



The Bugle

**BPRA proposes an Assessment increase.
See pages 27 - 38**

Published by the Strathmore Bel Pre Civic Association

October 2019

vol. 52 #4

It's Annual Meeting Time! November 21

Strathmore Elementary School

3200 Beaverwood Lane

Civic Association Meeting 7:00 p.m.

Rec Association Meeting 7:30 p.m.

Please come! Bring your snacks, enjoy a beverage, meet your neighbors, and catch up on the news of our Associations.

Remember, you vote for your Civic and Recreational Association board members only at their annual meetings.

At the Rec Association meeting, our neighbor, District 19 State Delegate BONNIE CULLISON, will discuss pending legislation concerning homeowner association's financial reserves. The Long Term Planning Committee will present their report and the need for an increase to our dues, i.e. the assessment. Come and hear the needs for yourself.

TRUNK OR TREAT
~at the Pool!~
November 2nd
6 pm – 8 pm
(set up time: 5:30pm)



If passing out candy from home causes fright, relax!
Drive to the pool on Saturday night (11/2)
Pop open your trunk filled with treats (not tricks),
And with other families you shall mix.
While wee little beasties, goblins and ghouls,
Enjoy trick-or-treating right there at the pool!

To help organize our second Trunk or Treat festivities at the pool, contact Elizabeth Kominski (elizabethinfo@gmail.com).

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THE BUGLE

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Chris Swan, Editor 301 871-1113

Assistant Editor: Elliot Chabot 301 871-1113
North Circulation: Louisa Hoar 301 871-2954

Advertising: John Bogasky 301 460-1604
South Circulation: Dan Mann 301 460-3330



Civic Association

P.O. Box 6836, Silver Spring, MD 20916
Annual SBPCA membership: \$18.00
Web site: www.strathmorebelpre.org

The SBPCA is a voluntary association, funded by membership dues, that represents our community to County Government and various groups such as the Montgomery County Civic Federation and the Glenmont Exchange; and participates in many local and community programs. The SBPCA also sponsors Boy Scout Troop/Cub Scout Pack 763.

The SBPCA also publishes *The Bugle*, organizes the annual Summer Market & Yard Sale, the 4th of July festivities; and (in conjunction with the Rec Association) the Communitywide Public Affairs Forum series (generally held during the summer), the Summer Entertainment Series, and the yearly community-wide Town Hall meeting, held in December.

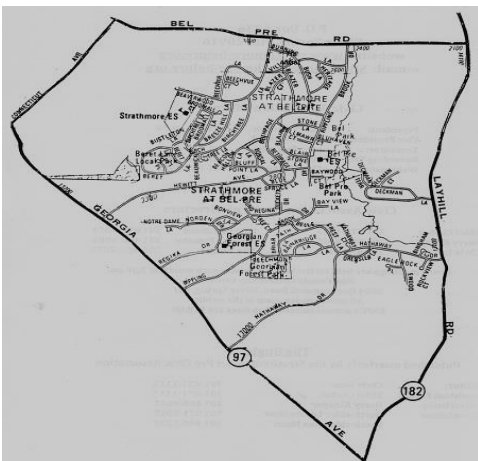
The SBPCA Board of Directors meets on the fourth Tuesday of each month at 7:30 pm at the Mid-County Community Recreation Center on Queensguard Road. The Civic Association's annual meeting is in November just before the BPRA annual meeting.

Civic Association Officers

President:	Nancy Bechtol	301 871-3679	Secretary:	Linda Bea	301 460-0497
Vice President:	Bill Hammond	301 871-5074	Treasurer:	John Bogasky	301 460-1604

Civic Association Directors

Elliot Chabot	301 871-1113	Chris Jennison	301 538-5705	Chris Swan	301 871-1113
Lilla Hammond	301 871-5074	Maurice Potosky	301 460-9008	Rita Vaught	206 406-2871



Strathmore Bel Pre Street map

Strathmore Bel Pre Community listserv: To join the listserv, contact John Bogasky.

Website: The Civic and Rec Associations have a joint website, maintained by the Civic Association. For more information, contact Billy Ruppert.

Public Affairs Forums: Contact Nancy Bechtol.

Community Directory and Summer Market & Yard Sale:
Contact Linda Bea.

July 4th Activities: Contact Lilla Hammond.

Bel Pre Recreational Association

The Bel Pre Recreational Association (BPRA) is the homeowners' association for most of the Strathmore at Bel Pre properties. The BPRA runs our community's pool, tennis courts, volleyball court, playgrounds, picnic areas, bath house, snack bar, and pavilion, which normally are open Memorial Day weekend through Labor Day. The tennis courts are open year round.

BPRA Board and committee meetings are announced at <http://strathmorebelpre.org/meetings>. Board meetings are normally the 1st Tuesday of each month at 7:30 pm, at the Bel Pre Elementary School, room 161 or 138, from October to May, or at the Pool pavilion, from June to September.

The annual General Membership meeting will be held on the Thursday before Thanksgiving Day at 7:30 pm, at Strathmore Elementary School. The annual Town Hall meeting, presented with the Civic Association, traditionally will be held on the 1st Tuesday of December, at 8 pm, at Strathmore Elementary School.

Correspondence can be sent to the BPRA at P.O. Box 6370, Silver Spring, MD 20916-6370.

Bel Pre Recreational Association Board of Trustees

Elliot Chabot (President)	301 871-1113	echabot@usa.net
Greg Miller (Vice President)	301 871-9412	winstonhen@aol.com
Ted Bechtol	301 871-3679	tedbechtol@yahoo.com
Chris Jennison	301 538-5705	chris.s.jennison@gmail.com
Steve Jennison	301 919-9278	hsjennison@gmail.com
Karen Purdy	301 603-9604	klpurdy@hotmail.com
Billy Ruppert	301 332-4901	billyruppert@gmail.com
Larry Vaught	240 558-3814	l.vaught@comcast.net
Megan Virga	301 536-3631	megancy@gmail.com



Bel Pre Recreational Association Officials

Treasurer	Dave Pullen	treasurer4bpbra@gmail.com
Secretary	Mark Foraker	mark4aker@hotmail.com
Administrative Assistant	Brenda Henry	301 871-6298
Audits Coordinator	Mark Foraker	mark4aker@hotmail.com
Block Party & Spring Thing Coordinator	Megan Virga	301 536-3631
Governing Documents Committee Chair	Elliot Chabot	301 871-1113
Grounds and Landscaping Coordinator	Ted Bechtol	301 871-3679
Long Term Planning Committee Chair	Karen Purdy	301 603-9604
Mapmaster	Paul Spelman	240 447-7758
Neighborhood Dispute Resolution Committee Chair	vacant	
New Member Recruitment Coordinator	Megan Virga	301 536-3631
Pavilion Scheduler	Louisa Hoar	301 871-2954
Pet Waste Station Coordinator	Jackie Fary-Moeller	jfarymoeller@aspengroves.com
Pool and Recreational Facilities Committee Chair	Greg Miller	301 871-9412
Pool Pass Coordinator	Louisa Hoar	301 871-2954
Recreation and Entertainment Committee Chair	Chris Swan	301 871-1113
Tennis Court Keys Distributor	Louisa Hoar	301 871-2954
Tennis Courts Committee Chair	George Usher	geo_usher@verizon.net
Trunk or Treat Coordinator	Elizabeth Kominski	elizabethinfo@gmail.com
Webmaster	Billy Ruppert	301 332-4901

The President's Corner

by Nancy Bechtol

President, Strathmore Bel Pre
Civic Association

Fall Outlook

It may be dry outside and our plants are not happy, but we have an active fall season planned in our neighborhood to bring us all some much needed happiness. It is always a little sad to see our days get shorter and our pool facilities close. To help lift us up, the BPRAs has planned two wonderful events, the third annual BlocktoberFest on Saturday October 19th and the Halloween Trunk or Treat event in the pool parking lot on November 2nd. Our Annual Meeting is scheduled for November 21st, along with a Town Hall Meeting on December 3rd so we have an opportunity to see each other several times this fall. I don't know about you, but this brings me joy as I love to see our neighbors!



Spring and Summer Recap

We owe much thanks and appreciation to so many people who have organized the calendar full of activities we enjoyed this summer. Our spring started with our Spring Thing in early May at the Pool and our annual 5-K neighborhood run organized by our Swim Team. These events have become part of our annual events schedule and only happen because of the hard working members of our Swim Team Board and our BPRAs. The Civic Association Board kicks their season of activity off with the annual Yard Sale, which is always the first Saturday after Memorial Day. We had a huge crowd this year, and welcomed more sellers than usual. LINDA BEA has been organizing this yard sale for over a decade now, and has it down to a science!



Our summer was filled with several movie and music nights at the pool thanks to CHRIS SWAN and JOHN BOGASKY. I hope everyone was able to at least get to a couple as they are so much fun for the whole family.

Both LILLA and BILL HAMMOND organized our 4th of July Parade and pool games this year, and this event has been going on for over 40 years! The parade is a not-to-miss event, and only happens each year because of the HAMMOND's dedication to our neighborhood.



- Continued on page 13 -

Bel Pre Recreational News

by Elliot Chabot

President, Bel Pre Recreational Association

50th Anniversary Celebration

2019 marked the 50th anniversary of our community pool and the 50th anniversary of the our Strathmore Bel Pre Dolphins Swim Team. A marvelous luau with an overflow crowd was held at the end of August in honor of the twin anniversaries. Thank you to ELIZABETH KOMINSKI and her crew of volunteers for making this happen. Thanks also to community member MIKEY HARRISON who catered the event. No one left hungry!



Planning – Long Term Planning Committee

The Pool's 50th anniversary is also a reminder of the importance of not just year-to-year maintenance, but also long term planning. The BPRC Long Term Planning Committee has been working hard for over a year to study the life expectancy of the major systems in our community pool, tennis courts, and other recreational facilities. To get an understanding of where the community wants to go, the Committee also developed and sent out an extensive community survey.

The Committee's findings and it's proposals are detailed over several articles in this *Bugle* issue.

- page 27 – overview of the Committee's work
- page 28 – in-depth review of the survey results
- page 34 – a review of the condition of the facilities
- page 35 – the annual assessment
- page 36 – Questions and Answers

Thank you to committee chair KAREN PURDY, and committee members NANCY BECHTOL, DAN KEATING, MARK SAMARA, CHRIS SWAN, STAN SYNKOSKI, and CHRIS WRIGHT. Thanks also to JOE MOELLER and JOHN BOGASKY for their help gathering and analyzing the engineering and financial data.



What Happens Next?

Please read the articles mentioned above, and the material that was sent to each BPRC member with the annual meeting notice. Make plans to attend the upcoming meetings to discuss the committee's proposal and to vote. We also are electing 3 new board members. (If you haven't received your annual meeting notice yet, please contact me at echabot@usa.net or (301) 871-1113.)



Annual General Membership Meeting Thursday, November 21, 7:30 pm, at Strathmore Elementary School

We will discuss the Long Term Planning Committee's proposal, and elect 3 new trustees.

Annual Strathmore Bel Pre Town Hall Meeting December 3, at 8 pm, at Strathmore Elementary

The Town Hall meeting will be another opportunity to raise questions. (If the November 21 meeting is snowed out, we'll hold the Annual Meeting on December 3.) To ensure a full opportunity to review and discuss the proposal, we will not vote on the Committee's recommendation until January.

- Continued on page 6 -

Bel Pre Recreational News

(Continued from page 5)

Special Meeting Thursday, January 9, 7:30 pm at Strathmore Elementary

We will have a special meeting of the general membership to further consider the Long Term Planning Committee's assessment proposal. If we have a quorum at this meeting, we will vote on the proposal.

A 2/3 vote of those present (or represented by proxy) is needed to approve an increase in the annual assessment. Unlike other BPRA votes (such as elections of board members), proxies are permitted to be used on votes to change the assessments



Assessment Voting By Proxy

If you aren't sure whether you will be able to attend the special meeting and would like to vote by proxy, please contact Karen Purdy at (301) 603-9604 or klpurdy@hotmail.com. On request, Karen will hand-deliver your proxy. Blank proxy forms also will be available on the community website - <https://www.strathmorebelpre.org>.

