ \$100 to be use for neighborhood beautification.]  
August Tono for 5 years of service as chairman of the Architectural Review Committee  
MaryLou for leading the annual House and Garden Tour, arranging for Marilyn Piety to speak on West Nile Virus, and ongoing contributions to preserving the character of the community.

**Future Events/Meetings:**

- **House Tour:** Sunday afternoon, September 14. The admission price will be \$8 per ticket.
- **2004 Annual Meeting:** April 2004 (date and time to be determined).

*Submitted by John Carlson on May 19, 2003*

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**Carderock Springs Citizens Association (CSCA)  
Board Meeting  
March 10, 2003**

The meeting started at 7:30 p.m. at the home of Lisa Deyo. John Carlson, Lisa Wilcox Deyo, Malcolm Head, Malcolm Stevenson, Mary Lou Shannon, and John Surr attended.

**1. Minutes.** Approved minutes of the February meeting.

**2. Treasurer's Report.** Deferred approval of the March treasurer's report.

**3. West Nile Prevention.** Mary Lou Shannon reviewed research on the West Nile virus problem in the Washington area. The West Nile virus is spread by mosquitoes. Shannon recommended that the CSCA invite an expert from Montgomery County, Marilyn Piety, to advise community residents on ways to address this problem.

**4. Preparations for Annual Meeting on April 24.** In addition to a presentation on West Nile virus, the board agreed to include informational updates on development plans for the Giancola and Stoneyhurst quarries, review of cuts to the county budget (and impact on the River Road fire station), replacement of neighborhood signs, and a discussion on way to prohibit or discourage excessively large additions or "teardowns" being built in the community so that construction will be consistent with the architectural standards in our covenants. Mary Lou Shannon (as chair) along with Pauline Rabin and Betsy Gordon (as members) are serving on the nominating committee and will be recommending officers for the 2003-4 year (in accordance with the CSCA bylaws). The CSCA agreed to sell extra copies of the directory at the meeting.

**5. House Tour.** Shannon announced the date for the annual house and garden tour for Sunday afternoon, September 14. Shannon plans to seek out new residents and ask if they want to host. She noted that three architects recently moved into the neighborhood and have expressed interest in hosting. The admission price will be \$8 per ticket.

**6. Covenants.** Malcolm Stevenson reviewed efforts to review the community covenants. Shannon remarked that builders have expressed interest in the Carderock area and are looking for large lots to build larger homes. She believes that the association needs to send signals to discourage builders that want to build excessively large homes in Carderock. Association members discussed ways to strengthen the Architectural Review Committee. Shannon noted that other associations are attempting to create guidelines (after the community was built). She offered to reach out to other real estate agents to learn more about how they are addressing this issue.

**7. Synagogue and Kachina Lane.** Stevenson raised landscaping, parking issues and lighting with the Synagogue liaison, Steve Shapiro. Shapiro noted that the synagogue replaced dead trees this winter. Regarding parking they remind members during services and in the synagogue's newsletter. The synagogue keeps lights on until 11 p.m. because of safety and security reasons. Sometimes it has to be reset due to lightening.

**8. County budget issues.** John Surr will be picking up the county budget and testifying this spring. He noted that the budget will be released on March 17 with hearings on April 7-9. Among the issues is funding for the firehouse on River Road.

**9. Beltway Barriers.** Stevenson presented testimony at the Maryland-National Capital Park and Planning Commission hearing on February 20 to discuss a proposal to widen the Beltway to accommodate new HOV lanes in the Carderock Springs area. MNCPPC also took testimony from a member of the Carderock South community. A senior county official noted that the process for developing the master plan is different from the process the state followed to determine whether to install beltway barriers. Stevenson reviewed a letter he sent to the MNCCP which outlined the history and community concerns. The letter noted "long-standing, unresolved concerns of residents adjacent to this area of the Beltway about ever-increasing levels of noise from ever-increasing Beltway traffic. . . The problem will only worsen as a result of natural traffic growth . . . [and] . . . the HOV lane construction." Stevenson stressed that the state already made a commitment to build barriers if funding is found and that sound barriers must be included in any Beltway widening project. The MNCPPC has scheduled a working session for April 10 to consider the matter further.

