



REGENCY RECORD



NEWSLETTER OF THE
REGENCY ESTATES CITIZENS ASSOCIATION

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2015 #2 – OCTOBER



PRESIDENT'S MESSAGE

This is my first message to you as the new President of RECA. I hope that I can fulfill this responsibility as well as RECA's Presidents have since the organization was reactivated. Let me take this opportunity to thank former President, Andy Kavounis, for his years of service, commitment and dedication to RECA. Andy will continue to serve on the Board and has been bestowed the title 'President Emeritus' by the Board. We look forward to his continuing contribution and guidance.

With my new presidency comes some changes, most importantly as it pertains to this Newsletter. RECA has always been a self-financed organization – we don't ask for subscriptions (but donations are always gratefully received!). We have been able to avoid subscriptions because of the income we have derived from advertisements in *Regency Record*. Unfortunately, the income from these advertisements has not kept pace with the ever increasing cost of printing and publishing. To shore up our finances, the Board has therefore decided to make *Regency Record* a predominantly online publication. We will continue to print a limited number for residents who do not have access to a computer.

This change means it is more important than ever that we maintain an accurate and complete email list of RECA Residents. If you are new to the area or have recently changed your email address, please follow the directions in this issue to ensure we can not only continue to provide you with access to *Regency Record*, but also send you information, event details and timely alerts that affect the neighborhood.

More information on what you need to do to continue to receive future issues of *Regency Record* are described starting on Page 4.

I also wanted to let you know about RECA's new web site at www.regencystates.org, which was quietly launched a few weeks ago. I hope you like it! Prominently displayed on the home page is our new Twitter feed. Please follow @RECAPotomac if you are a Twitter user.

Kind Regards,

David Freeman

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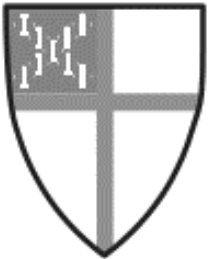
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9:15 a.m.	Education for Adults; activities for children in preschool-Grade 5; nursery program for infants-toddlers
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We bid farewell to our rector, the Rev. Cindy Baskin, who retired this summer. Come meet our interim rector, the Rev. Dr. Bill Doggett, and experience the challenge of defining our future and searching for a permanent pastor.

Other Programs

• 12-step programs	• St. James' Children's School
• Duplicate bridge	• Opportunities for study/community service
• Facilities available for parties / meetings / other events	

This issue contains lots of useful links to web sites – if you want to simply click on links instead of typing them, please see the online version of this *Regency Record* at www.regencystates.org.

AROUND THE NEIGHBORHOOD

NEW TO THE NEIGHBORHOOD?



Have you recently moved into the Regency Estates neighborhood and not yet received a visit (and a little welcome gift) from RECA? If not, please contact us by completing the 'Contact Us' form on our web site,

www.regencystates.org

We'd be pleased to drop by, welcome you to our neighborhood and collect your information so that we can keep you informed about local news, events and emergency situations.

Regency Record – what you need to know

As described on the front page, starting with the next issue, *Regency Record*, is becoming a predominantly on-line publication. We will continue to send out news and information via Newsbriefs and Alerts to all residents for whom we have email addresses. Alerts contain information and advice about emergencies or other time sensitive information. Past Alerts have covered such matters as weather and utility events, burglaries and even lost pets.

Following the directions below (in the form of questions and answers) will enable you to continue to receive *Regency Record* and other communications from RECA.

How will I know when a new issue of *Regency Record* is available?

If we have your email address, we'll send you an email to let you know.

I currently receive RECA Newsbriefs and Alerts by email. Do I need to do anything?

No. You do not need to do anything unless you change your email address, which is discussed in this article.

What should I do if *Regency Record* is delivered to my door, but I do not receive any emails from RECA.

This means that we do not have your email address. Please go to the 'Contact Us' page on our web site, www.regencystates.org/contactus.html and provide us with your contact information and we'll add you to our mailing list.

I don't have a email and internet access. How to I continue to receive *Regency Record*?

To receive print versions of *Regency Record*, you'll need to let us know. The easiest way is if you can have someone complete the form on the 'Contact Us' page on the RECA web site. The alternative is to write to us at:

Regency Estates Citizens Association
P.O. Box 34744
Bethesda, MD 20827-0744

Unfortunately, you won't be able to receive RECA Newsbriefs and Alerts unless we have an email address for you.

What do I do if I change my email address?

There are two alternatives - you can either notify us through the 'Contact Us' page on the RECA web site or follow the self-service directions (Update Profile/Email Address) on the very bottom of any Newsbrief or Alert email from RECA.

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How will classified ads and requests for neighborhood service providers work?

At present classified ads and information on neighborhood providers are removed from the version of *Regency Record* that is available from the RECA web site for privacy reasons. Going forward, we will publish classified ads in the online version of *Regency Record*. We will ask anyone interested in contacting an advertiser to complete the 'Contact Us' form on the RECA web site. We will then provide the contact information of the advertiser by return.

If you want to find a neighborhood services provider, you will also need to complete the 'Contact Us' form on the RECA web site (specifying the type of service requested), and we'll provide you with service provider contact information by return.

How will new neighbors learn about *Regency Record*?

This is where we need your help. If you see that someone is moving in near you, you can either just let us know on the 'Contact Us' form on the web site, or even better introduce yourself to your new neighbor and suggested they go to the web site and complete the 'Contact Us' form.

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A reminder that we keep your email address on a secured system and only use your email address for communications related to RECA. We never give out your email address to anyone without your express permission to do so - period.

Any other questions? Please complete the 'Contact Us' form on the RECA web site.

Proposed Elimination of Route 42 Gets a Big Reaction from RECA Residents

There was a big reaction from RECA residents about the proposed elimination of the Ride On Route 42 that runs between White Flint and Montgomery Mall. Route 42 is the only bus service through Regency Estates and represents a lifeline for many residents, including students, the elderly and others without motor vehicles.



The County held two public forums, one on September 17 in Germantown and the other on September 24 in Rockville. Jerry Garson, RECA's Treasurer, testified on behalf of RECA against the proposed elimination at the Germantown forum. In addition to representations made by RECA residents, we are aware the local politicians are also very supportive of the efforts to retain the service. Breaking news on this subject will be delivered when we hear anything about the outcome.

