

CARDEROCK SPRINGS Community News

We are a community recognized by the **National Register of Historic Places** as a prime example of Situated Modernism, where houses complement and blend in with the natural landscape.

Carderock 60th Anniversary Party Newcomer Welcome Dinner Saturday, September 17th 5 p.m. – 8 p.m. Outside at the Club's Pavilion

Rain Date: Sunday, September 18, 2022, at the Carderock Club

Carderock Springs turned 60 this year! 60 years of fun, family, and community set among a canopy of trees and mid-century modern architecture. On Saturday, September 17, 2022, from 5 p.m. until 8 p.m., join the Carderock Springs Citizens' Association and your fellow residents to celebrate our neighborhood at the Carderock Springs Swim & Tennis Club for music, food, and conversation! All residents of any age are invited, including those not currently members of the CSCA.

Newcomers who have moved in between October 2021 and September 2022 receive a complimentary dinner – what a great community! Seasoned CardeRockers can purchase tickets per person, at a cost of \$5 for children 6 years and older and \$15 for adults, with the CSCA subsidizing the remainder. Payments accepted at the door via electronic payment or check/cash.

A RSVP is required by September 11, 2022, via

<https://www.carderocksprings.net/rsvp>

For more information or questions, reach out to Kimberly Young at cscaevent@gmail.com. We look forward to seeing you there!

*Kimberly Young, Alvina Long, Karen Ringo, Lipika Dash,
Stephanie Land, and Parisa Haghsheenas
60th Anniversary Planning Committee*



Community Calendar

Wednesday Sept 7, 7:30 pm

Architectural Review Committee (ARC) monthly meeting via zoom.
Contact cscaARC@gmail.com

Sunday Sept 11, 9:00 pm

Pool closes for the season

Monday Sept 12, 7:30 pm

Monthly CSCA Board Meeting
<http://carderocksprings.net/zoom>

Saturday Sept 17, 5 – 8 pm

Carderock turns 60 and Welcome to Newcomers! Dinner at the club.
cscaevent@gmail.com

Wednesday Oct 5, 7:30 pm

Architectural Review Committee (ARC) monthly meeting via zoom.
Contact cscaARC@gmail.com

FHA Approves Record of Decision on Beltway Widening

The Federal Highway Administration announced on August 25 that it had approved the Record of Decision (ROD) for the I-495 & I-270 Managed Lanes Study, which is the final step in the National Environmental Policy Act (NEPA) process and clears the way for federal funding of the project. Absent any further issues that may arise, this effectively paves the way for final approval of the project by the Maryland State Board of Public Works. There may still be pending legal issues to resolve before this happens including a challenge by one of the unsuccessful bidders in the P3 solicitation.

The CSCA has been monitoring and commenting on the project since inception over four years ago and expects to stay involved as the final design of the project is completed.

Jack Orrick
CSCA Board President

Welcome

8005 Park Overlook Dr: **Amanda Skura and Nic Mast and daughter - Henley**

8047 Park Overlook: **Erica and Michael, James 10 and Alice 7**

8420 Magruder Mill Ct: **James Williams and Taraneh Salehi, son - Jasper**

8401 Peck Pl: **Parisa Haghshenas and Steven Seitz, daughter - Noor Seitz, son - Kian Seitz**

8221 Lilly Stone Dr: **Oliver Bornkamm**

8321 Comanche Ct: **Chelsea and Tim Atkinson - 2 small kids**

Farewell

Carderock mourns the passing of **Almuth Rott Ewing**, who died in July at age 84. Born in Berlin, Germany in 1938, she emigrated to the U.S and worked as a chemist in Dr. Nathan Zvaifler's arthritis research lab at Georgetown U School of Medicine. Almuth married Ky P. Ewing, Jr. in 1963 and was active in Carderock's community affairs, establishing a community childcare program, publishing a community newsletter, and serving as an officer of both the Carderock Swim/Tennis Club and the Citizens' Association. When her 3 children were grown, she took up a career in the travel industry. After a diagnosis of pancreatic cancer, she became active in the Johns Hopkins Kimmel Center's pancreatic cancer support network.