Quorum Requirements and Additional Meetings

At the January 9 meeting, the quorum is 428 households. If we don't have a quorum at the January 9 meeting, then we'll have another meeting on Thursday, January 16 (7:30 pm at Strathmore Elementary). At the January 16 meeting, the quorum will be 214 households. If we don't have a quorum on January 16, then we'll have a final special meeting on Thursday, January 23 (7:30 pm at Strathmore Elementary) where the quorum will be those who are present, or are represented by proxy.

No increase can be made in the annual assessment without the approval of the General Membership of the BPRA. The annual assessment has been \$225 per year since 2005.



BlocktoberFest

The summer may be over, but the Recreational Association is more than just our community pool.

By the time you read this, the 3rd annual BlocktoberFest (sponsored by the BPRA and the Civic Association) will have taken place on Saturday, October 19, on Rippling Brook Drive, between Bel Pre Elementary School and the Matthew Henson Greenway. Thank you to MEGAN VIRGA, her crew of volunteers, and Strathmore Bel Pre's Boy Scout Troop/Cub Scout Pack 763 for what I'm sure was another great community gathering.

Trunk or Treat coming November 2

Halloween may be in the middle of the week this year, but our community's 2nd annual Trunk or Treat will be on Saturday, November 2, at the parking lot at our the community pool (13920 Bethpage Lane). If you came to last year's Trunk or Treat, you know what a fun-filled event this is. If you didn't make it last year then come on November 21 You will be glad you did.

Dress up your car and join your neighbors at the pool parking lot at 5:30 to help set up. Bring treats to give out to neighborhood trick-or-treaters from 6:00 pm to 8:00 pm. Thanks to ELIZABETH KOMINSKI and her team of volunteers for putting this year's Trunk or Treat together.



Dolphins News

by Claire Pak

It's a chilly evening in October, and the Washington Nationals have won the pennant and are moving on to their first-ever World Series. But as exciting as this baseball season is, we are still thinking swimming, swimming, 24/7, 365 days a year.

2019 Summer Recap

We were very lucky to welcome our entire coaching staff back for this season. Head Coach TERRY KOMINSKI, Assistant Coach LILAN MILLER, and Developmental Coaches SARAH STAGGS, RILEY GEARY, and OLIVIA MILLER returned for the 2019 season, coaching our beloved Dolphins to a 2-3 record and a fourth-place finish at Divisionals. The Win-Loss record doesn't tell the whole story, though—two of the three losses were very close!

Dolphin Success in the PMSL All-Stars

Many Dolphins swimmers were invited to compete in the Prince-Mont Swimming League (PMSL) All-Stars meet, and our team did very well again against the toughest competition in the league. Special congratulations to ERIK STAGGS and TYLER KOMINSKI, PMSL champions in Boys' 13-14 Freestyle and Boys' 9-10 Freestyle, respectively.

New Team Record

ERIK also broke a long-standing team record (Boys' 13-14 IM) formerly held by none other than Dolphins parent and Nats fan PHIL KOMINSKI.



Departing Seniors

Once again, the Dolphins bid farewell to six seniors: RILEY GEARY, MORGAN DOBBINS, JOSH BEARMAN, DALE GOTCHER, CARRIE HILL, and BRENDA TAMARA-QUINTEROS. RILEY, MORGAN, JOSH, DALE, CARRIE, and BRENDA represented the team with spirit and

sportsmanship, and we will miss them! Special recognition to the GEARY, ROBERTS, and HILL families, for their many years of volunteer service to the Dolphins.



Congratulations to all of our high-point and coaches' awards winners!

High Points:

8 & Under

Boys

BEN PURDY
AMAN DANIEL
XAVIER HUFFINE-
WRIGHT

Girls

LEILA DEBACKER
EVIE HARRISON
LAYLA BREEDEN

9-10

Boys

TYLER KOMINSKI
DAVID DORSEY
ANDRE NAPPER

Girls

BLEN DANIEL
GRACIE FORAKER
LIZZIE STONE

11-12

Boys

Graham Wick
LUCAS MOELLER
SHANE KENT

Girls

TESSA MILLER
MAIA ANTONIO
CLAIRE PURDY and
EMILY SAMARA (tie)

13-14

Boys

ERIK STAGGS
WYATT KENT
MICHAEL FERNANDES

Girls

ERIN SANCHEZ
SARAH SIEGLE
LIZETT INGA

15-18

Boys

CARSON TAYLOR
JOSH BEARMAN
IAN VIRGA

Girls

BRENDA TAMARA-
QUINTEROS
RILEY GEARY
DARYN LAM

- Continued on page 17 -

Scouting for Food

by Jackie Fary-Moeller

Food Donation Collection is November 9th!

Scouting for Food time is coming to you the first 2 Saturdays in November. Notices go out on November 2 and we will pick up donations on November 9. We collect any nonperishable food or personal/hygiene items (soap, shampoo, toothpaste, etc) that you would like to donate. **Please no glass containers.**



Place donations by your front door in a bag or box by 10 am on November 9. Last year I learned that our community rocks this event. We had the biggest single drop-off of donations. That's impressive, considering that our scout pack and troop are on the small side.

Scouting for Food is a service project that every boy/cub scout group in the country will participate in, it's one of the biggest single-event service projects in the country. The food collected by scouts in Montgomery County goes to Manna Food Bank and accounts for nearly 20% of their donations for the year! This is a very meaningful activity for the scouts and it is something they really enjoy doing. They get very excited to go tearing up your driveway to see what is there and when the work is done, the collection of food looks very impressive. They are very proud of themselves and the work they have done to help others.

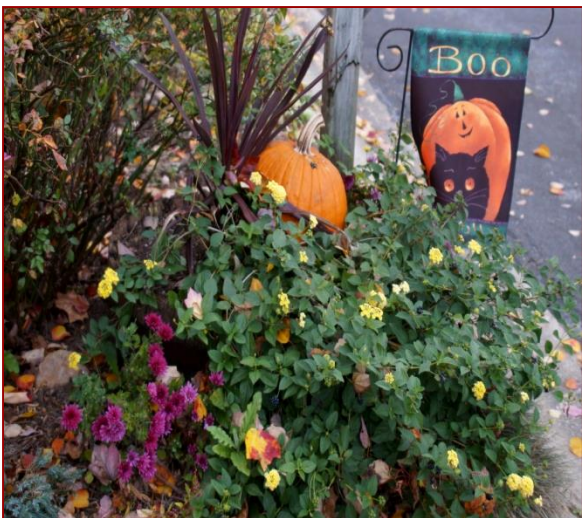


Low Dues from Popcorn Purchases!

In addition to assisting with the set-up and fun of Blocktober on October 19, we will be selling popcorn! We also will sell it at the Annual Meetings in November.

The Scouts sell popcorn for many reasons. Success at a small business, but also the money supports the dues of our Troop. So a big thank you to everyone who donated and bought popcorn, we have the lowest dues of any pack in our district. Low dues means that every kid has the opportunity to be a scout and participate in events like Scouting for Food.

The Scouts sell popcorn for many reasons. Success at a small business, but also the money supports the dues of our Troop. So a big thank you to everyone who donated and bought popcorn, we have the lowest dues of any pack in our district.



Ballou Gardening

Planting* Mulching* Trimming*
Spring & Fall clean-ups* Fertilization*
Tree work* Walkways* Ornamental*
* Handyman Repairs*

George H Ballou
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Olney MD 20832

Call us Anytime
301-260-1184

Summer Movies: No Rainouts and Largest Audience Ever

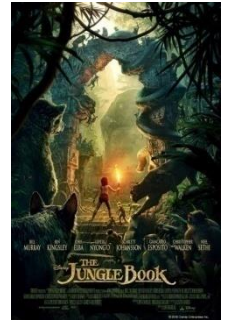
by John Bogasky



Spider-Verse opened our season with our largest audience ever!

We also had no rainouts for our 2019 season, but that was only because we moved under the Pavilion for our July 6th showing of The Jungle Book. It worked well! In fact, the rainstorm cooperated by timing its most intense periods with the movie's storm scenes – a 4D experience!

While the audience was dry, the screen, placed just outside the Pavilion, was not. Fortunately, it dried quickly in the next day's sun.



JUNE 1



Showing under the Pavilion worked well, so that will be our future plan. No more rain dates. Instead, we will hold the movie schedule, moving under the Pavilion when the weather threatens.

Please reach out to me with ideas for next year's movies!

I organize and run the movies. Many thanks to those community members who volunteer their time to make these movies a reality, STEVE DEMING and KYE PAK who help with the set up and take down, and the many volunteers who help to put the equipment away.

JULY 6



AUGUST 3

We also want to thank our sponsors whose generous financial support allows us to program great movies and concerts each summer.

AUGUST 31



Setting up for our first "indoor" movie – and then drying out the screen the next day!

The SBP Civic Association Thanks Our 2019 Summer Entertainment Sponsors!!!

SBP Superstars

Lilla Hammond



Tim Horst

LONG & FOSTER
REAL ESTATE

Paulette Ladas



CHRISTIE'S
INTERNATIONAL REAL ESTATE



The Bel Pre Recreational Association

Anonymous

Community Champions

SBP Swim Team Association

Oscar Winners

Chris Swan & Elliot Chabot

Susan Shannon

Mary Manders

Ted & Nancy Bechtol

Vicki Thomas & Pat Rayner

Band Leaders

John & Shelly Bogasky

Charlotte & Maury Potosky

Larry & Rita Vaught

Linda & Charles Bea

Jo & Chris Jennison

Justin & Nicole Stone

Janet Kisler

And Our Host - The Bel Pre Recreational Association

Going Over The Edge for Montgomery County Special Olympics

by John Bogasky



On November 2nd, longtime Strathmore Bel Pre (SBP) residents SHELLY and JOHN BOGASKY again will walk off the top of a 16-story building at Bethesda Metro Center. They are going *Over the Edge* to support Special Olympics In Montgomery County.

Many have tried to talk them out of it, without success. Montgomery's Special Olympics athletes, which include several SBP residents, are just very important to them. In June 2018, SHELLY became Area Director for Montgomery County Special Olympics, and JOHN became its Treasurer. Their son, also named JOHN, has been a Special Olympics athlete for nearly 20 years. JOHN SR. also coaches several Special Olympics sports.

Each year, SHELLY and JOHN oversee 23 sports and over 500 annual practice and competition events for over 600 Special Olympics athletes in Montgomery County.

The Athletes Need Your Help!!!

Special Olympics is always free to the athletes. Keeping it free keeps it accessible. Most athletes have few financial resources. Yet it is not free to provide. This is where you can help!

It's Also a Rematch!!!

This is the second year where JOHN and SHELLY are competing to raise the most funds for Special Olympics. Last year, SHELLY squeaked by JOHN in the final hours to win by just over \$100! Who knew she was such an intense competitor. She went Over The Edge with a broken collarbone and three broken ribs (see the sling in the photo). You can follow the contest between JOHN and SHELLY at www.overtheedgemd.com. Look for the team standings at the bottom of the page.

Who Will You Push Over the Edge?



Push John: <http://support.somd.org/johnbogasky2019>

Push Shelly: <http://support.somd.org/teamshelly>



Thanks for your support!

Shelly Bogasky – director@somdmontgomery.org
John Bogasky – johnbogasky@hotmail.com

How Do Birds Do That?

by Cecily Nabors

My hummingbirds have vanished. I miss them. The chipping sparrows that sang from tall pines near the pool parking lot all summer are gone. Most warblers left in September. As day length and temperatures change, leaves change color, and fall migration gets underway.



Our Birds?

We think of the birds that nest here as “our birds,” but whose birds are they? Most migrants are here for less than half the year. Baltimore orioles spend more time in Costa Rica than they do in Maryland. The best looks I ever had at yellow-throated warblers were in Jamaica in January.

Why Birds Migrate?

Many bird species migrate thousands of miles twice a year. Why do they do that? Because they can. It's mostly about food, of course. They move north to find expanded breeding territories and plenty of insects to feed to babies. They return to southern climes for insects that prosper in those warmer winters. But how do birds know? How do they find their way?