Winston Churchill High School Playing Field News?

In case you were wondering about the status of the proposed artificial turf on the Churchill field and the proposed private/public partnership that RECA objects to – it's gone very quiet, presumably because of the pending litigation. Should we hear anything, we'll of course let you know!

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Pedestrian Crossing comes to Victory Lane

If you've driven on Victory Lane by Churchill High School recently, you might have noticed that there is a new pedestrian crosswalk by the exit of the carpool loop on Greenlane Drive. This pedestrian crosswalk, which was constructed over the school break, was meant to be built over a year ago after a student was run over on Victory Lane.

The crosswalk has resulted in the road being narrowed to simultaneously accommodate only one vehicle in each direction. The reduction in road width has miraculously not resulted in more congestion on Victory Lane during drop off and pick up times, though the change in school hours that started this school year may have helped.

It's still important to realize that each year in Montgomery County more than 400 crashes have occurred involving pedestrians. Teenagers ages 15 through 19 make up 51% of all underage pedestrian fatalities, putting Maryland in the top 10 with the greatest number of pedestrian fatalities among ages 12 and 19.



The pedestrian crosswalk on Victory Lane – before and after

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With the gradual shortening of the days and the start of the new school year, there are some reminders about safety for pedestrians, cyclists and drivers from the County and MCPS later on in this issue.

Parking Permit Fiasco

Those of you that live in the immediate vicinity of Winston Churchill High School (WCHS) and require residential parking permits will be all too painfully aware of the recent changes imposed by the County.

Some history – the permit system was established in Regency Estates to deter students of WCHS from parking on residential streets around the school. Without the permitting system, residents would quickly find it difficult to park on the road outside their residence and even challenging to drive on the roads due to parked vehicles. Those of you who experienced the congestion during the recent “back to school” night at WCHS would have got a taste for the potential pandemonium.

In the past, residents have received an application for permit renewals in the mail every other year during September. Upon paying the fee and providing proof of vehicle ownership, a resident received a decal, valid for two years to put in each vehicle. One visitor card per address was also available for use with service providers, guests, family, etc. parked on the street while visiting residents.

The permitting system, was abused by some residents who lent (and sometimes charged) students for either the permanent residential or visitor permits. Fortunately, the abuse was easily detected, both by vigilant residents and parking enforcement.

Fast forward to now. Beginning October 1, the County transitioned to an all-digital parking permit process. With the new system the decal permits are gone, replaced with online registration and "digital residential parking permits". Instead of a two-year registration, the permits are renewed annually. While we don't know about the motivation for the change, we can speculate that outsourcing the permitting process to a private business saves the County money in some way.

The same residency checks that were performed under the old system are still performed now. That means that the digital permits can only be issued for vehicles that are registered at the address of the resident in Regency Estates.

Visitor permits are also “digital”. This means that once a resident has signed up for their one allocated visitor permit, there are two ways for them to assign it to a visitor's vehicle – by entering the vehicle tag information on the digital permit web site, or by calling the call center number.

While the permit fees remained the same, the new system has significant enforcement issues.

- It is now impossible for residents to determine if a vehicle is parked illegally or not. Only parking enforcement has a record of vehicle tags of authorized vehicles.

**Regency Estates Citizen
Association
Needs You!**





We are in need of volunteers who can plan, organize and help with existing activities and help make new ones a reality.

In particular we are looking for volunteers to help organize and perform street number painting and coordinate RECA's our annual yard sale.

If you have some time to help, and would be willing to volunteer, please contact:

Steve Chojna
Steve.Chojna@RegencyEstates.org

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- Whereas the old visitor permits were only meant for a few hours, the digital visitor permits are valid for 7 days. Once the permit assignment expires after 7 days, or if it needs to be reassigned to another visitor at that time, it must be reassigned via web site or phone call. There is no limit to the number of renewals for the same vehicle. This means that a resident could (assuming they don't need the visitor permit for any other reason) quite legally let a WCHS use the permit. Hypothetically if each resident allocated their visitor permit to a student, we would be not much better off than not having (and paying for) the permitting system at all.
- To make matters worse, the process of assigning and reassigning the visitor permit is unduly onerous, requiring a phone call or a computer. There is no mobile app and the rendering of the web site on a smartphone is not any different what you would see on a laptop. Putting a card in a car window is low tech but more convenient!

The RECA Board is going to do whatever necessary to ensure that the visitor permitting process is as straightforward as it was before the change. There was nothing wrong with the visitor permit card – indeed it was a better solution than what we now have to contend with. Stay tuned for more developments.

Pepco pillaging in Potomac

Editor's note: Pepco's power lines cut northwest to southeast through Regency Estates in a wide, rarely-mowed ribbon that bisects our community. Post oak Road, Gainsborough Road and Tuckerman Lane intersect these fields. To the east, flanking the Pepco property, are dozens of homes on Wild Olive Drive, Enid Drive and Court, Castlewood Court, Deborah Drive and Court, and Redbud Court. On the west side are homes on Tifton Drive and Court, Greenlane Drive, parts of Regency Drive and Georgetown Drive and Court,

Giant metal power-transmission towers (some showing serious signs of rust) run along these fields and – closer to residents' homes – are wooden electrical distribution poles.

In a bad storm, the lines on these shorter poles are subject to damage if a tree limb falls on them.



A stand of Leyland Cypresses similar to those that shielded Antoinette and Glenn Lesak's back yard from the Pepco lines. The Lesaks had planted the trees in their backyard at their own expense several years ago.

After years of neglected maintenance, a string of power outages affecting thousands of Marylanders, and new-found indignation among state legislators, Pepco was spurred into action by new regulations from the state Public Service Commission. The company launched a vigorous "vegetation management program", trimming and cutting down trees throughout its service area, including Regency Estates and neighboring communities. The zeal with which the tree-removal program was carried out led many to characterize the effort as overly aggressive. In some areas, irate citizens attempted to physically block this work in hopes of preserving a beloved maple, oak or evergreen, a practice that Pepco officials found to be expensive, dangerous and very bad for public relations.