**10. Neighborhood signage.** Lisa Deyo reviewed several draft designs and raised several issues concerning the design and process for reaching a decision. The board decided to postpone further discussion until Deyo completes research and consults with area architects.

**11. Quarry Matters.** Stevenson reported that Brian Porto may be interested in speaking to the board about options for the future. Stevenson noted that Porto believes that the County's allowance for him to have up to a total of 7500 square feet of enclosed space does not make further development of his business any more feasible than it was with the prior restrictions. After some discussion, the board agreed to meet with Porto at a future date if appropriate. Stevenson also reviewed draft plans for Giancola Quarry (intersection of Seven Locks and River Road near the Beltway). The current plan calls for 29 single family and town houses. Board members expressed concern about density and impact on traffic on River Road and Seven Locks Road, the environment, and safety with egress to River Road. Stevenson agreed to send a letter to MNCPPC.

**Next board meetings:** 7:30 p.m. Thursday, April 24 at the Club (followed by the annual meeting at 8:00 p.m.).

*Submitted by John Carlson on April 24, 2003*

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**Carderock Springs Citizens Association (CSCA)**  
**Board Meeting**  
**February 13, 2003**

The meeting started at 7:30 p.m. at the home of Malcolm Stevenson. John Carlson, Lisa Wilcox Deyo, Telly Encarnacion, Malcolm Head, Malcolm Stevenson, John Surr, and Augusto Tono attended.

**1. Minutes.** Approved the November and January minutes.

**2. Treasurer's Report.** Deferred approval of treasurer's report until next meeting. Telly Encarnacion reviewed samples of the "personalized" annual dues letters and the directory errata sheet that will be mailed shortly. Telly also noted that she received \$300 from MaryLou Shannon for the advertisement in the directory. Malcolm Stevenson reported that he contacted the insurance broker again to get a new quote for directors' insurance for board members.

**3. Newsletter.** The newsletter will be distributed this weekend to ensure members of the community receive an article on a proposal to widen the beltway.

**4. Directory.** The Board discussed publication of corrections.

**5. Beltway Barriers.** The Maryland-National Capital Park and Planning Commission will holding a hearing on February 20 to discuss a proposal to widen the Beltway to accommodate new HOV lanes in the Carderock Springs area. The Cabin John Citizens Association (CJCA) hired an attorney (Dave Brown) to look at the transportation master plan. Brown recommends that the CJCA request amendments be added to the Master Plan that would require the state to install noise barriers. The board reviewed and endorsed the CJCA's proposed amendment to the Master Plan of Highways while suggesting that language be added specifying installation of barriers prior to or concurrent with any widening. Stevenson and John Surr noted that many members of the community are concerned about this proposal in light of recent revelations that the state did not incorporate the Carderock area in its master plan for installing Beltway noise barriers. Malcolm Stevenson and Lisa Deyo plan on attending the hearing and will bring documentation of both the State and community's approval of the beltway noise barrier plan from 2000-2001.

**6. Neighborhood signage.** Lisa Deyo reported on efforts to replace, repair and paint neighborhood signs. Deyo reviewed a draft sketch of a new sign design. Malcolm Head reported on efforts to seek bids from two companies. The board agreed to replace the 5-10 signs in need of replacement (including posts); however, the board agreed to hold off on taking further steps until Deyo can investigate the costs for a new design.

**7. Synagogue and Kachina Lane.** Malcolm S. sent an e-mail to Steve Shapiro about outstanding issues (e.g., parking, landscaping) with the Synagogue. Shapiro said he was interested in talking next week.

**8. ARC.** Augusto Tono noted that all the houses undergoing renovations have been approved by the ARC. He noted that he plans to attend CSCA meetings periodically. He reported that some members of Carderock South community have apparently established their own

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architectural review process. Tono was awaiting further contact from this group. Stevenson asked for the name of individuals to ensure that they understand that there is only one ARC for the Carderock Springs community residences which are governed by the covenants. To date, Tono has received only one inquiry by a prospective buyer regarding a tear-down. Tono encouraged John Surr to include an article in the next newsletter encouraging owners to have their contractors/builders consult with ARC early on in the process. Stevenson reported that he sent material to Joel Klien (land use attorney) and recently checked on the status of Klien's review of the enforceability of the covenants.