How Birds Migrate

Testing has shown that birds have many navigational tools. A biological GPS, a map sense, helps them navigate. Their inner compass helps them distinguish north from south. They can use the positions of stars and sun, the earth's magnetic field, local scents, low-frequency sound detection, and even ocean wave patterns.

Flight plans vary. Some species, like robins, travel in flocks, stopping to rest and feed for a few days before moving on. In fact, robins may not even move very far south, if they find enough fruits and berries. Some species, like many shorebirds, do long non-stop flights. Weather affects the flights: cold fronts may hold up migration; winds may blow birds off-course.

But once they get as far south as they want to go, how do they know whether their favorite place is east or west of where they are? Perhaps it's their own memory of places and routes. Not all questions are answered; scientists are still learning how birds do what they do so well.

Birds Wintering Here

With cold weather on its way, I'm feeling grateful for the birds that winter here with us. We have wonderful backyard birds who reside here year-round: cardinals, titmice, doves, and woodpeckers, to name a few stalwarts. House wrens migrate but Carolina wrens stay. Woodpeckers stay because they can pry insects from under winter bark. Cardinals and other seed-eaters stay to hunt for crunchy seeds and freeloader at our feeders. They'll be joined by a few species like white-throated sparrows and dark-eyed juncos that nest in the north but are moving south now to share our milder winter. They're familiar annual visitors who help us through the dark times.



Now that twigs are rattling in leafless trees, I remind myself: our summer birds may have left town, but we still have avian bright spirits to bolster our courage against impending winter. The birds and the seasons are moving as they should.

Strathmore Bel Pre Farmers' Market at the Pool -- Coming Soon??

by Megan Virga

We are excited to announce that, thanks to our neighbor, artisan baker KATINA GEORGALLAS, the Recreational Associational Board is exploring the possibility of sponsoring a regular farmers' market in the pool parking lot! Details must be worked out, but the general plan is to invite a variety of local vendors to sell produce, baked goods, and other items a few times per month starting sometime in 2020



To succeed we'll need community participation and support. So we hope you're as excited as we are about this possibility! Watch this space — and the SBP Civic listserv — for more information.

Holiday Mixer in December

In the meantime, we're hoping to organize a **Holiday Mixer in December** to feature hot cocoa and crafts for the kids, a local farmer selling Christmas trees and more. We'll have more information about those plans at BlocktoberFest (10/19) and Trunk-or-Treat (11/2).

Last, if you'd like to become more involved in our community events, we need you! Contact MEGAN VIRGA (megancv@gmail.com) for details.

Home Tips: Budgeting for Home Maintenance

To retain their value, our homes need on-going maintenance. To cover future costs, one way is to put approximately 1% of the home's value each year in a separate fund for this expense. For example, an older \$300,000 home would require about \$3,000 a year to maintain. Expensive repairs and replacements won't be necessary every year, but, the money set aside gives the homeowner peace of mind when a new water heater or a heating and air conditioning system needs repairs or replacement.

If you'd like to know more about the condition of your property, one way is to invite a reputable home inspector to evaluate your house and its systems. The home inspector can offer advice when a component is nearing the end of its life cycle. A good inspector will provide up-to-date repair cost guides to help with your planning.

Of course, for individual systems, calling in a licensed contractor is always a good plan.

For more information about your real estate needs, please give us a call.



Lilla Leike Hammond, CRS, GRI
C. 301-518-7818 O. 301-468-0606
Email: lilla@longandfoster.com

Michael A. Hammond, REALTOR
C. 202-271-9089
Email: Michael.Hammond@LNF.com



LONG & FOSTER®
REAL ESTATE

Long and Foster Real Estate
6000 Executive Boulevard, # 100
N. Bethesda, MD 20852

President's Corner

(continued from page 4)

Civic Board Member Elections

We have two board members, RITA VAUGHT and BILL HAMMOND whom have agreed to run for another term on our Civic Association Board this fall. I can't thank them both enough for all of their service to our community and our board. They have both given so much, and thankfully are willing to continue to serve. We have additional vacant positions on the Board, and we welcome new members anytime throughout the year. Please consider serving your community in this way; it is very rewarding work!



Coming in 2020 – New Billing and Dues Dates

The Recreational Association and the Civic Association are joining together in their billing. Next year, your Civic Association Dues can be paid in combination with your Recreational Association assessment dues, on the same billing form. This will save on mailing costs for both organizations, and be easier and more efficient. Please note this will change: the date to pay your Civic Association dues, to March from October. Your 2019 dues are to be paid now this Fall. From 2020 forward, Civic dues are to be paid in March.

Civic Association Directory

Every two years, for the past few decades, we are very fortunate to get a new *Strathmore Bel Pre Community Directory*. We are so thankful to LINDA BEA for starting this excellent publication and her willingness to carry on with this gargantuan task. Please be sure to get your directory as your pay your 2019 dues this Fall.

Please Support the Recreational Association Long-Term Planning Proposal



Last but not least, I wanted to give a huge shout-out for KAREN PURDY and her work with her Long-Term Planning Committee to create a long range capital plan for our Recreation Facilities.

KAREN has done an amazing job pulling together information from various assessments, current and past neighbors, our local experts, and assorted pool and facility operators. She and her experts have devoted many, many hours to analyzing the facilities themselves, from each individual part to the whole structure. With the Long-Term Planning Committee's work, KAREN has created a plan that deserves our attention and support.



The entire Civic Association Board commends her work, and the work of the entire committee. We offer our full support for the plan she has designed which will make sure we continue to take excellent care of our fabulous recreational facilities.

A quality future for our neighborhood depends on our support of this long range plan. Please give it your full attention and support!

Bel Pre Recreational News

(Continued from page 6)

Holiday Mixer

No dates have been set yet, but the BPRA is looking into the possibility of holding a holiday mixer in December at the pool parking lot – including crafts for the kids and hot cocoa for everyone.



Watch the community listserv and the StrathmoreBelPre.org website for updates. Thanks very much to KATINA GEORGALLAS and MEGAN VIRGA for planning this event.

Community Listserv

If you're not currently on the listserv, then now is a great time to subscribe. Our community listserv is operated by our sister organization, the Strathmore Bel Pre Civic Association (SBPCA). If you're a SBPCA member already, then send a note to JOHN BOGASKY at johnbogasky@hotmail.com. If you're not currently a SBPCA member, then see the instructions on page 2 of this issue of *The Bugle*.

Financial Operations

New Treasurer

Congratulations to DAVE PULLEN who was elected as BRPA Treasurer by the Board of Trustees on October 1. Dave succeeds KATHLEEN DWYER who served as our Treasurer from August to September and PATRICK WELTEROTH who was elected as Treasurer last December.



- Continued on page 15 -

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Professional Community Management Company hired

The Board recently selected American Community Management to perform bookkeeping and financial record keeping services for the BPR. While we have hired bookkeepers in the past, this is the first time that the Association has used a professional company that advertises it itself as a community management company. While the Board of Trustees

concluded that it was not practical to continue to use community volunteers to maintain the bookkeeping function, it is my hope that we will continue our community's long-standing tradition of to using volunteers and community members whenever they are available and willing to perform any and all of the functions of the Association.

Our contract with American Community Management (ACM) costs roughly \$10,000 a year for their bookkeeping and record keeping services. Starting next February, for those who like to be able to verify that their dues have been paid, ACM will provide each member with secure on-line access to their account. On-line credit card payment (with the credit card fees) should also be an option. For those members who prefer to call the BPR Treasurer to find out if they've paid, and for those members who prefer to pay by paper check, all those options will still be there. Paper checks also are to be mailed to an ACM address, and not the to BPR address. More details will be provided with the annual dues notice in February.

- Continued on page 16 -

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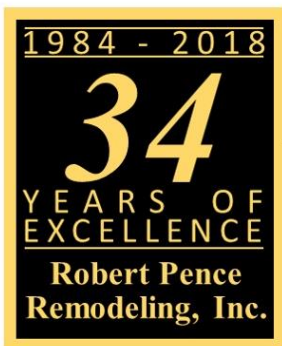
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Bel Pre Recreational News

(Continued from page 15)

Civic and Rec Association Joint Billing

BRPA also has partnered with the Civic Association and will send out a joint billing notice. Civic Association members and folks wishing to join the Civic Association will pay those dues with their Rec Association assessment. The joint billing will save mailing funds and be more efficient. BRPA also will collect for the Pet Waste Station, and has the ability to ask for other donations as well, such as a new playground on the pool grounds.



BRPA Annual Elections

The BRPA Board of Trustees is a 9 member body elected at the Annual General Membership Meeting. Each member is elected for a 3-year term. The terms are staggered, so that 3 members are elected every year. This year we have 3 candidates running for 3 seats: MARK FORAKER, DAVE PULLEN, and CHRIS SWAN. MARK is currently serving as BRPA Secretary; DAVE was recently elected as BRPA Treasurer, and CHRIS served on the Board as Secretary from 2006 to 2009 and has been the Editor of *The Bugle* since 2012. Thank you all for volunteering!

Finishing off their terms this year are CHRIS JENNISON, MEGAN VIRGA, and I. CHRIS has served as the Webmaster for BRPA and the Civic Association and as a member of the Civic Association's Board of Directors. For the last 3 years, MEGAN has been the spark-plug behind BlocktoberFest and Spring Thing and has also been BRPA's New Member Recruitment Coordinator. Thank you both for your years of dedicated service!



Passing the Torch

I have had the pleasure of serving as President of the BRPA since December of 2013. I am not running for another term and will be stepping down after this year's Annual General Membership meeting.

During my 6 years on the Board, I have served with 2 vice presidents, 3 secretaries, 6 treasurers, and 19 board members. Thank you to all those folks and to all the members of the community who have chaired committees of the BRPA and to all those who have served on the committees, or who have held other positions. Thank you to all the people who have volunteered their time and expertise (with or without a title), because that's what you do when you live in a place. Thank you to all the people who have come to meetings or come to events or have enjoyed the pool or the other recreational facilities

I do plan to continue as Chair of the Governing Documents Committee. I also plan to continue as the point person for BRPA Home Owners Association (HOA) documents questions for homeowners, realtors, banks, title companies, and to send out resale packages, as a neighborhood service.

Strathmore Bel Pre is a marvelous community. I look forward to the amazing things that this community will do as it goes into its second half-century.

Dolphins News (continued from page 7)

Coaches' Awards:

Most Improved:

OLIVIA HUFFINE-WRIGHT (8 & Under)
ALEZANDRA CLEMENTS (9-10)
KIANA LEE (11-12)
ABBY HATHAWAY (13-14)
NAOMI TESFAI (15-18)

Hardest Working:

LIAM GERNER (Beginner practice group)
TOBY REYES (Novice practice group)
JANIE SPELMAN (Junior practice group)
BILLY SPELMAN (Senior practice group)

Most Dependable: JOEY MOELLER

Most Spirited: RILEY GEARY, OLIVIA MILLER,
MORGAN DOBBINS, JOSH BEARMAN

Katie Dorr Award: NATALIE SAMARA

Swimmer of the Year:

ERIK STAGGS/TYLER KOMINSKI
BRENDA TAMARA-QUINTEROS

50th Anniversary Celebration

2019 marked the 50th year for the Dolphins! We celebrated in style with a Hawaiian luau at the pool pavilion.

Thanks to
ELIZABETH and
PHIL KOMINSKI,
SARA and MARK
FORAKER,
STELLA and
MIKE HARRISON



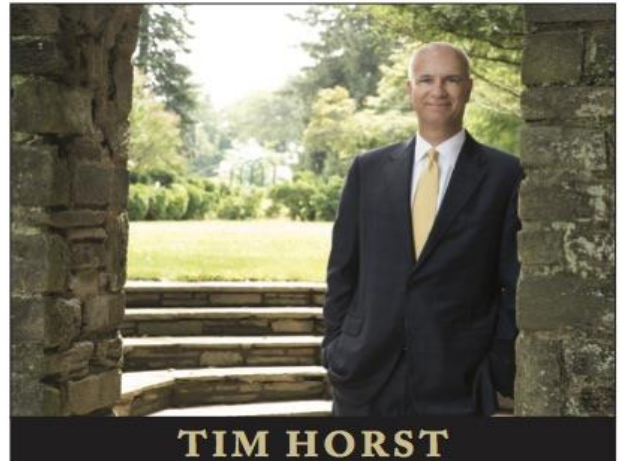
and a dedicated team of volunteers for making this event happen.