And so it came to pass that on June 19, 2015, a preemptive "Formal Notice to Cease and Desist" was signed by Pepco Deputy General Counsel Jack E. Strausman and mailed – together with a less-onerous missive from Pepco President Donna Cooper – to Regency Estates residents whose homes border this swath of its property. The notice warned our neighbors against interfering with the vegetation management work undertaken to comply with state regulations. "Because you are the owner and control who may enter and remain on your property," the notice scolded, "you bear the responsibility for any encroachment on Pepco's easement rights."

In July, the Asplundh trucks and crews came to the westward side of the power line fields. The following article reflects the experiences of one Regency Estates family.

By Glenn Lesak

Like many residents on Tifton Drive, we received a notice in June attached to our door that Pepco would be performing, "Routine scheduled pruning," and "Complete tree removal." No time frame nor explanation was provided on what would be pruned and/or removed. I felt that we had dodged the tree-destruction bullet when Pepco worked on the street side of Tifton Drive in 2014 and the start of 2015 so I wasn't so worried with this notice that focused on the houses adjacent to the Pepco easement/right-of-way.

Despite the horror stories I read in the *Washington Post* about victims of Pepco's aggressive (yet legal) tree trimming/removal I was not concerned about our back yard that abuts the Pepco easement. None of our trees were near the main power lines and we only had Leyland Cypress (on our property line) and an apple tree and another large tree well inside our property line that were about 15 feet from the local power line.



The author in his back yard, where 13 trees once stood.

In July, the work on the Pepco-easement side of Tifton started and quickly deteriorated into rape and destruction. As the work crew approached our backyard we insisted on talking to the crew supervisor about what they planned to do in the futile hope that we could protect some of our privacy as well as shielding us from the harsh view of the power lines and poles. No such luck! To add insult to injury, Pepco had Montgomery County armed police with the work crew to intimidate any residents who may have objected to this destruction of greenery.



Glenn Lesak and his canine pal Zeus look over the remains of the stand of cypresses.

Thirteen trees later, we lost all of our privacy and gained tree stumps, a full view of the Pepco easement, power lines and poles, and the promise of a voucher to replace the trees that were removed from our property. We were informed by the work crew that the supervisor would be by the following day with the vouchers for replanting.

The following day I asked the work crew to have the supervisor come see me, which they promised to do. The supervisor did not come by that day so I contacted Pepco by email requesting information on the vouchers. The automated response informed me that they would reply to me "soon". The following day the supervisor came to our front door with a voucher redeemable at Stadler's Nursery (Rte 108 in Laytonsville) for \$2,600 based on \$200 per tree for 13 trees. This was not negotiable and 15 year-old Leyland Cypresses were worth the same as the other two 50 year-old trees that had been cut down.

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The Lesaks' back yard in late August, stripped of trees deemed by Pepco to have threatened power line integrity. Stadler's Nursery was scheduled to plant replacements in early September.

As a follow-up we have selected the trees to replace those removed and we are awaiting Miss Utility to approve the planting sites. A few things about the vouchers:


- \$2,600 seems like a lot of money until you see the price of 6 and 8 foot trees at the nursery;

- trees that grow larger than 40-feet are excluded;
- the nursery (which was very helpful and familiar with the voucher process/limitations) does the planting but there is nothing for stump removal/grinding; and
- the voucher (I received) expires at the end of 2015.

HOW TO OBTAIN A VOUCHER FOR THE TREES REMOVED FROM YOUR YARD


To start the process to obtain a voucher for the trees removed from your property you have to contact Pepco. Use the "Contact Us Online", fill in the requested data and use the "General Inquiry" section with "Tree Vouchers" in the other comment section.

You will get a "we're unusually busy" response so be patient. If they do not reply to you within a week try Customer Service at (202) 833-7500 and ask for a customer service representative. As my wife and I were physically present when the trees were removed and they knew we expected the promised voucher, things went rather smoothly for us. After the fact now, it may not be as easy but you should be able to prove the number of trees removed (photograph the stumps) and that they were on your property and not Pepco's (another photograph).



Area Specialist



As a resident of Regency Estates, I make it my business to know the market in our corner of Montgomery County. My job is not to put your house on the market, but to get it SOLD for the most amount of money, in the least amount of time. Call me today for a free consultation and market analysis of your home.



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Tree shopping led us to something previously unknown and interesting. Maryland and Montgomery County both provide rebates for planting indigenous species of trees. We selected a Southern Magnolia for which the state provided a \$25 rebate and Montgomery County provided a \$40 rebate both of which were deducted from the purchase price at Stadler's Nursery.

The terms and conditions for this opportunity can be found at: Greening Montgomery County by planting trees <http://www.montgomeryplanning.org/events/leaves>

The state launched Marylanders Plant Trees in 2009 to encourage citizens and organizations to partner with the state to plant new trees. For more information about The Maryland Natural Resources/Forestry rebate program, participating nurseries, and to download a coupon, see: <http://trees.maryland.gov/> .

Regency Record will endeavor to keep readers updated on the progress of Antoinette and Glenn's arboreal adventures.

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RECA AGM

The RECA AGM was held on Tuesday, May 26, 2015 at Hoover Middle School. Aside from the usual business of the Annual Meeting, there were two guest sessions. Delegate Aruna Miller, who is a member of the State House of Delegates and represents District 15 in Montgomery County, discussed the latest news from Annapolis as well as some insight into the planning process that takes place for initiatives such as the proposed bike path along Tuckerman Lane.

In addition, two local real estate agents, Jacques Bankier and Lorraine Gottlieb, discussed some of the issues homeowners face when preparing their homes for sale.



State Delegate Aruna Miller addresses the Annual Meeting

During the formal business of the meeting, Al Belsky, Marjorie Bender, David Freeman, David King and Stuart Simon were all reelected to the Board at the meeting. Helene Dolan has resigned from the Board since the Annual Meeting.

As required in the bylaws, RECA's officers were elected at the first board meeting after the Annual Meeting. David Freeman succeeded Andrew Kavounis as President and Bill Wydro became Vice President, filling the position vacated by David Freeman. Steve Chojna was reappointed Secretary and Jerry Garson remains Treasurer.



Real Estate Agents Jacques Bankier and Lorraine Gottlieb discuss how residents can prepare their homes for sale with President Andy Kavounis looking on.



