

The Hillandale Bulletin

June 2015

See us at: www.hillandale-md.org ✉ Contact us at: newsletter@hillandale-md.org

Ross Sutton, Editor

**HCA General Meeting Thursday, June 11, 7:30 to 9:00 PM at CHI, 10501 New Hampshire
Come early at 7:00 for light refreshments!**

Our June general meeting features speakers from Montgomery County's Department of Environmental Protection. DEP is responsible for everything from recycling to improving water quality for the county. They also manage a host of programs to help homeowners understand and mitigate stormwater runoff thereby reducing erosion, administer the water quality protection charge and offer credits to homeowners that mitigate impervious surfaces. DEP speakers will discuss sustainability, green living, energy conservation and tree programs. Please come bring your questions. To learn more about DEP, visit: <https://www.montgomerycountymd.gov/DEP/index.html>

The HCA business agenda includes nominations and election of HCA Officers for 2015-1016. See page three for a listing of the slate. Please come and meet the Board volunteers.

Opportunity to help Hillandale

On a special note: There are several openings on the Board and HCA is hopeful that community members will consider volunteering to head the Crime Watch and School Liaison slots. Both of these positions are very important to Hillandale. Reinforcing home safety, interfacing with the police and informing residents are critical duties of the Crime Watch. Schools are important to the community as well. Our elementary schools have suggested that they would like to work with our neighborhood to have more volunteers helping students, and our middle school is about to launch a program focused at helping at risk kids with gardening and nutrition through work with Montgomery Victory Gardens. HCA needs a school liaison to help facilitate our participation in these efforts. If you have the time and the interest, please, please come forward and volunteer

Spring Home and Garden Awards

Once again we have three selections as winners of the Hillandale Home and Garden Award for the spring season. Our judges have worked diligently to come up with these selections from the nominees that were submitted. Spring is always the most difficult time to judge as there are so many beautiful yards in Hillandale. The award winning homes for April/May 2015 are listed below in no particular order.

10400 Rodney Rd. Phoenix risen from the ashes. Beautiful restoration effort.

1235 Cresthaven Dr. Perennial runner up finally getting their due. Lovely compact yard with great natives.

10422 Gatewood Ter. Lovely landscaping and flowers.

Once again, thanks to our judges. And if you would like to nominate a home for the garden award you can send your recommendation to newsletter@hillandale-md.org.

Annual Dues Drive

On the back page of the Bulletin you will find the form to fill out and return with your check for your annual dues. The Hillandale Community Association relies on your voluntary contributions to fund its activities. This is our sole source of income for the year and your money helps us by paying for this Bulletin, supporting annual community events such as the holiday party in the winter and National Night Out in the summer. We also on occasion put out a community directory. Every household is listed in the directory but only paid members will get a copy.

Dues for the year are only \$20 dollars and we need for all households in our community to participate and support HCA. The HCA is an active and involved neighborhood association with a long and proud history of serving the needs of Hillandale residents.

If you will check the label on the front of this Bulletin and see the date 2015 or 2016 on the label then you know that you have paid your dues for that year. If there is not a year shown on the label then it is time to send in your check.

Miscellaneous Hillandale Updates

Eileen Finnegan

There are a number of topics which HCA tracks and weighs in on which never reach the level of our local newspapers, and so an occasional update of local interest in the HCA Bulletin is the only way for residents to be informed. For more information on any of these items, please contact HCA or attend the upcoming general meeting and get involved.

Redevelopment of Holly Hall

Many may not realize that the colonial-looking brick apartment buildings across New Hampshire Ave. from the Hillandale Shopping Center is actually an age and income-restricted complex of 96 apartments owned by Housing Opportunities Commission, Montgomery County's independent housing authority. HOC is tasked with providing public housing and works with HUD (a federal agency) to provide affordable housing to eligible Montgomery County residents.

Spurred by recent changes in HUD policy and the rezoning of the Holly Hall site, HOC is proposing to redevelop the property in the near future. HOC has met with Holly Hall's current residents and is identifying new housing locations for all the residents. Full relocation will take a year or two and is pending completion of new "affordable" senior facilities, such as the one next to the new Third District Station in White Oak.

With the purchase of the undeveloped corner lot at New Hampshire and Powder Mill, HOC envisions a mixed-use, mixed-income development to replace Holly Hall. HOC has estimated that the site would yield over 400 apartments large enough to meet their pressing need to accommodate families and include some retail. The income mix desired will be one third low, one third moderate (work-force) and the balance "market rate."

Hillandale Local Park: Near-Term & Long-Term:

This summer, the Parks Department will be constructing a picnic pavilion on the site of the old green "rec" building. Additionally, a natural surface (dirt) trail from the park to the neighborhood east of New Hampshire is being completed. This trail will provide an amenity for residents wanting to enjoy the woods and rippling stream that is a little known feature of the park. But remember this is Hillandale and there is a steady uphill to the trail. By the way, there are plenty of deer and an occasional black snake

in the woods. So take care, and notice how un-urban this part of Hillandale really is!

The Planning Board will review the final park renovation design and costs in July. The estimate (not including any artificial turf for the field) is \$7M. As requested by the community, the plan submission includes a restroom facility. If the Planning Board approves the project, it will move to the budgeting phase with the County Executive and Council. Any final decision on the scheduling the project will be made in spring 2016. Completion is years away.

Pay and Go for New Development:

What does this mean for Hillandale?

With land-use decisions completed on the White Oak Science Gateway (WOSG) Master Plan last summer, Council has now turned to implementation of the plan, including a major modification to the policy with which the county approves development, the Subdivision Staging Policy or SSP. Previously called the "Growth Policy," the SSP sets the rules for achieving the County's Adequate Public Facilities Ordinance goals.