We also offered a 50th anniversary t-shirt, printed with the names of every Dolphins family for the last fifty years! A few t-shirts remain; email me (claire0618@gmail.com) if you want one.

Please visit the Dolphins website at <https://sbpdolphins.swimtopia.com/> to learn more about the team, to register new swimmers, to make a contribution, or to purchase Dolphins-branded apparel and gear. Summer 2020 is right around the corner—here's to fifty more years of Dolphins swimming!

I have served the
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Kaiser Update

by Elliot Chabot

As reported in the June issue of *The Bugle*, health-care provider Kaiser Permanente has purchased the old Vitro/BEA Labs South property off of Aspen Hill Road and Connecticut Avenue.

(Copies of *The Bugle* for the last few years are available at <https://www.strathmorebelpre.org/the-bugle>. Our long-term plan is to make available a complete run of *The Bugle* available on the website, going back to 1969. But I digress . . .)

A Different Footprint

Kaiser Permanente had thought to reuse and rebuild on the existing foundation of the old Vitro building. Recently, however, Kaiser announced, that in compliance with the May 2015 amendment to the Aspen Hill Master Plan, they now plan to demolish the existing building. It will be replaced with a new building which will front right at the street and sidewalk along Connecticut Avenue. The amended Master Plan sets out “a preference for concentrating new development along Connecticut Avenue to establish a street presence along this major thoroughfare and give maximum visibility to new uses.”


Option 2 – Redevelopment


SITE DESIGN

- LEED Gold (Minimum Goal)
- Welcoming Entrance
- Indoor / Outdoor Spaces
- Contextual Materials
- Vibrant Design Elements to Promote Health and Wellness

	REQUIRED	PROPOSED
DENSITY	CRT-C-0.5 (217,000sf)	Phase 1 - 126,000sf Phase 2 - 166,000sf
HEIGHT	60 ft max	60 ft
SETBACKS - FRONT	20ft build-to-line	20-150ft
- REAR	100ft	100ft
- SIDE	18ft	20ft
PUBLIC OPEN SPACE	10%	10%
PARKING SPACES		Phase 1 – 608 Phase 2 – 808
ENTRANCE POINTS	Two entrances – Aspen Hill Rd and Connecticut Avenue Shared Driveway Path provided through the green area	

Project Criteria Matrix





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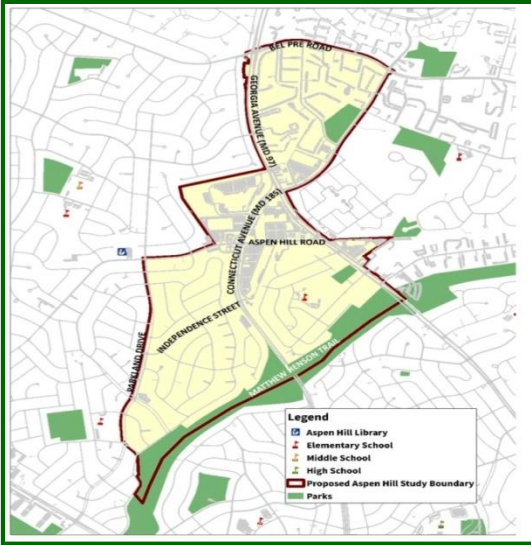
Kaiser expects to demolish the existing building by March of 2020. The new building would be 126,000 square feet, it would be 60 feet tall, and the property would have 608 parking spaces. About 10% of the property would be public open space. A possible future expansion would bring the building to 166,000 square feet and 808 parking spaces.

Kaiser continues to reach out to the community for input and suggestions. They are working closely with the Aspen Hill Civic Association. At this year’s Aspen Hill Community Festival (sponsored by the Friends of the Aspen Hill Library) Kaiser had a tent and took suggestions regarding community use of their facilities, ranging from community gardens, a weekly farmers market, a splash pad for kids, exercise classes, and a walking trail (potentially linking up with the Aspen Hill Neighborhood Greenway that the County Department of Transportation is setting up between Aspen Hill and Glenmont).

Aspen Hill Vision Zero Study – Current Status

by Elliot Chabot

Late last year, the Montgomery County Planning Board directed its staff to conduct a study to examine potential strategies to improve safety for all road users within the portion of Aspen Hill including Harmony Hills; most of Wheaton Woods; the Aspen Hill, Northgate, and Aspen Manor Shopping Centers; and triangle bounded by Georgia Avenue, Bel Pre Road, and Connecticut Avenue. While Strathmore Bel Pre is not within the study area, we are adjacent to it and recommendations from the study are likely to impact our community either directly or through the precedents that get set. An Advisory Group was appointed by the Planning Board, including representatives of communities within and adjacent to the study area.



To the right,
**Aspen Hill
Bicycle
and
Pedestrian
Priority
Area**



To the left,
**Aspen Hill
Vision
Zero Study
Area**

- Continued on page 20 -

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Paulette was born and raised in Montgomery County and has lived in Strathmore Bel Pre Community for 23 years. Paulette specializes in listing and selling residential homes and has sold over 1,000 homes. Her areas of expertise are managing repairs and spruce up to prepare your home for sale, proven negotiating skills for sellers and buyers, effective marketing strategies and creative financing. Paulette's business philosophy is to create lifelong business relationships through Outstanding Professional Service. Let her experience work for you!

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November 14, 2019 Public Hearing

The County Planning Board is tentatively scheduled to hold a public hearing on the night on Thursday, November 14, on the Aspen Hill Vision Zero Study Report. While the final text of the report was not available as *The Bugle* was going to press, a draft report, released September 23, gives a good look as to what is likely to be recommended in the Planning Board staff report.

Planning Board Staff Recommendations

- ❖ Move all school bus stops off of high-volume roads
- ❖ Add safe crossing improvements from the east side of Georgia Ave between the Matthew Henson Trail and Hewitt Ave.
- ❖ Install speed cameras at 4 new locations, including along Georgia Ave, between Hewitt Ave. and Connecticut Ave.
- ❖ On all intersections with traffic lights, put crosswalks on all 4 sides and add lighting at each crosswalk
- ❖ Add fixed time pedestrian signals to all the crosswalks at Georgia Ave. and Hewitt Ave; as well as at 2 intersections on Aspen Hill Road
- ❖ Add dedicated crossing time to the pedestrian walk signals at Georgia Ave. and Hewitt Ave, and Connecticut Ave. and Aspen Hill Road.
- ❖ Add tactile payment at all bus stops.
- ❖ Install high-visibility signage and curb markings on Aspen Hill Road
- ❖ Add turn lane striping on Georgia Avenue at Ralph Road and at the Home Depot entrance. Eventually add a traffic control signal in the median opening of the Home Depot entrance and study traffic control options between Harmony Hills and the Aspen Manor Shopping Center.
- ❖ Remove obstructions (like utility poles and fire hydrants) from all sidewalks and public paths.
- ❖ Put restrictions on right turns at the intersections of Georgia Ave. and Hewitt Ave.; and at Connecticut Ave. and Aspen Hill Road.
- ❖ Narrow the travel lanes on Georgia Ave. and Connecticut Ave. from 11 feet to 10 feet; and move the curb along those 2 roads to provide a 5 foot buffer between the sidewalk and the street.
- ❖ Remove all of the channelized right-turn lanes in the study area, except the dual right-turn lanes connecting Georgia Ave. to Connecticut Ave, which would be reconfigured.
- ❖ Install curb extensions on Parkland Drive and on Aspen Hill Road.
- ❖ Consider adding a green left arrow at 5 intersections, including Georgia Ave. and Hewitt Ave.
- ❖ Consider adding flex posts or bollards in the center lines at 2 points on Aspen Hill Road and at Connecticut Ave. and Grand Pre Road.
- ❖ Consider adding slow turn wedges at Connecticut Ave. and Grand Pre Road.
- ❖ Develop a bilingual (English and Spanish) education campaign targeting known safety issues
- ❖ Examine the compatibility issues between bike facilities and accessibility needs.
- ❖ Produce a status report for the Aspen Hill Bicycle and Pedestrian Priority Area

Additional Recommendations

Planning Board staff has also indicated that additional recommendations may be included in the appendix to the report. These recommendations were outside the scope of the study but raised by our community (e.g., adding sidewalks along the primary routes to Strathmore and Bel Pre Elementary Schools; and where residential streets have no sidewalks, clearly marking the pavement of those streets to show which side is for pedestrians and which side is for bicyclists).

Additional background information and a sign-up for the study's e-newsletter -- which will hopefully announce when copies of the final staff version of the report are available -- can be found at <https://montgomeryplanning.org/planning/communities/area-2/aspen-hill/aspen-hill-vision-zero-study/>.

Aspen Hill Library News

by Elliot Chabot

Used Book Sale — October 26 and May 2

Twice a year, the Friends of the Aspen Hill Library put on an amazing used book sale. The October 26 sale just took place, but the next sale will take place on Saturday, **May 2, 2020**, from 10 am to 4 pm. Thousands of books (arranged into over 35 different categories) are expected to be available at incredible prices (\$1 for hardcovers, 50c for softcovers, and half price for children's books). Most of the books in the sale are donated since the last book sale. Lots of fiction, sci. fi., mysteries, romance, travel, history & politics, cookbooks, biographies, military history and more. Plus there are tons of kids books. All proceeds from the book sale are used to fund programs or to buy supplies, furniture, and books for the Aspen Hill Library.

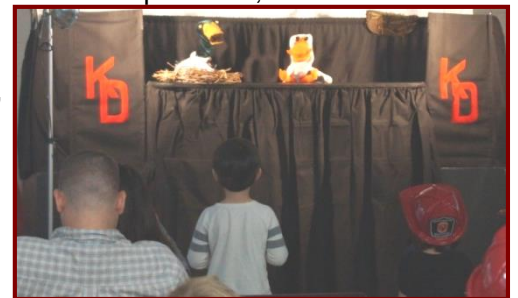


The Friends will need help setting up (and taking down) the May sale. If you have some time between April 25 and May 3, and can spend a few hours helping a worthy local cause, then join us in the downstairs community room at the Aspen Hill Library. To volunteer, contact AspenHill@folmoc.org.



Aspen Hill Community Festival

The 28th Annual Aspen Hill Community Festival was held on Saturday, September 21. A special treat this year was face painting for the kids by Strathmore Bel Pre's very own artist TRACY KEATING. The festival also included puppet shows by the KayDee Puppets; music for kids by Oh Susannah!; magic by Mylar The Ordinary; balloon animals; paper crafts; 4H Reading Buddies; a fire truck from the Montgomery County Fire & Rescue Service/Kensington Volunteer Fire Department; and a free book giveaway.



Kaiser Permanente had a tent at the festival with lots of activities, giveaways, and a stationary bike that created art-work while you peddled, and information about their plans to move into the old Vitro/BEA Labs property. State Delegate BONNIE CULLISON was this year's master of ceremonies. Lots of fun for all!

Wheaton Library Opens

The new Wheaton Library and Community Recreation Center opened on Sunday September 8. The exterior of the building is an interesting yellow color, whether you like it or hate it, it has a significant presence on Georgia Avenue. Construction on the \$76.9 million project took 3 1/2 years to complete. During most of that time the Wheaton community was served by an interim library housed in the ballroom of the Wheaton Rescue Squad. Congratulations to the Wheaton community on their new library, and rec center.

Aspen Hill Library Staff Disappears

While the brand new Wheaton Library appears to be fully staffed, the Aspen Hill Library staff has been decimated. In the course of about a month, our Children's Librarian was transferred to Wheaton, our Head Librarian/Agency Manager was transferred to Germantown, and our Teen Programs Librarian was transferred to White Oak. Hey, Montgomery County Library System, what's happening here? Doesn't our community matter?

It was a great July 4th Celebration!

by Lilla Hammond

A great be THANK YOU!! to those families who brought their children and to our volunteers who helped make our 2019 Strathmore Bel Pre July 4th community celebration fun and enjoyable for everyone.

This year we were concerned and had to deal with a weather forecast of rain, possibly drenching at times, on July 4th. Our community still came and participated with enthusiasm!