Then Vice President addresses the meeting with President Andy Kavounis to the left, Delegate Arun Miller to the right and RECA Treasurer Jerry Garson on the far right.



The Annual Meeting attendees are addressed by David Freeman.

Helping our planet, starting in Regency Estates

By Marjorie Bender

Our pollinators such as Monarch butterflies and bees are in deep trouble, with numbers declining rapidly. What is it we can do to help? The first easy thing is to decide to stop spraying our lawns and plants with and pesticides herbicides

These products, marketed by the major chemical manufacturers, have contributed to a destruction of approximately 150 million acres in Milkweed filled Monarch habitat. One herbicide in particular, Roundup, may also have adverse effects on humans too. The World Health Organization recently alleged that Glyphosate could be a carcinogenic to humans.

Other pesticides, called neonicotinoids or neonics, have put America's food supply in some jeopardy. Populations of honey bees are attracted to this poison because it has

nicotine-like effect on that brain cells. This prevents them from navigating properly and from hive building.

Montgomery County Council is currently considering a bill to restrict the use of pesticides on private lawns and public land. In particular, the bill would ban non-essential or cosmetic pesticides that are not banned by federal or state governments but contain chemicals that may be carcinogens based on the findings of the Environmental Protection Agency. On the other hand, organic treatments would be encouraged.

The mental leap from understanding the havoc that pesticides and herbicides can bring to insects, food, and human health should lead you to seriously consider not to use toxic chemicals on your own bit of green space.

Regardless of whether the bill is passed or not, you are encouraged to do your part by not using chemicals on your lawn and in your garden that are dangerous to insects and humans alike.

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RECA Annual Community Picnic

The RECA Annual Community Picnic was held on Saturday, May 16 at Regency Estates Swim Club on Gainsborough Road. The weather cooperated for what turned out to be another successful picnic with a great attendance.

Thank you to everyone who turned out. We always use the quantity of food left over as a measure of success, and we are delighted that very little was left this year!

AROUND THE COUNTY AND STATE

How Much More in Taxes Would You Be Willing to Pay to Take a Bus?

By Jerry Garson and Jim Zepp

The following article discusses the County government's efforts to impose higher taxes on residents and businesses by creating an Independent Transit Authority (ITA). The County Transit Task Force released a draft report on September 19, 2015 recommending changes to the County Executive in his bill previously submitted to the State Legislature that would create the ITA. Because the ITA could add billions to the tax burden of County taxpayers, this is a significant issue affecting our communities for decades into the future. <http://www.montgomerycountymd.gov/transit-task-force-2015/report.html>

To address current and future transportation concerns, the County is currently pursuing a large number of transportation/transit projects (the Purple Line light rail, the Corridor Cities Transitway or CCT, and ten Bus Rapid Transit (BRT) routes as well as a new six-mile highway (the M83) that will each cost billions of additional tax dollars to construct, maintain, and operate. Competing with these new projects for funding are existing roads and bridges that need repairs and replacement as well as the regional WMATA subway and bus services and the County's Ride On local bus service.

Furthermore, there are other community needs such as schools, public safety, health care, affordable housing, libraries and cultural facilities, and parks and recreation to consider in terms of what County taxpayers are expected to fund through the many types of taxes paid to live and work here. The County is at its maximum limits for income and property taxes, a situation which County Finance Director Joe Beach described as being "under pressure" in terms of increasing expenditures and looking for new revenue sources to maintain current obligations.

The County's approved operating budget for Fiscal Year 2016 (which started on July 1, 2015) was \$5.08 billion. As a point of comparison, the State of Delaware's FY2016 recommended operating budget is only \$3.9 billion.

Because of an expected revenue shortfall, the County government has already reduced this current budget by \$54 million. It is projected that this situation will continue for at least the next two years with the County's revenue falling by more than \$150 million in FY15-17 and \$250 million in FY15-18. Consequently, the County Executive has already begun warning that there will be a substantial future increase in property taxes just to maintain the County's current level of spending.

The Tax Foundation www.taxfoundation.org prepares annual comparisons of the relative tax burdens for each of the states. In its most recent report, Maryland is considered to have the 40th worst business tax climate. However, among the different types of taxes included in this analysis, the two main categories driving this ranking are personal income taxes (46th worst) and property taxes (41st worst). The Foundation estimates that the current combined state and local tax burden for Maryland residents is the 7th highest in the country.

The Independent Transit Authority (ITA)

Since both Federal and State funding for transportation and other public facilities and services are also being constrained, the County is challenged to find funding for all of the new transit projects that it wants to build. Consequently, the County Executive requested new state legislation (MC-24-15) last January that would allow the County to create an Independent Transit Authority (ITA).

A public hearing for the ITA bill was scheduled by the County's State Legislative Delegation one week after its introduction on the following Friday. Due to requests by citizens, the hearing was moved from Annapolis to Rockville and rescheduled from Friday afternoon to Friday evening. Despite this short notice, the Council's auditorium was filled to standing room only as citizens and union members turned out to protest the bill's provisions. It became apparent that this proposal had been introduced without any input by the County Council, the union, or the public.

Consequently, the County Executive responded to this outpouring of opposition by withdrawing the bill for that Legislative Session. However, he also declared his intention to submit the ITA bill in next year's Session if there are no

other alternatives identified for funding the planned BRT routes.

The Transit Task Force


To this end, on April 6th the County Executive reactivated the Transit Task Force that in 2012 had originally recommended the 164-mile BRT network covering 26 major roadways. This was subsequently reduced by the MNCPPC Planning Board and County Council to 82 miles and ten routes. This has been further reduced for current planning and financing discussions to three routes (Rockville Pike, Viers Mill Road, and Colesville Road).

Several new members including Jim Zepp were added to the revived Task Force to slightly broaden its representation beyond various public officials and advocates for the BRT. Its purpose is to consider changes to the previously proposed ITA legislation that would improve its chances of passage, study other funding alternatives for the planned BRT routes, and provide some opportunities for public input on the proposed ITA and BRT funding. The Task Force or its two working groups met almost weekly with the goal of producing a final report to the County Executive by October 8, 2015.

Jerry Garson, the Montgomery County Civic Federation’s Transportation Committee Chair and a CPA and RECA Treasurer), has calculated the likely impact on individual property tax bills for building the various BRT routes using the cost estimates for these projects submitted to the Council for the Countywide Transitway Functional Master Plan.