**9. Quarry Matters.** Deyo expressed concern about the impact on the Cabin John Creek from sediment build-up along Seven Locks Road. Deyo stated that quarry staff routinely scrap up the sediment and deposit it on the grass between the curb and the sidewalk. She noted that the sediment ultimately works its way back into the gutter and storm water system.

**10. Preparation for Annual Meeting on April 24.** Malcolm Stevenson noted that he plans to ask Mary Lou Shannon to form a nominating committee in February in preparation for the April 24 annual meeting. Current board members expressed interest in serving another term. After some discussion, the board decided not to invite an outside speaker to the annual meeting, but would devote the time to reporting on activities of the board and soliciting input from members of the community.

**Next board meetings:** 7:30 p.m., Monday, March 10 at Lisa Deyo's house and 7:30 p.m. Thursday, April 24 at the Club (followed by the annual meeting at 8:00 p.m.).

*Submitted by John Carlson on February 28, 2003*

**Carderock Springs Citizens Association (CSCA)**  
**Board Meeting**  
**January 16, 2003**

The meeting started at 7:30 p.m. at the home of Malcolm Stevenson. John Carlson, Lisa Wilcox Deyo, Telly Encarnacion, Malcolm Head, Malcolm Stevenson and John Surr attended.

**1. Minutes.** Deferred approved of the November minutes.

**2. Treasurer's Report.** Approved the January Treasurer's report. Telly Encarnacion noted that she refunded \$300 to LaFayette Credit Union because the advertisement did not appear in the directory.

**3. Directory.** The board thanked Paul Encarnacion for his hard work on the directory. The board recommended that corrections to the directory appear in the newsletter (as a replacement page). To date, the board is aware of two errors:

- Jennifer Gold and Ed Bird's telephone number is missing number. The correct number is 365-1953.
- Jon Grossman and Jamie Banks' phone number is not correct. The correct number is 469-1699.

**4. Neighborhood signage.** Lisa Deyo reported on efforts to replace, repair and paint neighborhood signs. Deyo did not receive any response from a prospective contractor. Stevenson suggested that Lisa take pictures and document the dimensions.

**5. Synagogue and Kachina Lane.** Board members received complaints about Adat Shalom congregants parking along Persimmon Tree Lane. Board members discussed whether to raise outstanding issues (e.g., parking, landscaping) with the Synagogue.

**6. ARC.** Stevenson contacted a zoning land-use lawyer, Joel Klien, recommended by Jenny Hughes. The lawyer will review the covenants and advise the Board legal opinion of options and parameters with in which the Board can operate. The board requested a status update on ARC approvals from Augusto Tono. For example, several board members asked whether the addition at the corner of Lilly Stone Drive and Persimmon Tree Lane was approved by the ARC.

**7. County Budget Issues.** Malcolm Stevenson noted that he plans to send a letter to County Council member Howard Denis to thank him for supporting efforts to fund the firehouse on River Road.

**8. Burglaries and vandalism.** John Surr noted that several houses and cars were burglarized or vandalized along Stone Trail. John Carlson volunteered to contact the police and request additional police patrols. Several board members also recommended that the police give a presentation during the annual meeting.

**9. Persimmon Tree Road Improvements.** The county installed a stop four-way stop sign at the intersection of Persimmon Tree Road, Eggert Road, and Persimmon Tree Lane.

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**10. Preparation for Annual Meeting.** Malcolm Stevenson noted that he plans to ask MaryLou Shannon to form a nominating committee in February in preparation for the April 24 annual meeting. John Carlson agreed to contact the Club manager and reserve the club for April 24.