Throughout her life, with genuineness and open heart, she and Ky created many deep friendships spanning continents and generations. Together they welcomed friends into their lives and home, providing loving support in times of need and hosting innumerable joyous gatherings, with prosecco!

Almuth is survived by her dear sister Gesine de Wolf, by the three children, Kenneth Ewing (and his wife Sovaida Ma'ani), Kevin Ewing (and his wife Alison), and Kathryn Ewing, and by three dearly loved grandchildren, Andrew, Giselle, and Emily.

In lieu of flowers, the family suggests contributions designated for pancreatic cancer research to either the Johns Hopkins Sydney Kimmel Comprehensive Cancer Center or to the Pancreatic Cancer Action Network.

Thinking about Removing a Tree?

Live, sound, mature hardwood trees are covered in the covenants and require approval by the Tree Committee. Contact cscaTREE@gmail.com if you want to remove a tree.

Our woodland community is a model of "situated modernism" where much of the existing woodland was preserved when the neighborhood was designed and built 60 ago, fitting in with the natural topography.



Arborist Leads Tour through Carderock

In early June, a County arborist (one of 6 in the county) consulted, educated, and toured specific owners' properties to evaluate their tree problems. About 20 or so residents signed up to attend. Many trees in Carderock were saved or preserved by his knowledge. Some were in need of pruning while others were located on public right of way, which makes them a "county" tree, subject to county inspection.



Arborist under a scarlet oak tree in Carderock

Highlights of Proposed Tree Preservation Guidelines

In May the CSCA Board approved the creation of the Tree Preservation Under the Covenants Committee (Tree Preservation Committee or TPC) to develop a comprehensive plan to preserve and replace our hardwood trees. Following is a brief description of key aspects of the "Proposed Tree Preservation Guidelines" which are available at <https://carderockspring.net/improving-your-home> and printed upon request (contact cscaPres@gmail.com). In the coming weeks the CSCA will be preparing a survey for residents to provide comments.

When award-winning developer Edmund Bennett created Carderock Springs in the early 1960s, he had an extraordinary vision: to preserve the natural beauty of this hilly, wooded area and to design and place each house to maximize its natural views and privacy. To preserve Carderock's wooded nature, residents are subject to covenants that legally obligate all owners of Bennett houses to obtain community approval before removing healthy hardwood trees.

Unfortunately, in recent years, some owners have removed large sound hardwood trees without seeking approval from the Tree Committee or the Architectural Review Committee (ARC). These actions have detrimentally impacted the beauty, wooded character and privacy of the neighborhood.

This has significantly contributed to reducing the canopy of tree cover in recent years, totalling approximately 1% a year.

(Tree Preservation Guidelines, cont)

The TPC was charged to develop a comprehensive plan to preserve and replace our hardwood trees. The TPC is composed of long-time neighborhood residents Gary Ratner, Chair, Nancy Everett and Sue Eastman. They worked hard to develop what they believe are fair and effective guidelines: the Proposed Tree Preservation Guidelines. After revisions to address CSCA Board concerns, the Guidelines were approved by the Board without objection on August 22nd.



The Proposed Guidelines involve the community on multiple levels: current owners of Bennett houses, the Tree Committee, the Architectural Review Committee (ARC), Carderock Springs realtors and prospective homebuyers. Key provisions include:

Current Homeowners – The Guidelines educate homeowners on the land covenants and the Guidelines’ procedures for seeking to preserve and replace hardwood trees. The covenants mandate: “No sound hardwood trees shall be removed ... without written approval”, with no minimum size limitation. Up until now, the

CSCA Tree Committee has informally limited this requirement to trees whose trunks were at least 12 inches diameter, measured 4 feet from the ground. Given our recent canopy loss, the Guidelines would require **approval for removal of trees at least 6 inches in diameter**, which are usually about 10-12 years old. Owners could still remove smaller hardwoods without approval. In some circumstances homeowners would also be required to plant new, smaller replacement trees to help compensate for certain removals, in order to keep the canopy healthy.