Potential Commutative Impact of BRT Projects on Real Property Taxes

Proposed BRT Projects	Estimated Construction Costs \$bn	Estimated Annual Cost to Real Property Taxpayers \$m	% Annual Increase in Real Property Tax
Rockville Pike, Viers Mill Road, and Colesville Road BRT Routes	\$1.6	\$234	15%
plus Corridor Cities Transitway (CCT) Phases 1 and 2	\$3.0	\$429	27%
plus seven other planned BRT routes	\$4.7	\$589	37%



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If your property is currently listed with a real estate broker, this is not intended as a solicitation of that listing.

Note:

- The above estimates do not include any operating costs for the BRT routes as well as other significant costs related to the BRT construction and ITA's administration and do not include any costs related to the Purple Line.
- Research on major public works projects has found that most cost estimates tend to be substantially less than the actual construction costs. "Cost overruns in the order of 50 per cent in real terms are common for major infrastructure, and overruns of 100 per cent are not uncommon." from Survival of the Unfittest: Why the Worst Infrastructure Gets Built <http://oxrep.oxfordjournals.org/content/25/3/344.short>

In an effort to reduce the figures for the three initial BRT routes from \$1.8 billion to \$1.6 billion, a subsequent cost estimate was prepared for the Transit Task Force which relies on measures such as cutting the number of BRT vehicles from 153 to 88 and shorten the Rockville Pike route by eliminating the section between Friendship Heights and the Bethesda Metro station. However, the reduced cost estimate is characterized as Phase 1 with no additional phases being specified at this time. The intention remains to eventually build all ten BRT routes. The total cost from 2016 to 2046 is listed as 5,7 Billion dollars. This amount includes repayment of principal and interest.

Since it is likely that the CCT will be included in the ITA's funding activities, the amount that the ITA will need to initially raise should be in the range of \$2 to \$3 billion, which would require a substantial increase in property or any other taxes that would be used as a revenue source. Other factors that could substantially increase these figures include:

- The related operational costs for these projects.
- The estimates are based on the MNCPPC recommended BRT configuration. The County Council changed some of the recommendations, e.g., the 4.5 miles of Colesville Road south of White Oak was switched from the BRTs traveling in mixed traffic which would have cost less to more expensive dedicated lanes.
- The estimates are only for the BRT-related construction costs. However, when the state "opens" a roadway for construction projects, it is now required to build what is termed "complete streets", which means that bike lanes and other pedestrian-related improvements must also be included.
- The VHB estimates do not include the cost of signal prioritization equipment that would increase BRT vehicle

speeds by giving them preference at signalized intersections and which are considered a necessary part of a BRT system. In 2001, such a project cost \$10 million for Los Angeles to implement in two corridors www.itscosts.its.dot.gov/ITS/benecost.nsf/ID/6105A5CEB6C12C9C85256DB100458915?OpenDocument&Query=CApp

The Transit Task Force is currently considering modifications to the proposed ITA that may make it more acceptable to citizens and other groups while retaining its ability to impose additional billions in taxes to finance the various transit projects. As well as increasing property taxes, other revenue sources such as Federal or state funding, sales, excise, and payroll taxes are being discussed.

More information about the proposed Independent Transit Authority and BRT financing can be found at the Transit Task Force's Website - www.montgomerycountymd.gov/transit-task-force-2015.

Bilingual Voters Needed to Serve at the Polls for the 2016 Presidential Primary Election



The Montgomery County Board of Elections is seeking bilingual voters to work at early voting centers and at polling places on Election Day.

Because of the diversity within the county, the Montgomery County Board of Elections recruits workers who speak numerous languages. Voters who are fluent in both English and Spanish are especially needed in each polling place to meet Federal requirements of Section 203 of the 1975 Voting Rights Act which stipulates that bilingual Spanish speakers be available at the polls. Spanish speaking election judges are needed for both Early Voting, April 14 through 21, and Election Day, Tuesday, April 26, 2016.

The Election Law of Maryland requires that election judges are registered to vote in the State of Maryland, 17 years of age or older, and a U.S. citizen. Bilingual judges must also be able to speak, read, and write English. All election judges will be compensated for training and for Early Voting or Election Day service.

If you are interested in taking this leadership position in your community, please contact the Montgomery County Board of Elections at 240-777-8532, download an election judge questionnaire from the website at www.777vote.org, or e-mail Dr. Gilberto Zelaya at gilberto.zelaya@montgomerycountymd.gov.

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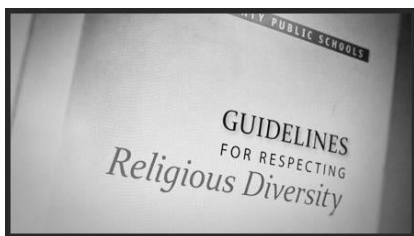
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For more election information, call 240-777-VOTE, visit www.777vote.org, the Maryland State Board of Elections' website at www.elections.maryland.gov, or follow the Montgomery County Board of Elections on Facebook or Twitter.

Guidelines for Respecting Religious Diversity in Montgomery County Schools Now Available Online!



"Guidelines for Respecting Religious Diversity" is now available online. The publication is a family guide that includes many Board of Education

policies and regulations and procedures of the Montgomery County Public Schools (MCPS) that address issues of religious diversity. The guidelines were developed with feedback elicited from multiple stakeholders throughout both the faith community and MCPS.

This is a historic document - never released before in Montgomery County - and perhaps the first in the nation of its kind. It is available online in English, Spanish, Chinese, French, Korean, Vietnamese, Amharic, Farsi and Arabic.

The online address is:

<http://www.montgomeryschoolsmd.org/info/religiousdiversity/>

Select the language you want to read. The guidelines are published as Adobe (pdf) files.

They are the result of collaboration between MCPS and the Montgomery County Faith Community Working Group (FCWG). According to the FCWG, they are a great example of the Montgomery County Model in action, and highlights how successful community led initiatives can in building trust between various stakeholders in the community.

The Montgomery County Faith Community Working Group is a public-private partnership that promotes social cohesion and public safety. It is a sub-section of the Faith Community Advisory Council of Montgomery County, within the County Executive's Office of Community Partnerships.