**11. Annual Dues Letter.** John Carlson volunteered to draft highlights of accomplishments for the annual dues letter. Telly Encarnacion will work with Paul Encarnacion to merge the names of addresses from the CSCA database so that the dues letters will be “personalized.” John Surr recommended that the dues letter be distributed with the next issue of the newsletter in late January/early February.

**Next board meetings:** 7:30 p.m., Thursday, February 13 at Malcolm Head’s house. 7:30 p.m., March 20 at John Surr’s house. 7:30 p.m. Thursday, April 24 at the Club (followed by the annual meeting).

*Submitted by John Carlson on February 12, 2003*

CARDEROCK SPRINGS CITIZENS' ASSOCIATION, INC.

P.O. BOX 237

CABIN JOHN, MD 20818-0237

February 7, 2003

Resident

«Address»

«City», «State» «PostalCode»

Greetings! Once again it is time to renew (or perhaps join for the first time) your membership in the Carderock Springs Citizens' Association, Inc. Established in 1964, and a separate entity from the Swim and Tennis Club, the Association focuses on issues both within and without our community that have an effect on our quality of life, the value of our homes, and on the community's appearance.

Your financial support through the minimum annual dues helps cover such expenses as printing and distributing the newsletter and directory, insurance, legal counsel on various matters, special projects, and the maintenance of our common areas. Please send your membership dues (\$20 for families or \$15 for single adults) and complete the attached form to update our records by February 28, 2003. Bear in mind that much of the work of the Association is carried out by your Board and community volunteers. Last year, the Association accomplished the following:

- **Directory and Newsletter.** The Association published and distributed an updated telephone directory. In addition, our newsletter editor, John Surr, writes pithy articles on traffic safety, gardening, consumer protection, and other articles of interest to the Carderock community in our quarterly newsletter.
- **Landscaping and Beautification.** The Association cleaned and refurbished the garden at the entrance on Carderock Springs Drive, maintained the Jay Stedman Memorial Circle near the pool, participated in efforts to clean up Cabin John Creek, and sponsored the annual Garden and House tour. The Association is currently exploring options for replacing or refurbishing signs throughout the neighborhood.
- **Traffic Safety.** The Association urged the county to install stop signs at the intersection of Persimmon Tree Road, Persimmon Tree Land and Eggert Road in response to several serious traffic accidents last summer along Persimmon Tree Road. The Association will continue to press for a sidewalk along Persimmon Tree Road from Bradley Blvd. to MacArthur Blvd.
- **Potomac Sub-Region Master Plan.** The Association worked with other neighboring associations to help shape the Potomac Sub-Region Master Plan. Based on community input, we were successful in limiting commercial development for the Stoneyhurst Quarry (located west of the fire station on River Road) and helped to retain the two-lane policy for River Road and other roads in our sub-region.
- **Enforcement of Covenants.** Through the Architectural Review Committee, the Association reviews plans for remodeling and tree removal, as required by the covenants and by-laws. The Association also enforces other covenants regarding parking, fencing, and junk vehicles.
- **Liaison.** The Association serves an important role as your liaison to the Tri-State Quarry and Adat Shalom synagogue in addressing landscaping, parking, lighting and other issues of concern.

Sincerely,

Malcolm Stevenson, President

Malcolm Head, First Vice President

Lisa Wilcox Deyo, Second Vice President

John Carlson, Secretary

Telly Encarnacion, Treasurer



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- **Traffic Safety and Beltway Noise Barriers.** The Association urged the county to install stop signs at the intersection of Persimmon Tree Road, Persimmon Tree Land and Eggert Road in serious traffic accidents last summer along Persimmon Tree Road. The Association will continue to press for a sidewalk along Persimmon Tree Road from Bradley Blvd. to MacArthur Blvd. The Association also worked with the State Highway Department and affected neighbors to seek approval to install noise barriers along the Beltway in 2006.
- **Potomac Sub-Region Master Plan.** The Association worked with other neighboring associations to help shape the Potomac Sub-Region Master Plan. Based on community input, we were successful in limiting commercial development for the Stoneyhurst Quarry (located west of the fire station on River Road) and helped to retain the two-lane policy for River Road and other roads in our sub-region.
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Sincerely,