Before Noon

Just before noon, Montgomery County's Fire Station 25 (Kensington Volunteer Fire Department Aspen Hill Station) Captain JAMES RANDALL and his team of fire fighters and emergency personnel arrived. They came with two hook and ladder trucks, an emergency vehicle and a police car. For the first time, they raised one of the ladders to show how they worked. Everyone was thrilled.



Pre-Parade Ceremony

Scout Troop 763 raised the American flag on Strathmore Elementary School's flag pool and led the pledge of allegiance. The ceremony was very inspiring. Scoutmaster JOE JENKINS led Troop 763, along with Pack 763 led by Cubmaster BILL TOTTEN and Cub Pak 763 Committee Chairperson STELLA TEA.

Registered Paraders

ZACHARY STONE, MAKAYLE COOLEY, GRIFFIN COOLEY, GENESIS ARGUETA, KENNY ARGUETA, HAILEY HARVEY, ROBIN BURCH, XAVIER HUFFINE-WRIGHT, OLIVIA HUFFINE-WRIGHT, CHRIS WRIGHT, THOMAS LEWIS, AIDAN LEWIS, LIAM LEWIS, DECLAN LEWIS, ELIZABETH LEWIS, JOE JENKINS, CHRISTIAN JENKINS,

TETENARH-MENSA, STELLA TEA, CHARLIE TINNIN, EMILY TINNIN, MARK TINNIN, WILLIAM TINNIN, KHALIL ABDUL-WAKEEL, WILLIAM TOTTEN, NENA ABDUL-WAKEEL, MALEK WASHINGTON, MICHAEL HAMMOND, SHARON HAMMOND, WILLIAM A HAMMOND, ALEXANDRA HAMMOND, JOHN BOGASKY, JOHN BOGASKY III, TRYPP NEELEY (COLE), RHILYNN COLE, RYAN COLE, CHRIS and JO JENNISON, BEVERLY and STEVE JENNISON, CHARLOTTE POTOSKY. Other paraders joined us on their bikes or walking. We thank them, too, for their participation!

Entertainment

Magician MICHAEL CHAMBERLAIN once again surprised and thrilled the parents and children with his tricks at the pavilion. A lot of laughter and good times included a magic trick and suspense with RYAN COLE's wedding ring. It disappeared and showed up again. No one could explain how. MICHAEL kept the attention of his audience with his wonderful magic show and balloon sculptures.

Face painting was very popular. After seeing all the children who were waiting to get their faces painted, ALISHA COLE recruited her husband RYAN and RHILYNN COLE, his daughter, to help the long line go faster. Both children and parents were delighted with the results.

- Continued on bottom of page 24 -

Bel Pre Recreational Association 2019 Candidates

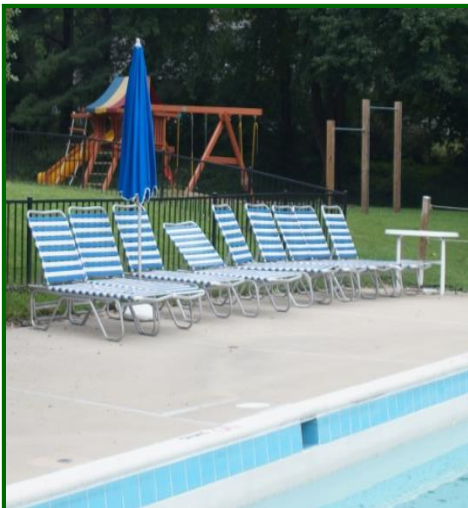
3 positions – 3 candidates

Mark Foraker

1. **Age (optional):** 44
2. **Occupation:** Executive in the nonprofit sector.
3. **Length of time living in the Strathmore Bel Pre neighborhood:** 6.5 years. My wife's family has lived in the community since the 70s.
4. **What are your most recent contributions for/to our community?** I have served as Secretary for the BPRA Board for the past year and pitch in on special projects when time allows.
5. **What do you see as the most important function of the Recreational Association?** I believe the most essential function of the Board is to maintain and upgrade the community assets in a fiscally responsible manner and ensure that all amenities are accessible now and for future community members. The pool and grounds are a great selling point for new families and I believe they strengthen our property value and result in a more connected community.
6. **What is your vision for the Board of the Recreational Association?** My wife grew up in this community and has fond memories of summers spent at the pool and her participation on the swim team. My children have had many birthday parties at the pool / pavilion and are building similar memories and experiences. My vision is to ensure that we are focused on long-term planning while maintaining the property for current use so our community can continue to benefit from this asset and ensure that it is there for the next generation. I also believe we should be responsive to change and ensure that the property meets the evolving needs of the community.
7. **How would you build community in Strathmore Bel Pre?** There is great energy among the Board and the community in general to try new activities and events that make better use of our grounds and bring us closer as a community. I will continue to support these activities and pitch in to help make the ideas from our community members a reality. I believe strongly in volunteerism and participation and will continue to promote those concepts throughout our community.



– Continued on page 24 –



Bel Pre Recreational Association

2019 Candidates

3 positions – 3 candidates

(continued from page 23)



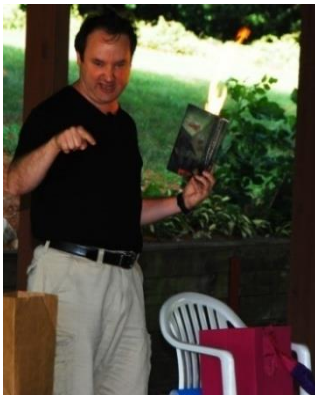
Dave Pullen

1. **Age (optional):** 68
2. **Occupation:** Retired (career as Legis. Asst. to Member of the House of Representatives – 2 yrs.; Director of Public Affairs for a Fortune 100 company – 25 yrs.; Executive Director of Mid-Atlantic Section of the United State Tennis Association – 4yrs.; Executive Director of the Montgomery County Tennis Association – 8yrs.)
3. **Length of time living in the Strathmore Bel Pre neighborhood:** 36 years
4. **What are your most recent contributions for/to our community?** Treasurer, BPRA; Member, BPRA Tennis Committee; Member, BPRA Governing Documents Committee
5. **What do you see as the most important function of the Recreational Association?** Providing/maintaining safe and secure facilities for the enjoyment of members; responsibly managing/forecasting Association revenues, expenses, and capital improvement investments
6. **What is your vision for the Board of the Recreational Association?** To function collaboratively to develop/deliver services and programs desired by our members; to be transparent in doing so; and to provide sound financial stewardship for the long-term success of the Association and the maintenance of its physical assets.
7. **How would you build community in Strathmore Bel Pre?** The current Trustees have demonstrated an exemplary openness to consider/pilot new events and programs, and that spirit must be continued so that all members see a *life-long* benefit to membership.

– Continued on page 25 –



July 4th Celebration (continued from page 22)



Field Games

The Children's Games program was ready to go, led by STANLEY SYNKOSKI, when he could begin the games. The swimming pool and pavilion were closed due to the storm which had arrived with lightening and rain. We are grateful to STAN and to his wife JESSICA for her support.

Thank you to our volunteers!

Among the many volunteers, ALISHA and RYAN COLE delivered, set up and took down the parade registration tables and chairs. LILLIE ALEXANDER, JOCELYN THOMAS AND RITA VAUGHT helped register the paraders. BILL HAMMOND took the photos, as he has done for many years. JOHN BOGASKY and RITA VAUGHT helped prepare the pavilion for the afternoon entertainment. We are also grateful for the wonderful lifeguards who were helpful and courteous. We also are grateful for the co-chairs work to help coordinate the July 4th celebration. With all the support, the day's events were enjoyed by all.

Bel Pre Recreational Association

2019 Candidates

3 positions – 3 candidates

(continued from page 24)



Chris Swan

1. Age (optional)

2. Occupation: Law Librarian, Senior Research Analyst

3. Length of time living in the Strathmore Bel Pre neighborhood:
15 years

4. What are your most recent contributions for/to our community? I am the Editor of *The Bugle*, a position I have held since 2012. I see *The Bugle* as our community newspaper, a publication that can inform and entertain our community. I also have been the Recreational Association's Recreational and Entertainment Committee Chair for the past several years. As Committee Chair, I work closely with the Rec and Civic Associations to present events and offer other activities for our community, such as the Summer Concert series. I also have had the good fortune to observe the work of the Recreational Association for the past 6 years, and have seen first-hand the hard work that goes into maintaining our facilities. Maintaining a large operating swimming pool is a complex job. We are very fortunate that we have willing community members whose expertise can be applied to keep our facilities operational.

5. What do you see as the most important function of the Recreational Association? The Recreational Association has several important functions: maintain our facilities on Bethpage Lane, provide recreation and entertainment activities to our community, and to ensure the availability of our facilities and activities to the entire community.

6. What is your vision for the Board of the Recreational Association? My vision is of a working Board, that heeds the State and County rules and regulations, yet is able to work together, and to focus on the short-term and on the long-term tasks to keep our facilities in good shape and the community engaged.

7. How would you build community in Strathmore Bel Pre? Our facilities on Bethpage Lane are the center of our Community. I am interested in what can be done to expand their use during the Spring and Fall. I would like to be able to provide more activities and events to meet different interests and to engage more of our community members.

Join the Strathmore Bel Pre Civic Association

The Civic Association is a voluntary body, which aims to represent and inform the community in local civic affairs. In contrast, the Bel Pre Recreational Association is a mandatory body, which you generally join when you buy your house. Rec Association annual dues maintain the pool and pool properties.

Strathmore Bel Pre Civic Association Membership

Dues are just \$18 per year.

Why Join? The Civic Association:

- Publishes *The Bugle*
- Hosts the strathmorebelpre.org web site
- Runs the Civic Association listserv
- Organizes the Yard Sale, the 4th Events, and the Summer Movies and Concerts

We need your support to help sustain these community services!

To join, contact LINDA BEA at 301-460-0497 or a Civic Board Member listed on page 2.

Strathmore Bel-Pre Civic Association

2019 Candidates 8 positions – 2 candidates



Bill Hammond

1. **Age (optional):** 76
2. **Occupation:** Historian retired, Grandad.
3. **Length of time living in the Strathmore/Bel Pre neighborhood:** 35 yrs
4. **What are your most recent contributions for/to our community ?** I continue to assist my wife LILLA in coordinating Strathmore's July 4th celebration. I have been a Civic Association board member since 1985. I was editor of *The Bugle* from 1987 to 1994 and created the community's website in 2001. Besides assisting with the coordination of the parade and other activities for July 4th, I was the Civic Association's webmaster until 2014, when I became vice president. I still fill that job.
5. **What do you see as the most important function of the Civic Association ?** The most important function for the Civic Association is to monitor outside events that could affect the community, and to keep the Community informed.
6. **What is your vision for the Board of the Civic Association?** We need to continue to create ways to draw the community together. We are always in need of new members with new ideas.
7. **How would you build community?** First, communication is important. The Civic Association created *The Bugle*, the Website, and the Listserv. All are working well, but we need to continue to improve them while seeking new approaches to reach out to our members. Second, we need to get more people in our community interested in what we do. Should the County Government decide to extend the Montrose Parkway through our community via the Matthew Henson Park and Trail (a very real possibility), the Civic Association will be the community's first line of defense. It won't be ready to go into action if it doesn't have enough board members on hand prepared to do so. Thirty years ago, when I first joined the Civic Association, we helped to kill the Rockville Freeway which would have been built where the Park and Trail are now. At a meeting with the Maryland Department of Transportation years back, community members mentioned that a road there was now out of the question because the land now was a park. The officials' response was very revealing: "We can get any law we want changed whenever we want to." Indeed, the bridge allowing Connecticut Avenue to cross the Parkway has been in place for years, just south of the Aspen Hill Shopping Center.