The WOSG SSP Amendment passed by Council in April, will establish White Oak as a "Pay and Go" area for local area transportation review. Previous to this change, new developments would submit traffic studies of the existing conditions and then model how their additional development would be accommodated, while ensuring the mobility of the area. At times this traffic review required developers to make improvements to local intersections, or provide funding for larger area infrastructure. Under the SSP change, traffic tests will no longer be required for new developments.

The new Pay and Go approach will establish a cost for each new "trip" associated with a project. The developer would merely pay the County the aggregate sum. The County will then program improvements as required or as money accumulates. The final fee will be determined by a currently-underway traffic analysis and plan being conducted by the Montgomery County Department of Transportation. Following the completion of this study, Council will review the redesigned intersections and set the pay and go fee.

The intersection of Powder Mill and New Hampshire Ave may have widening and multiple new turn lanes along with BRT right-of-way considered. Whether the promise of a pedestrian-friendly Hillandale will be possible, we'll have to wait and see. Stay tuned for more come the fall!

Hillandale Citizens Association Officer Slate for 2015-2016 Business Year

Each spring, HCA prepares a slate for the elected positions in the Association and asks for additional nominations for all elected positions. HCA has a rich history (going back to the organization's beginning in 1937) of community involvement and participation.

Please consider stepping up to fill any of the open positions available, you can do so at our meeting on June 11. Any resident of the HCA area can fill the open At-Large slot or the Secretary position.

Elected Positions:

President: Luanne Spiller
Executive Vice President: Tom Helfand
Vice President, Programs: Andrew Harris
Treasurer: Ken Harringer
Secretary: OPEN

Past President Eileen Finnegan

At Large #1: Margie Goergen-Rood, West Hillandale

At Large #2: Jeff McNeil, Old Hillandale

At Large #3: Ava Penny, Hillandale Forest

At Large #4: Shana Davis-Cook, Hillandale Forest

Standing Committees (Appointed by President):

The Bulletin Editor: Ross Sutton
Garden Awards: Ross Sutton & Elizabeth St John
Housing and Permitting: OPEN
Natural Resources: Phyllis Solomon
Neighborhood Watch: OPEN
Membership: Heather Thomas
Schools: OPEN
Website Maintenance: Russ Harris
Zoning and Planning: Eileen Finnegan

From the outgoing President

There is a lot that HCA does behind the scenes to help make Hillandale a wonderful place to live and grow a community. I encourage all to participate in the Association in whatever manner you can. Attend meetings, come to our events, or provide your input on community issues. Please, participate in Hillandale's civic life and voice.

It has been a pleasure serving as the HCA President for the past three years, and I welcome the opportunity to support the incoming officers in their efforts going forward. Please add your vote of confidence to the new board.

Eileen Finnegan

Gardening Help Wanted

Residents have maintained the Hillandale corner at New Hampshire and Powder Mill Road since its inception in the 1960s. We are very blessed to have volunteers to do the mowing, trimming and litter pick-up, but need a gardener or two to help also.

Our two flowerbeds need volunteer gardening expertise. HCA has the funds to buy the plants and mulch. We just need someone to do the weeding, flower tending, watering and nurturing. If you have the time and want our entrance to look good for all, please call Eileen Finnegan at 301-439-2263.

County Executive Leggett's Independent Transit Authority, once again...

In January 2015, County Executive Leggett requested State Legislation to enable the County to establish an Independent Transit Authority (ITA) to take over construction and operation of all County-based transit, including Ride-On. As proposed, the ITA's governing board would be appointed by the County Executive and confirmed by Council. But the ITA would operate independently, setting its budget, issuing bonds and having its own large workforce.

In order to fund the operation of this new ITA and the large transit development mission envisioned, the proposed legislation enabled Montgomery County to establish a new taxing district (the entire County could be one taxing district) and charge an ad valorem type tax to property owners. One possible variation is that residential and commercial rates could be set differently. This new tax would be outside the County's Charter Limit. (Note: The small transit tax line item now part of the property tax bill would be eliminated, but it is probable that other line items rates would increase.)

The net impact of this ITA is to remove the capital costs of building the new transit system from the normal County budget/bond process. Furthermore, by moving the Ride-On operations from the County Department of Transportation to the ITA, additional spending capacity could be created in the existing operating budget for other potential uses. BUT remember, the ITA would be paying for these expenditures along with the capital bond repayments via the new tax/fee.

At the Montgomery County Delegation's Public Hearing, there was sufficient outrage at this proposal that County Executive Leggett withdrew his proposal. (HCA testified in opposition to the legislation's stealth introduction and questioned the rationale and lack of public information.) Now, the County Executive's handpicked Transit Task Force has been reconstituted to formulate ITA legislation for introduction this coming fall.

There will be a **public forum** sponsored by the Transit Task Force on June 17, at 6PM, at the Council Office Building in Rockville to present information and take questions. Final legislation will be rolled out in the fall.

Hillandale Citizens Association
10202 Lariston Lane
Silver Spring, MD 20903

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Hillandale Citizens Association Membership

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Send me an e-invitation to join HCA's Bulletin Yahoo Group to receive announcements

Dues for a "household" membership in HCA are \$20 per year, or \$40 for two years

I have enclosed \$20 for the calendar year 2015 I have enclosed \$40 for the years 2015 and 2016

Please make checks payable to Hillandale Citizens Association, Inc. and send to:

Hillandale Citizens Association Membership
c/o Heather Thomas
10202 Lariston Lane
Silver Spring, MD 20903