Tree Committee – The Guidelines define “sound hardwood trees”. They spell out procedures and standards for residents to request removal, with the expectation of a timely response by Tree Committee volunteers. Pursuant to the covenants’ purpose, sound hardwood trees are to be preserved “so far as practicable.”

Architectural Review Committee – To minimize the potential for unnecessary removal of sound hardwood trees, it is essential that preservation of such trees be given a top priority from the beginning of the architectural design process.

Realtors and Prospective Homeowners – The Tree Committee Guidelines outline procedures for realtors to follow to notify prospective CS homebuyers that this purchase involves land covenants requiring them to get Tree Committee approval before removing any sound hardwood tree.

Let’s preserve Bennett’s vision and the natural beauty of Carderock Springs.

*Gary Ratner, Chair,
Nancy Everett, Sue Eastman, Katalin Roth
Tree Preservation Committee*

Tree Facts

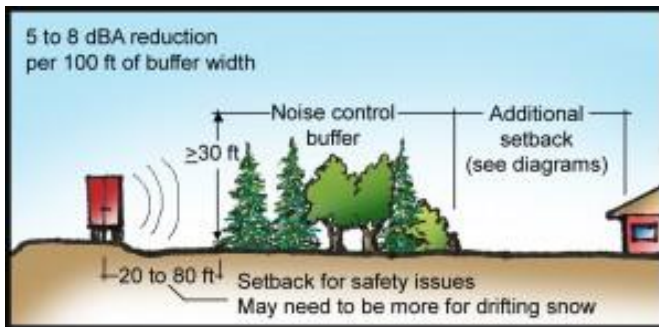
Benefits: Noise Abatement, Cooling Effects, Traffic Calming, Erosion Control, Wildlife Habitat

Trees are the largest and longest-lived organisms on the planet. They constitute the framework of ecosystems, provide habitat for other creatures and even create their own weather.

<https://www.washingtonpost.com/climate-environment/2022/08/23/extinct-tree-species-sequoias/>

Trees have the following benefits, some expected and some unexpected.

Noise Reduction: Trees reduce or buffer sound pollution from the Beltway and will reduce sound from its planned expansion, as well as buffer present and future air traffic noise.



Cooling Effects from climate warming: Mature trees, like those in CS, result in:

- 4-6 F. degree temperature drop “between neighborhoods under mature tree canopies and newer areas with no trees” and 9 F. degree drop between forests and open terrain.
(https://www.aivc.org/sites/default/files/airbase_4708.pdf, p.2) and
- “The more mature a tree is, the more carbon it stores in its woody biomass (Schwab, 2009). Although trees are not the single answer, healthy and mature trees have

the potential to make significant carbon mitigation returns.”

<https://nph.onlinelibrary.wiley.com/doi/full/10.1002/ppp3.39> , 2.3 Economy and Resources Section). Trees with more leaves store more carbon.

Street Safety: Trees calm traffic, reducing neighborhood car speeds up to 8 mph.

<https://www.deeproot.com/blog/blog-entries/trees-are-a-tool-for-safer-streets-2/>

Soil Erosion/Flooding: “...100 mature trees catch about 139,000 gallons of rainwater per year”, reducing surface water runoff and soil erosion and store stormwater in the soil
(<https://stormwater.allianceforthebay.org/take-action/installations/tree-planting>

Critical habitat for wildlife: Trees provide critical habitat for birds, bees, butterflies, squirrels and other local wildlife. Trees bloom earlier than flowers, providing nectar to pollinating insects before flowers emerge.

Tulip Poplars

President George Washington planted these stately hardwood trees along his “bowling green” of Mt. Vernon. The eastern tulip poplar is really a member of the magnolia family of trees.