Rita Vaught



1. **Age (optional):** A "Baby boomer".
2. **Occupation:** My career has been in property management, accounting, and real estate sales, and real estate investing.
3. **Length of time living in the Strathmore/Bel Pre neighborhood:** We bought our home in 2013, and purchased another home in 2016 to be closer to the pool, as our daughter is on the Dolphins swim team
4. **What are your most recent contributions for/to our community?** I have served on the Board of the Civic Association for almost six years, was Treasurer of the Strathmore Be Pre Swim Team Association for about three years, and assisted the Recreational Association Treasurer from 2015 through 2018. I volunteer during other events as my time allows.
5. **What do you see as the most important function of the Civic Association?** To be engaged with the community outside of our association.
6. **What's your vision for the Board of the Civic Association?** To continue with the events we have done over the years, produce *The Bugle*, Listserv, and to grow our membership.
7. **How would you build community?** To continue events beyond the summer season. It would be good to have a volunteer committee to welcome our new neighbors as they move in.

Bel Pre Recreational Association Facilities and the Annual Assessment Recommendations of the Long-Term Planning Committee

by Karen Purdy

Chair Long-Term Planning Committee

The Long-Term Planning Committee (LTPC), which includes two current Bel Pre Recreational Association (BPRA) Board members, and six other volunteers from the Strathmore Bel Pre (SBP) community, assisted by other neighborhood experts, convened in early 2019 to study how best to plan for the future of our neighborhood and its facilities. Part of this effort included the survey many of you took online this summer, the results of which are presented in this edition of *The Bugle*.

The committee has spent the year researching the likely needs of our facilities over the next five to 10 years and beyond, the potential costs of those needs, how comparable nearby facilities handle their membership fees, and related questions.



We've found that several of our facilities, such as the bathhouse and tennis courts, are in poor condition. We also know that the main pool's piping is nearing the end of its life expectancy -- and replacing it would require pulling up the entire pool deck, a major expenditure. (See "Condition of Facilities" on page 34) All this means we're nearing a time where the facilities will require more substantial intervention than the regular maintenance, patches and quick fixes that we have been using for years.

A related pressing matter for the LTPC was the community's shrinking coffers. The annual assessment has been \$225 per property since 2005 (see the "BPRA Assessment - by the Numbers" on page 35). Increased facility operating costs (due to inflation) and repair/maintenance costs (due to aging facilities) have begun to take a toll on SBP's reserve funds.

Given the condition of our common property and the reserve fund's levels, we concluded that an additional \$500,000 (at a minimum) is needed to prevent an eventual budget crisis that imperils the pool's operation.

We constructed a number of spreadsheets analyzing various ways to find that funding. After much debate, we settled on a proposal that would increase the annual assessment to \$300 in 2020, then by \$25 each of the following four years until it is \$400 in 2024; then tie the assessment to inflation starting in 2025.

The proposal will be discussed at the annual meeting on Nov. 21, with a town hall meeting to follow on Dec. 3. A special meeting to vote on the proposal is scheduled for Jan. 9, 2020. Additional meeting dates, should they be needed for a quorum, are scheduled for Jan. 16 and Jan. 23. Property owners may vote in person or by proxy.

A formal announcement of the assessment proposal, the meetings regarding it and the voting process is being sent to the SBP community. In the meantime, on the following pages are Frequently Asked Questions and other information about the LTPC's project and recommendations.

Strathmore Bel Pre Survey: Selected Results

by Chris Wright,
member, Long-Term Planning Committee

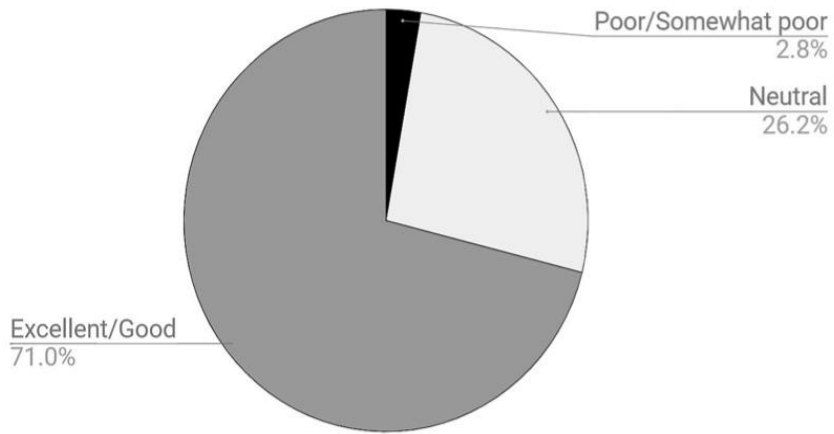
The SBP survey was available at the neighborhood website from late May to mid-July. It was advertised on the Civic Association listserv, at the pool and in the Bugle. In all, 160 people took it.

Part One: Neighborhood Facilities

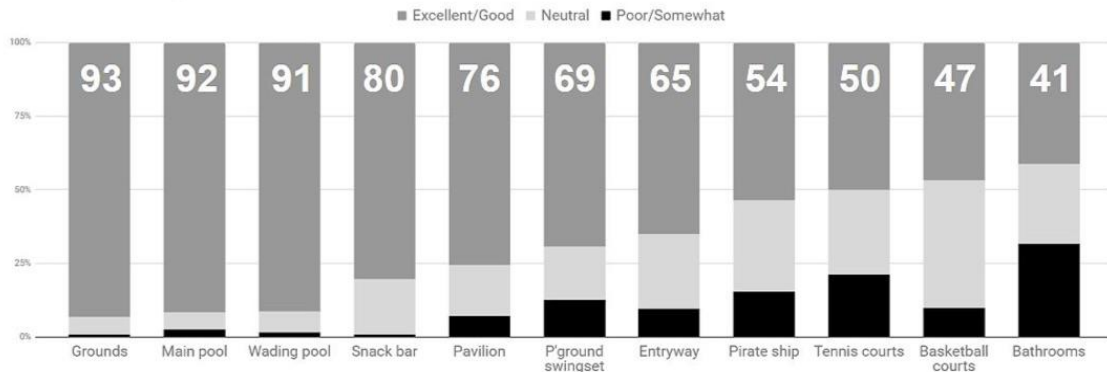
About 60 percent of respondents said they visit the pool complex at least once a week in a typical summer.

Respondents had a high general opinion of SBP facilities, with nearly three-quarters of them rating them as good or excellent overall. But opinion on specific equipment or facilities varied widely:

Overall quality of facilities



Condition of specific facilities



(Number in white is percentage saying facility/equipment in question is in excellent or good condition)

The pool grounds, the main pool and the wading/baby pool were judged as in excellent or good condition by more than 90% of those who rated them. (The stats above for the pools are an average of the results of three questions about each). The snack bar and the pavilion made up the next tier.

Just under 70% of those who rated them said the playground swingset (the one behind the wading pool) and the entry to the pool property are in good/excellent shape. That percentage dropped to about half for the pirate ship (which was last replaced around 2009, though this wasn't noted in the survey) and two facilities outside the pool grounds, the tennis and basketball courts.

– Continued on page 29 –

Survey

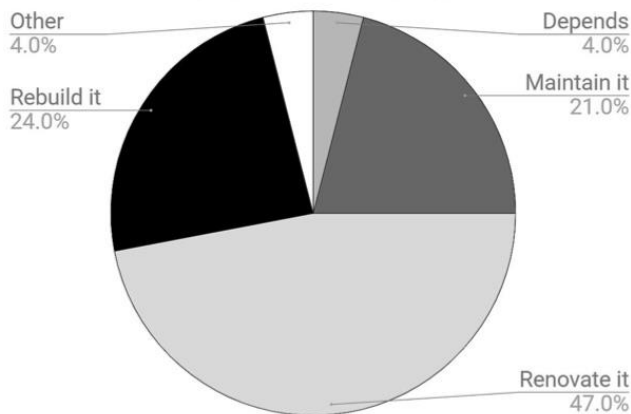
(continued from page 28)

Which brings us to the bathrooms, easily the lowest-rated thing on the survey. The overall figure of 41% above is an average of the results of three questions about each bathroom. Obviously respondents were likely to only answer questions about one bathroom or the other. The women's bathroom got marginally higher marks. Here were the "approval ratings" for each component:

- Men's shower area: 36%
- Men's sink area: 40%
- Men's toilets/urinals: 39%
- Women's shower area: 40%
- Women's sink area: 46%
- Women's toilets: 43%

Public bathrooms in general probably have something against them going into a survey such as this, but they were still easily the lowest-rated thing on the survey. A number of respondents expressed concerns about the bathrooms in open-ended questions as well.

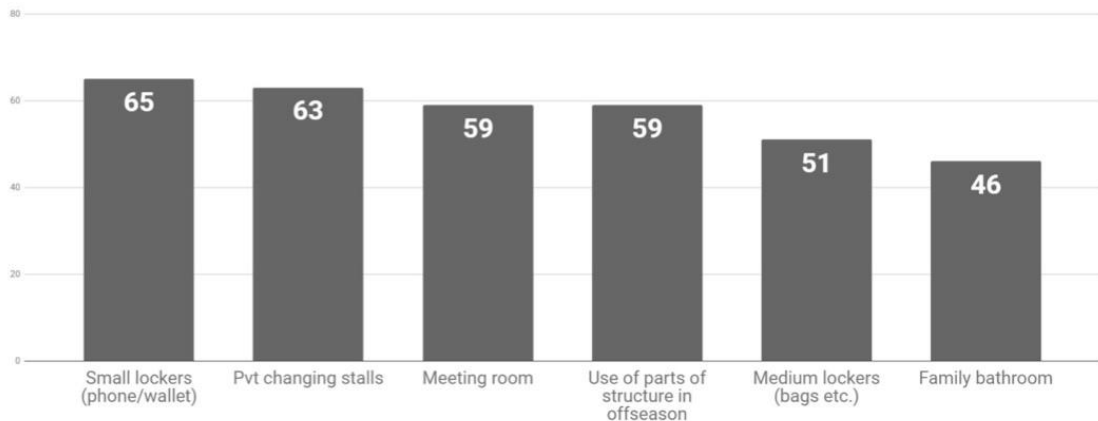
What to do with physical building at pool in next 5-15 years?



The survey asked respondents about a long-term plan for the approximately 50-year-old physical building -- consisting of the entryway, bathhouse, guard office, snack bar etc. About half picked "Renovate existing building, such as painting, replacing fixtures and partitions, replacing electrical and plumbing systems, etc." Another quarter went with, "Demolish existing building and build a new one (assume this could be done entirely during an off-season)." Most others said, "Maintain it as is, such as by repainting or replacing individual components as needed."

The idea of a significant renovation or entirely new building gave respondents the chance to opine on features it could include. Nearly two-thirds of those who gave their opinion suggested small lockers, such as to store wallets, phones or keys:

In new/renovated building, percent very/somewhat interested in...



– Continued on page 30 –

Survey

(continued from page 29)

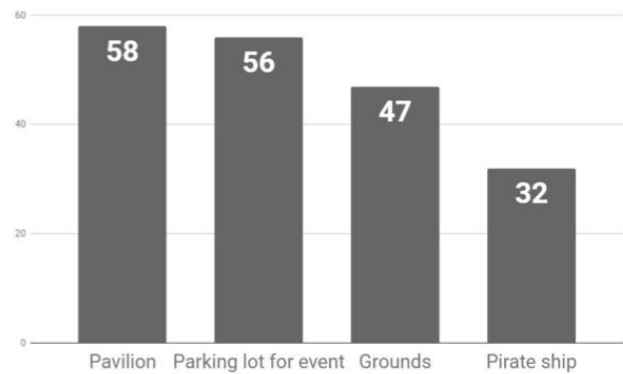
Note that 59% said they'd like to be able to use parts of the structure in the offseason (the survey gave examples, such as a theoretical meeting room or accessing the bathroom from outside the pool).

The survey asked separately about interest in using current pool complex components in the offseason. There was a good amount of interest in the pavilion and parking lot (events such as the Spring Thing and Trunk or Treat have already occurred at the latter), lower interest in the pool grounds and limited interest in the pirate ship.

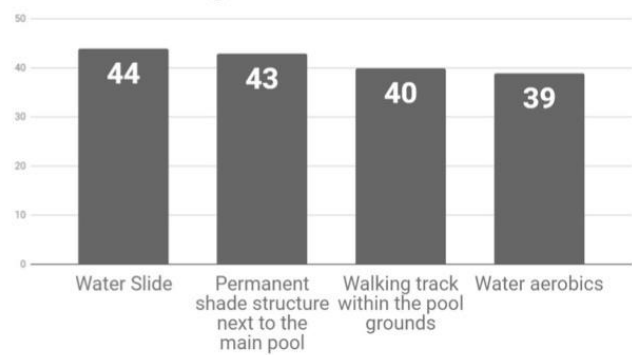
Beyond the question of the future of the physical building at the pool, other amenities could be added, some pricier than others. The survey listed about 15 possibilities, with room for respondents to suggest their own. There was clear higher interest in four of these options; they are listed at right.