The purpose of FCWG includes but is not limited to the following:

- To deepen the understanding and appreciation for our diverse faith traditions;
- To coordinate, facilitate and enrich interfaith collaboration on programs throughout Montgomery County;
- To support, enrich and expand existing County government initiatives by including the faith communities' perspectives and participation on programs that affect our communities; and
- To assist and amplify the various faith community efforts toward establishing social justice, addressing needs of mutual concern, and engaging in community service.

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www.montgomerycountymd.gov/rec/
Mon., Sept. 28 to Dec. 7, 11 classes, \$147

- Intermediate, 6:30 to 7:45 pm

Thurs., Oct. 1 to Dec. 10, 10 classes, \$134

- Mixed Level, 9:15 to 10:30 am
- Easy Going, 10:45 to 12:00 pm
- Mixed Level, 6:30 to 7:45 pm

Instructor: Pat Miller 301-251-1058

REALTORS® with the SRES® Can Help You Sell Your Home

This article is from the Senior Real Estate Specialist Newsletter Courtesy of Fifa Northrop, Realtor

There's almost always an emotional element associated with selling a long-time home. SRES® designees are real estate agents that specialize in senior needs and can ease the transition first by talking about your reasons for selling and then exploring all the options either modifying and staying in your current home or finding a different property to be sure you find the very best housing solution.

SRES® designees use their expertise and industry knowledge to provide an honest assessment of your property and make suggestions for improving it for saleability. They may recommend hiring staging professionals who can make modifications that will best showcase your house and make it appeal to the broadest audience possible.

A Seniors Real Estate Specialist® Will Help With Pricing and Marketing Strategies

SRES® designees can also provide insight on current market conditions, determine how your property stacks up against the competition and develop a pricing and marketing strategy to sell your home quickly and for the highest possible price.

A Seniors Real Estate Specialist® Will Help You Transition to a New City

SRES® designees can also help you find your new home locally or refer you to designees elsewhere to find property in a new city or near children. If you're a senior looking to sell your home, contact an SRES® designee.

THE SENIOR PERSPECTIVE

Seniors want the best possible quality of life. They want their family and friends to support them

and help them execute their decisions—and they want to nurture essential relationships during the decision-making process and the transition. What they don't want is more stress, guilt, emotional outbursts, drama and complication. They need help, not harassment. They don't want to be treated like children and they don't want to have others dictate what they should do.

THE PERSPECTIVE OF ADULT CHILDREN

Adult children want what is best for their parents.

They want them to be happy and healthy—and to feel secure in the decisions their parents make (or those they have to make on their behalf). Often in a "sandwich generation" situation, these individuals feel pulled in multiple directions. Like their parents, they don't want more stress, guilt, emotional outbursts, drama and complication. They want to help their parents—not argue with them (or with other siblings) about the process. They don't want to live in limbo for months or years, with decisions postponed until crisis hits. They don't want to make decisions alone.

All parties should focus on achieving desired outcomes and ignore the urge to "win" any disagreements.

Avoid the natural tendency to argue about small details when everyone is in agreement about overall goals, and retain a respectful, considerate approach to all communications. The emotional nature of these conversations will make calm and respectful dialogue more challenging— but managing to accomplish this will be incredibly rewarding.

These are the people we love.

Communicating with that focus on love, respect, and consideration will turn a potentially difficult situation into an opportunity for improved relationships and the best possible outcome.

*You can count on an SRES® to guide you through the process of buying or selling your home, making the transaction less stressful and more successful.

A note from Weichert Realtors:

Generally speaking, under most market conditions, real estate professionals advise listing your present home and shopping for your new home simultaneously. Nonetheless, you should talk to

Ask a Realtor Sales Associate about your personal situation, so you can consider how fast you need to sell and how long you should expect it to take in current market conditions.

If you have very specific criteria – like location, size, views, age, etc. which could lead to a time-consuming home search - you should consider finding and buying a home first before you sell your existing home. If necessary, your offer to buy a home can be contingent on selling yours. On the other hand, if you sell first, you can make your sale dependent on finding a home to buy.

Seasonality can play a role in deciding when to sell – with spring and fall the most popular seasons to put a home on the market. Your Weichert Realtor, Fifa Northrop Sales Associate can help you consider the effect of other factors like interest rates and consumer confidence in the economy.

About Montgomery Child Care Association

MCCA Beverly Farms is one of 13 Montgomery Child Care Association centers, and has been serving the Regency Estates Community since 1978. As part of our mission, MCCA Beverly Farms strives to provide the highest quality child care and play-based education for children in Montgomery County. MCCA Beverly Farms got its start in 1978 at Beverly Farms Elementary School. The program currently has two locations serving children who live in the Regency Estates Community.

The Preschool Program is located on the Ivymount School campus and provides a variety of programs for children 2-7 years old including a full, a ½ day preschool and wrap around care for children attending the Maddux School and the Ivymount School. The Creative Curriculum®, approved by the Maryland State Department of Education, is used to

The Ivymount School | 11614 Seven Locks Road | Potomac, MD 20854
P: 301.299.6442 | beverlyfarms@mccaedu.org

High Quality, Play-Based Child Care

Serving the community since 1986



Preschool, Pre-Kindergarten, School Age Programs and Summer Adventures

- Year round enrollment for children 3 to 12 years old
- Preschool open daily Monday-Friday from 7:30 am to 6:30 pm at our Ivymount location
- School Age open daily Monday-Friday from 7:00-9:00 am and 3:30-6:30 pm on the premises of Beverly Farms Elementary School
- Large outdoor area with playground and blacktop at both locations
- Research based, nationally recognized curriculum that focuses on school readiness
- Skilled staff with expertise in early care, education and school age development
- Field trips for Preschool and Pre-Kindergarten
- Nutritious breakfast and snacks
- Parent/teacher conferences
- Family events and programs

Contact the Center Director at 301-299-6442 or
cindy.ocarroll@mccaedu.org for more information or
to schedule a tour.

Visit our website at www.mccaedu.org.

deliver enriched learning experiences for these young community members. The Creative Curriculum® fosters each child's growth and learning through activities that promote healthy development and long-term educational achievement. The children actively learn about language, literacy, math, science and more, through focused topics of study. Each day is full of exploration and discovery with open-ended materials, contributing to each child's emotional, cognitive, language and physical development.