Unfortunately, it is not uncommon to hear someone refer to this native tree as a “trash” or “weed” tree, implying it has no value. However, a trash tree is really a treasure for the other animals on our distressed planet.

<https://davesgarden.com/>

Ecologically, tulip poplars perform important functions and add to our critical canopy. The tulip-like spring flowers provide nectar for ruby-throated hummingbirds. Tulip tree seeds, which are noisy projectiles, mature in the summer,

(Tree Facts , cont)

provide food for both birds and mammals, including swallowtails, finches, cardinals, quail, mice, red /gray squirrels and rabbits. Poplars are also ideal for phytoremediation because they grow quickly and have deep and extensive root systems to take up pollutants from soil and nearby water sources such as surface streams.



Sue Eastman, Gary Ratner, Nancy Everett,
Katalin Roth, CSCA Tree Committee , with
special thanks to Lisa Deyo

Planning a renovation? ARC Approval

As required by the covenants recorded against each lot in Carderock Springs, any exterior (but not interior) modification or additions to the structure on a lot must be reviewed and approved in advance by the Architectural Review Committee. This may include but is not limited to the following:



- Additions
- Fencing and Sheds
- Exterior color schemes

The ARC meets monthly on the first Wednesday of each month at 7:30 pm. Meetings are open to all residents, whether you are renovating, planning to renovate or interested in listening.

When your building project is approved by the ARC, then you will receive an approval sign to post in your yard.



During Covid, the ARC has been meeting via ZOOM so if you are planning a renovation, please contact the ARC by email cscarc@gmail.com for further instructions regarding your plans for review, approval and to get the zoom link. Applications can be dropped off at 8009 Hamilton Spring Rd.

Further ARC information is on the website www.carderocksprings.net including a 20 page guidelines document that reflects the architectural standards the ARC looks for in exterior modifications.

Carder-Eco Column

News from the Environmental Committee

Trash

Reminder that all batteries **MUST** be taken to the Gaithersburg transfer station and never placed in the trash or recycling bin.

Watch for CS-Chat notices from Francisco Gonzalez for instructions on when and how to deposit batteries at his home (7705 Hamilton Spring Rd). He then takes the batteries to the transfer station. Francisco does this as a concerned environmentalist and helpful neighbor so please respect his dates and use of his mailbox stand. Thank you, Francisco!

Plastics

Products labeled #6 cannot be recycled. They are made of Polystyrene, the same chemical make-up of Styrofoam even though they look like all other recyclable plastic. Check the ever-popular SOLO drinking cups. For info on switching from #6, see MoCo's

<https://www.montgomerycountymd.gov/SWS/switchfromsix/index.html>



Plastic container kitchen re-use ideas for you, such as organizing drawers or holding touch-up paint. See <https://www.thekitchn.com>

Gardening

How to build a resilient garden with climate uncertainty in mind: diversity and closed-loop systems. See <https://www.treehugger.com/> and search "Future-proof".

Re-Use

Circular re-use by Giant Food should begin this Fall in cooperation with packworld.com. Purchase items in re-usable containers and return the empty containers to Giant for sanitization and re-use.

Upcycle old clothes: re-use them creatively. In a browser from msn.com or google, search for 'ways to upcycle old clothes'.

Recycling/Trash Questions Answered

Do you have questions on recycling or trash? I am always available to answer or to search for an answer for you.

dianekarlik@verizon.net



In addition, the county maintains a very useful and user-friendly website where you can search the "how to dispose of"...when you have a question.

<https://www.montgomerycountymd.gov/sws>

*Diane Karlik
CSCA Environmental Chair*

Montgomery County Quiet Skies Coalition

New DCA approach path update

The FAA reported at the July 28th DCA Community Noise Working Group meeting that implementation of the new DCA approach procedures, **including moving the DARIC waypoint from Maryland to Virginia** (over CIA unpopulated property), will likely not happen until mid-year 2023, and possibly later. We remain hopeful that the changes, once implemented, will reduce noise for our communities.

It's very important that the public record reflects what you are experiencing. Do file a complaint.