Write-in ideas included grills and more picnic tables; a playground outside the pool grounds, perhaps replacing a tennis court; a wading pool water feature; a water-bottle filling station; and a music system.

Percent very/somewhat interested in offseason use of ...



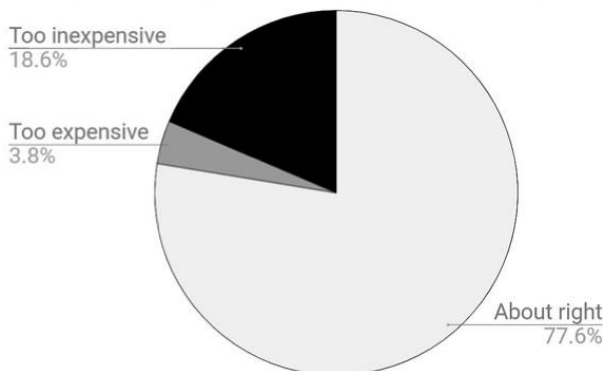
Amenities most wanted: Percent very/somewhat interested in adding ...



Part Two: Annual Assessment

Any major upgrade would require funding, of course. Respondents to the survey were more open to one potential source, increasing the annual assessment, than they were another.

Pool guest fees (\$2 weekdays, \$3 weekends) are...

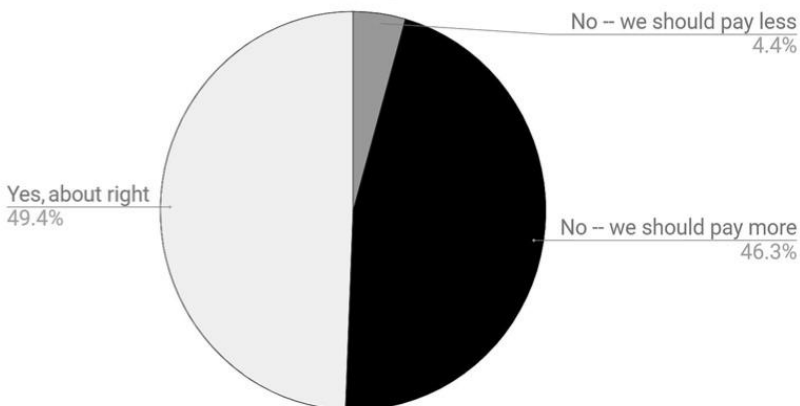


There was little interest in increasing guest fees (which are to be paid by the member, not the guest, for tax reasons), with a large majority saying the current rates are fine. This came despite the question noting that the fees were set more than 10 years ago and that county pools charge \$5 to \$7.

Several people suggested some variation on allotting residents a certain number of guest passes per year, which may be attractive for those who only use the pool when family or friends visit and encourage greater use.

– Continued on page 31 –

Is \$225 annual assessment appropriate?



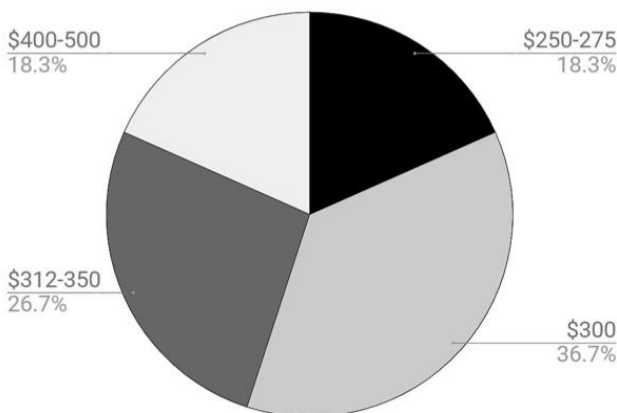
Survey-takers were much more open to increasing SBP's assessment. As the survey noted, it has been \$225 per year per property since 2005, and has not accounted for inflation -- it would have been about \$300 this year if it had.

(The assessment funds the upkeep and operation of the pool, buildings and grounds, such as the pavilion, tennis courts, basketball court and parking lot.)

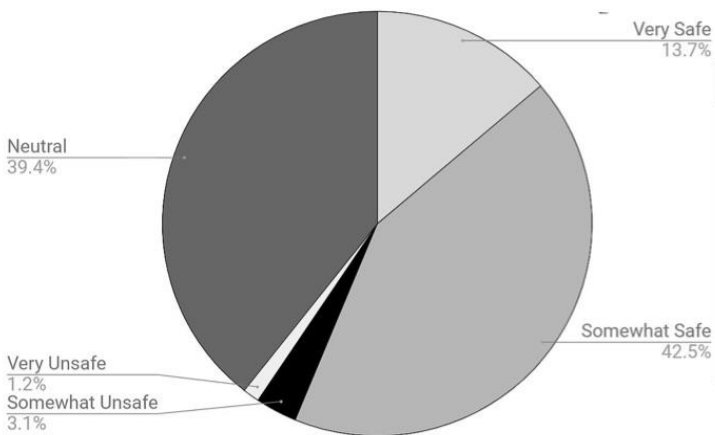
Almost exactly half said the current assessment is about right, but nearly as many said we should pay more. About 4% said we should pay less.

Those who said we should pay less or more could suggest a dollar figure. For those wanting the community to pay more, the figure ranged from \$250 to \$500 (See chart. If someone listed a range, its midpoint was used -- so \$350 would be used for an answer of "\$300 to \$400"). The average response given by those who suggested a higher annual assessment was \$329. A need to tie any change in the assessment to inflation was common in comments.

What amount is appropriate? (of those saying pay more)



How safe from crime is the neighborhood?



Part Three: Safety

Survey-takers saw SBP as quite safe overall -- about 4% said it isn't. Of the 160 respondents, 31 made more specific comments. The occasional car break-in was mentioned a few times. Several people noted that streetlamps could be upgraded; a neighborhood watch was also mentioned. Concern that the neighborhood is used as a cut-through was also brought up.

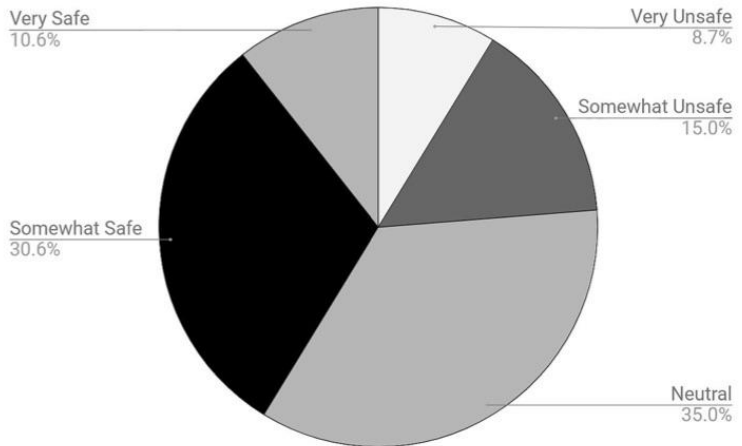
– continued on page 32 –

Responses were more mixed regarding whether pedestrians and bikes are safe from vehicular traffic. Nearly a quarter said they are not safe in SBP. And whereas 56% of respondents said SBP is safe when it comes to crime, just 41% said the same on the pedestrian/biking question.

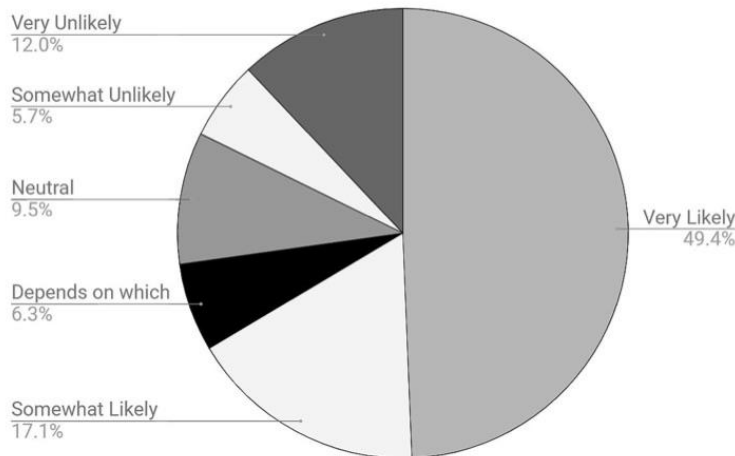
The number of free-response answers to the traffic safety issue also showed it is more on people's minds -- 87 of the survey-takers, well over half, had something specific to say. Issues brought up included the following.

- Speeding. This was clearly the most common concern. Numerous streets were mentioned, including those connecting Georgian Forest, Bel Pre and Strathmore elementaries to Bel Pre Road and Georgia Avenue. Proposed solutions included reducing the speed limit to 15mph or restricting through traffic at rush hours.
- Drivers not obeying stop signs and yield signs within the neighborhood.
- The number of cars and trucks parked along Hewitt Avenue, especially adjacent to crosswalks/islands.
- The bushes to the left of the pool exit, making it hard to see oncoming traffic and pedestrians.
- The lack of crosswalks or signage where streets intersect with the pathways that run to the pool.
- Pedestrians looking at their phones rather than the road.
- Vehicles parking on both sides of Bluff Point approaching the intersection with Hewitt.

How safe from vehicular traffic are pedestrians, cyclists?



Likelihood of support for adding county-funded sidewalks to one side of certain streets?



Another option to mitigate safety concerns is requesting that sidewalks be added to additional streets in the neighborhood. (These would be funded by the county.) As the chart at left shows, a large majority of respondents -- nearly 67% -- said they would likely support such a move, with another 6% saying their support would depend on the streets in question.

About 18% of survey-takers said they were unlikely to support the idea. In comments, several expressed strong concerns

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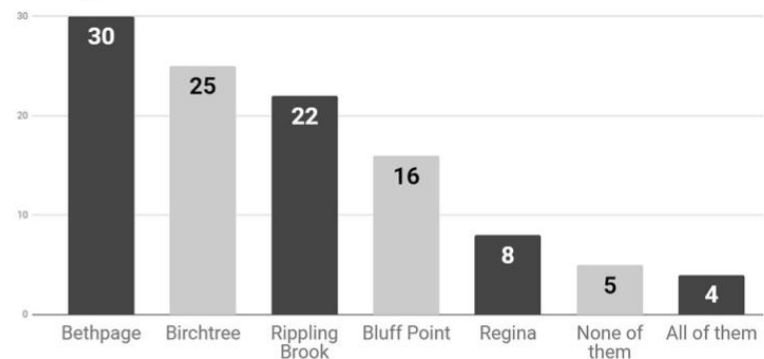
Survey

(continued from page 32)

about the aesthetics of sidewalks, their potential impact on property values, having to shovel them in winter in addition to their driveways, and their encouraging more foot traffic. There is also the question of how adding sidewalks would affect the trees lining many of the streets in the neighborhood.

Respondents could list specific streets in need of a sidewalk. Seventy-eight of the 160 survey takers did so (although five of them effectively said “none of them” as their answer). As the chart shows, Bethpage, which is connected to both Rippling Brook and Hewitt and on which the pool is located, got the most mentions. Birchtree, Rippling Brook, Bluff Point and Regina were also popular responses.

List any streets that would benefit from a sidewalk.



Part Four: BPR Board Issues, Demographics

Respondents expressed some, if not extensive, interest in the annual meeting and BPR board activities.

Just over half of respondents said someone in their household attends the meeting every year or two, while 27% said they never do. The most common reasons for not attending were work conflicts, lack of interest, and childcare needs. Respondents showed interest in holding the meeting between April and October, although this would pose challenges related to the BPR's budget cycle.