The program located at Beverly Farms Elementary school serves school-aged children both before and after school. Some of the activities you will find the children participating in before and after school include: outdoor group games, art activities as well as cheerleading, sewing, and simple cooking projects. Homework time is planned to give children a head start on their homework, and to support busy working families. During the summer months, MCCA Beverly Farms Summer Adventures offers an enriching summer program with weekly field trips, sports, soccer shots and creative activities. The program also enjoys weekly swim sessions at the Regency Estates Swim Club.

Montgomery Child Care Beverly Farms looks forward to continuing to serve the Regency Estates Community and collaborating with the Ivymount and Maddux Schools. If you are interested in learning more or touring either of these wonderful programs, please contact the director Cindy O'Carroll.

General Information:

Montgomery Child Care Beverly Farms Elementary School:

Amanda Gittens, Program Director

8501 Postoak Road, Potomac, Maryland 20854

Phone: (301) 299-7041

Email: Amanda.Gittens@mccaedu.org

- Before and After School: Monday–Friday, 7 am – 9 am and 2:30 pm – 6:30 pm.
- MCCA Beverly Farms Summer Adventures, Monday – Friday – 7:30 am – 6:30 pm.

Montgomery Child Care Beverly Farms:

Cindy O'Carroll, Director

The Ivymount School

11614 Seven Locks Road, Potomac, Maryland 20854

Phone: (301) 299-6442

Email: Cindy.OCarroll@mccaedu.org

- Full Day and ½ Day Preschool Programs - Monday - Friday, 7:30 am – 6:30 pm

- Wrap Around Programs for the Maddux and Ivymount Schools- Monday- Friday, 7:30 am – 9:00 am and 2:30 pm – 6:30 pm.

Road Safety Tips

With school back in session and the nights gradually drawing in, we thought we'd provide you with some tips, courtesy of the County on road safety.

Tips for Pedestrians

- Cross the street at marked crosswalks and intersections. Do NOT jaywalk.
- Stop and look every time before crossing streets, even when you have the right-of-way, and especially at intersections with "right turn on red."
- Before crossing, look left, right, and left again. Then look over your shoulder for turning vehicles.
- Make eye contact with drivers to make sure that they can see you. Never assume they do.
- Use pedestrian pushbuttons to activate or extend the walk signal.
- Begin crossing the street on the "Walk" signal – never on a solid or flashing "Don't Walk" signal.
- Wear light-colored or reflective clothing to be visible after dark and in bad weather.
- Stop texting, talking on your cell phone, and remove headphones or earbuds when crossing the road. Put your cell phone in your pocket.
- Use sidewalks. If none, walk facing traffic so you see vehicles, and drivers see you.
- Watch out for trucks and busses backing out of parking spaces and driveways.

Tips for Drivers

- Stop for pedestrians at marked and unmarked crosswalks. – it is the law! A pedestrian is in the crosswalk when their foot is placed on the painted roadway. If a car driving in front of you stops for a pedestrian in a crosswalk, you need to stop as well.
- Do not block crosswalks when stopping at intersections.
- Stay alert, slow down, pay attention and obey the posted speed limits, signs, signals and markings, particularly in residential areas, school zones and commercial areas. Young people are more vulnerable because they have not yet developed the ability to judge speed and distance.

- Always look out for pedestrians and cyclists, especially before turning at a green light or making a “right on red” or “left on green.”
- Be careful when passing stopped vehicles. They might be stopping for pedestrians.
- Allow 3 feet when passing bicyclists.
- Share the road. It is your responsibility to look out for others.

Tips for Cyclists

- Wear a properly fitted helmet. It can save your life.
- As a vehicle, you have the same rights and responsibilities as a motorist. Obey all traffic signals, signs and lane markings.
- Ride on the right side of the road with the flow of traffic-never against it.
- Pass slower moving or stopped vehicles on the left.
- Ride predictably and defensively. Use hand signals before turning.
- Stay visible, and use lights, reflectors and retro-reflective clothing when riding at night.
- Make eye contact with motorists and pedestrians before crossing paths with them.
- Always yield to pedestrians, even when turning, and especially at a "right turn on red" intersection.
- When cycling on sidewalks, always yield to pedestrians and give verbal warning when passing. Pass on left.

- WOULD YOU LIKE TO ADVERTISE OR HAVE AN ARTICLE IN THE *REGENCY RECORD*?

Regency Record, published three - four times a year, reaches over 1,000 homes in the community.

Paid advertisements can be placed for full page, half page, quarter page and business card sizes. Discounts are available for placing an advertisement in four consecutive issues. Classified Advertisements for residents are free!

We also appreciate articles that would be of interest from both advertisers and residents. There is no charge for publication of such articles.

For more information, please send an email to David Freeman at advertise@regencyestates.org

Seven Locks Road to be Repaved

Beginning this month, Highway Services will repave **Seven Locks Road** from Tuckerman Lane to Democracy Boulevard. Staff will make full depth patches, mill the pavement, repave roads with hot mix asphalt and replace lane markings. The project will take about four weeks to complete, but schedules are dependent on weather conditions. Work hours will be weekdays between 9 a.m. and 4 p.m. and between 8 p.m. and 5 a.m. Some Saturday work may be required.

School is Back in Session – Be Sure to Stop for School Buses and Avoid a \$125 Ticket

Keep children who ride school buses safe. Under Maryland law, drivers travelling in both directions must stop and wait until a school bus's red lights stop flashing before proceeding. The only exception is on a divided highway of four lanes or more with a median separation, either a physical barrier or a wide space, such as a swale. In that case, only traffic following the bus must stop. [Watch the video.](#)



Former RECA President David Levin models the RECA Tote Bag - How can you resist!

DON'T FORGET YOUR RECA BAG!

Don't miss out on getting one of the delightful RECA bags to display how proud you are to live in Regency Estates! We still have plenty available for RECA residents. With the County 5c bag tax not going away any time soon, the RECA bag is a great way to keep organized and saving money.