How to Report Airplane Noise

Noise complaints can be simple and brief. It doesn't take long!

Submit noise complaints to the airport using your internet browser.

A. For First-time users: At the **complaints website** <https://viewpoint.emsbk.com/dca3>, select "Sign Up" to create an account. If the website doesn't load properly, please make sure that all cookies are enabled in your internet browser's Settings menu.

B. When you are filling out the **complaint form**

<https://viewpoint.emsbk.com/dca3>
it is best if you choose only ONE EVENT Type. It doesn't matter which Event Type you choose (for example "Too low," "Too loud," or "Constant noise") but please JUST CHOOSE ONE.

Or you can **submit complaints to the airport** using <https://airnoise.io/>, the Airnoise App. Quick and easy!

File a complaint to the FAA
<https://noise.faa.gov/noise/pages/noise.html>

You can track the planes recently overhead
<https://webtrak.emsbk.com/dca>

Diane Karlik

CLASSIFIED

Bakery



Rhonda's Bakery, a new Carderock business started in January 2022, is sharing Rhonda's love of baking by delivering fresh natural/organic treats directly into the hands of Carderock neighbors. The bakery also provides special orders for birthday parties and brunches.

Follow Rhonda's Bakery on Instagram; or from the website <https://rhondasbakery.com> order a Box of the Month, place a Special Order, or subscribe to email updates; or email questions to Rhonda at Rhonda@RhondasBakery.com

Fiber Art Classes/Camp



Carderock's Anja Caldwell offers After School classes, crafting bee, private instruction, parties, workshops and summer camps for kids age 6 to 16. Also adult instruction by appointment and a bi-weekly craft group. We teach knitting, crocheting, weaving, sewing, felting, embroidery and other traditional handwork.

Registration for After School classes is live now. See www.FiberArt.studio for a list of classes and to register.

Project kits are also available to purchase in my Etsy Shop.

All students are required to be fully Covid vaccinated and boosted if eligible.

Carderock references available. For more info see www.FiberArt.studio or email Anja Caldwell, Director at anja@fiberart.studio or call 240 600 017



Dentist



"Oral Health is the Key to Whole Body Health"

Natural Dentist Associates provides family dentistry that combines the use of traditional practices coupled with natural and holistic methods to provide our patients with a personalized treatment plan tailored to meet their whole-body health needs. We believe that teeth are an integral part of your body and overall health. Our highly skilled dental team is well-equipped to provide a wide variety of dental services in our state-of-the-art facility located in North Bethesda, MD. Services include fillings and crowns, amalgam filling removal, airway dentistry, sleep apnea, TMJ treatment, ozone therapy, dental implants, zirconia implants, orthodontics and invisalign, sedation dentistry, pediatric dentistry and dental materials testing.

Dr. Kimberly Baer, Dr. Jennifer Tipograph, Dr. Ashley Brown.
<https://NaturalDentistAssociates.com>
5809 Nicholson Lane T123,
North Bethesda, MD 20852
Phone: 301 900 5199

Cabin John Dog Walking



Midday walks to keep your pets happy and healthy. Many happy Cabin John and Carderock pet owners and their pets will happily give their recommendations. Call Carolyn 240-204-2953.

Interior Design



PERENNIAL DESIGN CO.



Carderock's Lari Bittman offers decorating, design and project management services through her business, Perennial Design Co. Lari's key objective on every interior design project is to make the client know their space is a unique design inspired by their lifestyle. Lari has been within the interior design industry for the last 6 years and has extensive knowledge in hard and soft finishes. She is currently working on getting her Masters of Interior Design from Marymount University and is available for various interior design work. Contact Lari for any questions you may have. Email hello@perennialdesignco.com, web <https://perennialdesignco.com/>, 202-510-1463, follow her on Instagram: [perennialdesignco](https://www.instagram.com/perennialdesignco)

Plumbing



The Drain Guys is a plumbing company owned by Taylor Lovett, a resident of the Carderock community. We specialize in drain cleaning, water heaters, leaks, water lines, and more. All of our employees are vaccinated and wear masks. If you have any plumbing needs, please call 240-885-9264 or visit dmvdrainguys.com. We provide free estimates and consultations.