Malcolm Stevenson, President

Malcolm Head, First Vice President

Lisa Wilcox Deyo, Second Vice President

John Carlson, Secretary

Telly Encarnacion, Treasurer

**CSCA Renewal Form**

Please send dues checks (\$20 for families or \$15 for single adults), payable to "CARDEROCK SPRINGS CITIZENS' ASSOCIATION, INC" to:

CARDEROCK SPRINGS CITIZENS' ASSOCIATION, INC.  
P.O. BOX 237  
CABIN JOHN, MD 20818-0237

Name: \_\_\_\_\_ Spouse \_\_\_\_\_  
          Title   First   Last                                    Title   First        Last

Address: \_\_\_\_\_,  
          Street   City    State                Zip

Telephone(s): (        ) \_\_\_\_\_ (        ) \_\_\_\_\_

E-mail Address(s): \_\_\_\_\_

Children's Names:	DOB	Lawn/ Babysit?	Petcare?	Garden Care?
_____	___/___	___/___	Y / NY / N	Y / N
_____	___/___	___/___	Y / NY / N	Y / N
_____	___/___	___/___	Y / NY / N	Y / N
_____	___/___	___/___	Y / N	Y / N    Y / N

Other Household Members: \_\_\_\_\_

Do you wish to have this information included in the next directory? Y / N  
If you choose "No", this information will be kept on file for Association use only.

Would you like us to call you about volunteering opportunities in our community? Y / N

Please note that this information is used to update CSCA records and for use in publishing the directory. Please note that Directory is for the personal use of Carderock Springs residents and non-resident members of the CSCA only. As in the past, listings to be included in the next Directory include: a) families who live in the original 404 Carderock Springs houses and b) families who do not live in original Carderock Springs houses but live in nearby neighborhoods and who are members of the Association. Unless you specify otherwise, this information will appear in the next Carderock Springs Directory.

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**CARDEROCK SPRINGS CITIZENS' ASSOCIATION, INC.**

**PO BOX 237**

**CABIN JOHN, MD 20818-0237**

January, 2002

Greetings! Once again it is time to join, or renew your membership in, the Carderock Springs Citizens' Association, Inc. Established in 1964, and a separate entity from the Swim and Tennis Club, the Association focuses on issues both within and without our community that have an effect on our quality of life, the value of our homes, and on the community's appearance.

While much of the work of the Association is carried out by your Board and community volunteers, your financial support through the minimum annual dues ( \$20 for families, \$15 for single adult households) helps cover such expenses as printing and distributing the newsletter and directory, insurance, legal counsel on various matters, special projects, and the maintenance of our common areas.

During 2001, the Association's activities included:

- active participation in the development of the Potomac Sub-Region Master Plan proposals regarding use of key sites affecting the community, including the quarries, sidewalks along Persimmon Tree Road, possible widening of River Road and a request by homeowners adjoining the Adat Shalom site to permit additional residential development;
- lobbying for traffic calming measures on Lilly Stone Drive;
- continued lobbying for beltway noise barriers, which has yielded progress toward this end;
- on-going review of plans for remodeling and tree removal, as required by the covenants and by-laws;
- on-going mediation of relationships among the Tri-State quarry, the County and the neighborhood;
- continued enforcement of the covenants regarding parking, fencing, and junk vehicles;
- publication and house-to-house delivery of the association's regular newsletter;
- continued financial support for the maintenance of the Jay Stedman Memorial Circle;
- on-going liaison with the Adat Shalom Reconstructionist Congregation regarding landscaping and other issues, as well as financial support for boundary landscaping;
- sponsorship of the annual Garden and House Tour;
- continued monitoring of speeding on our roads; and
- further exploration of County-provided leaf collection for the neighborhood.

Please support your Association today. Also, please take a moment to fill out the attached membership form if you are a new resident or to show changes in prior information and return it with your check for the 2002 calendar year. This information is needed for updating our records in preparation for the next issue of our directory. Your community spirit is greatly appreciated.

Sincerely,

The Board of Directors