The RECA reusable “Grand Tote” bag (pictured above) is blue with white straps and has the RECA logo, name and web site on one side. While these bags are provided free of charge to new residents, we continue to make these bags available to all residents as a fund raiser for RECA. For any donations made to RECA of \$5 or more, you will receive one of the bags pictured above.

Please send your donation to **Regency Estates Citizens Association Inc, PO Box 34744, Bethesda, MD 20827-0744**. Please make checks payable to ‘RECA’ and be sure to include your name and address with your donation. Thank you!

ARE YOU A GOOD NEIGHBOR?



The following are some ideas to maintain Regency Estates as an attractive place to live, help to retain the value of our homes and our community in general, and just to be a GOOD NEIGHBOR. Feel free to contact RECA with additional suggestions.

Services (including snow removal) – Your Neighbor Needs You!!



We continue to receive requests for local services – pet sitters, baby sitters, yard work etc. In particular we are expecting to have a lot of inquiries from residents in need of help for snow removal this year if the weather is

bad. Unfortunately, because we haven't had much snow in recent winters, the number of individuals that have provided us with their information is lower than demand dictates.

If you would like to offer your services in any of these categories, please submit your information here: <http://www.regencystates.org/contactus.html>. Your contact information will be included in the Neighbor Services section of *Regency Record*. If you're 16 or under and would like to offer your services, please provide your information and obtain your parents' permission here. <http://www.regencystates.org/servicespermission.html>

NEIGHBORHOOD NOTES

Classified Advertising



We encourage RECA members to use this FREE space to sell or obtain items, rent or sell properties, and offer or seek services. E-mail your item to:

advertise@regencystates.org.

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Neighbor Services

Anyone wishing to add his or her name to this list should complete the form on the RECA web site, which is located at <http://www.regencystates.org/servicespermission.html>

Baby Sitting

REMOVED FOR WEB VERSION

Other Services

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Potomac Piano Studio

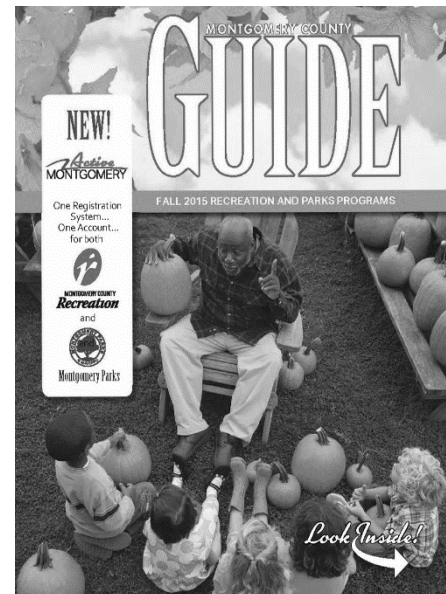
- A highly qualified teacher with Masters Degree from Moscow with 30 years performing and teaching experience
- Member of Music Teachers National Association
- Individually Designed Program
- Inspiring and Nurturing Atmosphere
- Recitals, Competitions, Exams
- All levels from 5-Adults.

Contact Sofia Vulfson, 301-299-3349

Revekka52@yahoo.com



Montgomery Parks Fall Guide 2015 is now available.



You can download the guide here:
http://www.montgomeryparks.org/viewer.shtm#http://www.montgomeryparks.org/activities/documents/fall_2015_guide.pdf

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If You're Going To Sell Your House In The Next Six To 12 Months, What You Do Right Now Could Mean A Difference Of Thousands Of Dollars -- Especially If You're Going To Buy Another Home...

Potomac (MD) – Even though your house isn't on the market yet, the buyer for your house is already starting to read the real estate magazines – just like you are right now.

A recent interview with Jacques Bankier of Remax Premiere Selections revealed several tips for anyone thinking of selling their Potomac-area home.

"Most owners think their homes will sell quickly. Everyone thinks that their home is special and will bring a good price. In fact a lot of all new listings that go on the market eventually expire with the home still unsold."

If you're going to sell your house in the next six months, there are some things you can do now that will help you get top dollar for your home when you do sell it.

You may be reading this publication right now looking for the next home you're going to buy – even though you haven't sold the house you're in now. If that's the case it's especially important for you to plan your move properly.

A special report has just been released which shows you step-by-step what you need to do to get ready to sell your house for top dollar quickly.

Here's some of what you'll learn:

- Why buyers love model homes and how to make your house show like one.
- How to sell your house in as little as 24 hours – without ever putting it "on the market."

- How a 25-cent upgrade could earn you an extra \$500 to \$1,000 when you sell.
- How to find out what houses in any neighborhood are really selling for – and how long it takes for them to sell.
- Why most real estate advertising will never sell your house – and what to do about it.
- How to avoid the most expensive mistakes smart people make when they buy or sell a home.
- How to find out the current market value of your home for free over the phone.

Jacques says the information in this report is the secret to her success in selling homes so quickly, and the reason she's able to sell most of her listings in less than 90 days.

To get a free copy of the guide for smart home sellers called *How To Sell Your House For Top Dollar – Fast!* just call 888-994-6273, ext. 10 for a 24-hour free recorded message and your guide will be mailed today!

Compliments of Jacques Bankier, Remax Premiere Selections
822 Rockville Pike, Rockville Md. 20854
Direct 301-983-0069.
Office 301-299-1000 ext 322



Here's What You'll Discover In This Free Guide For Smart Home Sellers:

How to sell your house in as little as 24 hours – without ever putting it "on the market..."

Why buyers love model homes and how to make your house show like one...

Why most real estate advertising will never sell your house – and what to do about it...



A little-known designer's secret that could net you an extra \$500 to \$1,000 more when you sell your house...

Find out how much your house is worth – for free over the phone...

How to find out what houses in any neighborhood are really selling for – and how long it takes...

How to avoid the most expensive mistakes smart people make when they buy or sell a home...

Before You Decide To Sell Your House – Listen To This Free Recorded Message

What you do in the six months before you put your house on the market can make a difference of thousands of dollars more (or thousands of dollars less!) that you realize from the sale of your home.

To find out the little things that can help make all the difference just call 888-994-6273 ext. 10 for a free recorded message 24 hours a day.

**For a 24-Hour Free Recorded Message
Call 888-994-6273, ext. 10
Or www.REGENCYHOMEVALUES.com**