Chimney



Old chimneys are at risk of leaking poisonous gases into your house? Blackburn Chimney, owned by Taylor Lovett, a resident of the Carderock community, specializes in chimney cleaning, repairs, and inspections. Make sure your chimney is safe and in good condition. Call 301-965-1341 or visit blackburnchimney.com. All our employees are vaccinated and wear masks.

Realtor



Looking to sell your home? Stephanie Lovett, a Carderock

resident with her husband and two dogs, is a professional Realtor available to sell your house or buy another one. With her extensive experience, Stephanie can walk you through the buying and selling process ensuring you have a smooth transaction and get the best deal possible. Call or text Stephanie today at 301 538 5524. www.coakleyrealty.com 301 340 8700.

Advertise in this NEWSLETTER:

\$10 for 1 issue or \$55 for 1 year in all CSCA newsletters. Submit payment via Venmo (friend @CarderockSpringsCA), Paypal (paypal.me/Carderock) or snail mail to CSCA, PO Box 237, Cabin John, MD 20818-0237.

RainScapes Demonstration Project in Carderock

Water runoff, flooding and water-soaked property issues can be solved using RainScapes techniques such as deep-rooted natives to help soak up excess water. The Carderock Community RainScapes Demonstration project below was the result of a county grant written by Sue Eastman, Sandy Dembski, Jean Ratner and Lisa Deyo to show how native plants could be used on a typical Carderock site.

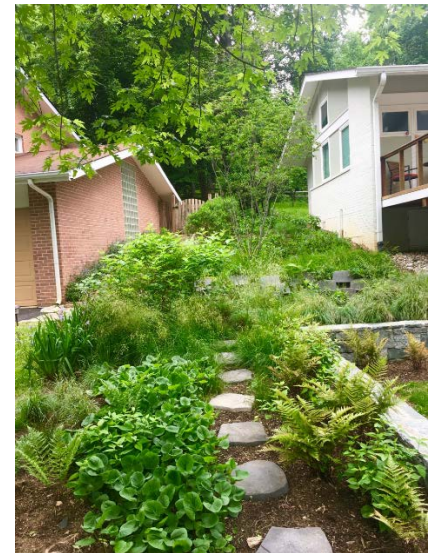
BEFORE



AFTER



AFTER



County RainScapes rebates up to \$7,500 for residential properties are available at RainScapes.org



CARDEROCK SPRINGS
National Register of Historic Places

The Carderock Springs Citizens' Association publishes the *Community News* at least six times each year. Residents of Carderock Springs and surrounding areas may join the Citizens' Association for annual dues of \$50 for a membership year ending December 31, 2022.

Dues and family information for the Carderock Springs directory may be made online (preferred) or mailed:

- Paypal (www.paypal.me/carderock and in the memo write your snail mail address),
- Venmo (friend @CarderockSpringsCA and in the comment "What's it for" include your address), or
- mailed to the Carderock Springs Citizens' Association at Box 237, Cabin John, MD 20818-0237.

Our Association represents the Carderock Springs community and implements its land covenants.

Carderock Springs Citizens' Association Board Members

Jack Orrick, *President*

Open *Vice-President*

Ashkan Malayeri, Maja Husar, *Co-Secretary*

Ashish Goel, *Treasurer*

Bill Draper, *Membership Secretary*

Sue Eastman, *Member-At-Large/ARC Liaison*

Katalin Roth, *At-Large*

Meaghan Curry, *At-Large*

Architectural Review Committee (ARC)

Douglas Soe-Lin, *ARC*

Sandy Silverman, *ARC*

Katherine Stifel, *ARC*

Scott Wilets, *ARC*

Margie Orrick, *Newsletter Editor*

Larry Ondrejko, *Club Liaison*