Among issues the BPR board deals with, respondents pointed to maintenance of facilities as the most crucial, with 79% calling it very important and another 9% somewhat important. Budgetary/fiscal responsibility had nearly identical results. More than 80% of those who answered said they were very/somewhat satisfied with the board's handling of those two issues.

Covenant enforcement, on the other hand, was a bit of a paradox. It was cited the least in terms of importance, with 22% calling it was “very important,” and 35% “somewhat important.” But, of the respondents who rated the Board's performance in this area, only 49% said they were very/somewhat satisfied. This suggests that, while not so many respondents are concerned about covenant enforcement, those who are aren't all that happy about how it is handled.

As for demographics, about two-thirds of survey-takers said they live north of Matthew Henson trail. About 43% said theirs is a current Dolphin swim family; 21% a past Dolphin family; and 36% not one. Attendance at community events varied, from 48% saying they'd seen live music during the Summer Entertainment Series in the past 12 months, to 30% reporting they went to the most recent yard sale.

But determining how representative the survey-takers were of the overall community is difficult. Those visiting the pool were likely to see signs about the survey. Those who aren't on the listserv and don't read the Bugle may not have known about it at all unless told by a neighbor.

Bel Pre Recreational Association, Inc. 13920 Bethpage Lane Silver Spring, MD 20906

Condition of Facilities, Fall 2019



MAIN POOL: Good

White coat, tiles redone 2019. Big unknown:
Condition of pool piping. Last replaced in 1996;
replacement would require removing pool deck.

Potential 5 year costs: Unknown



BATH HOUSE: Poor

Walls in fair shape; roof, electrical, plumbing
poor; bathroom interior, fixtures fair to poor.
Renovation would trigger ADA requirements.

Potential 5 year costs: \$100-\$560k



WADING POOL: Good

Like main pool, white coat and tiles just redone.
Piping issue would also affect wading pool. Has
own pump room, needs periodic maintenance.

Potential 5 year costs: Unknown



PUMP ROOM: Fair

Serves main pool. Motor replaced 2019.
Filtration equipment needs replacement by '21.
Structure repairs likely within 5 years.

Potential 5 year costs: \$40k



PAVILION: Fair

Structure in good shape; roof in fair shape,
replaced 2009. Regular gutter cleaning needed.
Concrete floor could be sealed in some way.

Potential 5 year costs: \$3.2k



PLAY EQUIPMENT: Fair

Current pirate ship installed around 2009. It and
small playground area both need yearly
maintenance, repair. Could replace one or both.

Potential 5 year costs: \$7k



PARKING LOT: Fair

Sections near Bethpage Lane in need of crack
filling and pavement sealing. Was last repaved
in 2008.

Potential 5 year costs: \$20k



GROUNDS: Good

Maintenance needs include mowing, adding
wood chips, grass seed, fertilizer; tree pruning
and removal, clearing brush, fence repair.

Potential 5 year costs: \$100k



TENNIS COURTS: Poor

Awaiting estimate for necessary major repairs,
including resurfacing, net replacement.

Potential 5 year costs: \$25-\$100k



BASKETBALL COURTS: Good

Maintenance needs include periodic sealing and
replacement of nets.

Potential 5 year costs: \$3k

Note: Potential 5 year costs do not include typical operation and basic maintenance of facilities with the exception of Grounds.

Sources: Visual inspections; 2019 community survey; 2014 Ponte Report to the BPRA.

(version
10/1/2019)

The BPRA Annual Assessment

by the Numbers

15 Years since the last assessment increase

2 Times in the last 25 years the assessment has increased (from \$150 to \$180 in 1995; to \$225 in 2005)

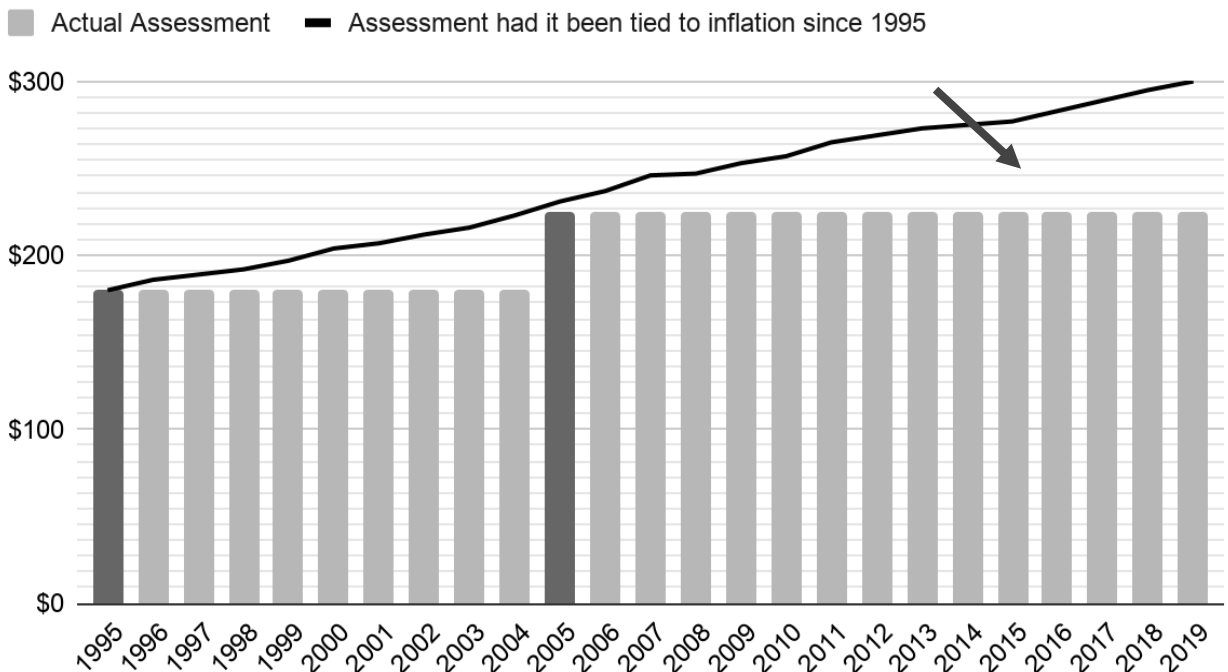
\$225 Annual assessment in 2019

~65% Total inflation in the last 25 years

\$300 What 2019's assessment would have been, had the amount been tied to inflation starting in 1995

over \$530,000 Additional money that would have been collected from 1995 to 2019, had assessment been tied to inflation

BPRA Assessment



Assessment Proposal FAQs

Current Financial Situation

How much money does the BPRA currently take in each year?

In 2019, the annual assessments provided nearly \$161,000. With other money added in (guest fees, etc.) the total income as of Aug. 31, 2019, was about \$168,000.

How much are we spending?

As of Aug. 31, 2019, our total expenses for the year were about \$228,000, for a deficit of about \$60,000; however, our fiscal year does not end until Feb. 29, 2020, so the deficit will continue to rise.

What are some of the details about that spending?

The pool's basic operation and management cost about \$70,000 as of Aug. 31. About \$107,000 was spent on pool/building repairs and maintenance (some planned, some not); another \$30,000 was spent on fees, utilities, and repairs and maintenance of other parts of the common property. The remaining \$21,000 or so includes real estate taxes, CPA fees, insurance and other line items.

What's our current bank account balance?

As of Aug. 30, it was about \$154,000. In August 2018, it was about \$274,000. The balance has varied in recent years depending on expenditures needed (for instance, in 2019 the pools' coating and tiles were replaced).

The Assessment Proposal

Why do we need to increase the annual assessment?

Our \$225 assessment, resulting in about \$161,000 in income yearly, is difficult to sustain considering inflation and the aging of our facilities. Regular operational costs are one thing, but maintenance and repairs are another. The BPRA's budget for this year assumed we'd need to dip into reserve funds. That proved true -- and to a greater degree than expected, due to costs stemming from patching the bathhouse roof, replacing the pool pump's motor and snaking the bathhouse sewer line. Next year's proposed budget also assumes we'll have to spend more than we take in, eating up more reserves.

What is being done to minimize unanticipated expenditures?

The BPRA Board and long-term planning committee try to plan proactively for expenditures with tools such as the yearly budget, Five-Year Plan, Condition of Facilities assessment, architect's Facility Report, maintenance history, and an anticipated future maintenance and replacement timeline. In this way, we can proactively plan for some projects, but as our systems age they are more likely to fail, potentially resulting in unanticipated expenditures.

I had heard that \$300 a year was a possible new assessment level. Why isn't that enough?

\$300 per year would reduce, but not eliminate, the annual budget shortfall. Until yearly costs are consistently covered by the assessment, the BPRA's bank account balances will continue to decrease, and saving for emergency repairs and larger projects won't be possible. This could mean eventually facing a budget crisis, similar to that of Wheaton Woods (a pool that had yearly dues upwards of \$400) in 2018, that prevents the pool from operating for all or part of a season.

Why tie the assessment to inflation?

Costs of goods and services generally increase from year to year. Tying the assessment to inflation allows BPRA income to keep pace with those increases and lets the assessment increase gradually as well. Had this been the case the past 15 years, the BPRA would have collected an additional \$530,000.

Assessment Proposal FAQs

Continued from page 36

Why tie the assessment to inflation?

Costs of goods and services generally increase from year to year. Tying the assessment to inflation allows BPRA income to keep pace with those increases and lets the assessment increase gradually as well. Had this been the case the past 15 years, the BPRA would have collected an additional \$530,000.

Why have a stepped increase over several years?

As noted above, \$300 will not be sufficient to meet the BPRA's anticipated needs. The stepped increase to \$400 is an effort to balance the fiscal needs of members and the BPRA facilities.

What about a one-time assessment instead of increases to the yearly assessment?

The LTPC considered this. The community could opt for a one-time special assessment to address facility needs, but it would need to be more than \$700 per household on top of the annual assessment (which would still need to be increased, as described above, to address yearly operation and maintenance cost increases).

Needs of the Facilities

How much money do we need?

Based on facility conditions, anticipated projects, and reports by architects, engineers and our pool management company, the LTPC estimates needing at least \$500,000 over the next five years (on top of typical yearly operations/maintenance costs).

What are some of the immediate known facility needs?

Within the next five years: Replacing the main pool filter and associated pump room piping; parking lot sealing, crack filling and striping; tennis court repairs and resurfacing; replacing the bathhouse roof; updating the bathhouse to meet ADA requirements and other codes.

Is the plan to renovate the bathhouse -- or replace it with a new one?

This issue needs further study. The bathhouse's concrete block walls are in decent condition, but the plumbing and electrical systems need an upgrade or replacement. The roof needs to be replaced, the walls need to be painted and the fixtures and partitions should be upgraded. In addition, the building is "grandfathered" into ADA and electrical code requirements. A major change could trigger a need to meet those. The LTPC will consult with architects and engineers to assess options for the bathhouse and analyze their costs and benefits to the community. The LTPC and Board will provide periodic updates throughout the process. A community forum will be held before any final decisions are made. And depending on the decision, a vote by the community may be needed (see below).

What if the board uses this additional money for something the community is against?

The BPRA board has limited authority regarding changes to facilities. It can approve "replacing like with like" changes, such as replacing a roof, on its own. But any "enhancements" -- say (hypothetically) replacing a tennis court with a playground or adding a meeting room to the bathhouse -- require a vote by the community at large.

– Continued on page 38 –

Assessment Proposal FAQs

Continued from page 37

Additional Matters

I never use the pool or other common property. What is in this for me?

A Realtor who sells in SBP said that, while common property may not automatically add value to a home, buyers interested in pools and accompanying common areas, such as tennis courts and playgrounds, often “will pay more to purchase a home in that community.” Homebuyers with small children may be particularly interested. Our community’s amenities are typically included in sales listings and sometimes photos of the pool and other common areas are as well.

The Realtor noted, though, that “if the community has a pool and common areas but they are badly maintained... the buyer’s impression will be that the association is not funded well and would definitely affect the home prices.”

In addition, the pool and adjacent properties offer multiple activities including swim team, leisure and lap swimming, tennis, basketball, music events, movie nights, community parties and forums, as well as social opportunities and safe play spaces. It also gives neighborhood teens and tweens a place to congregate during the summer months.

One reason I rarely use the pool is I have to pay guest fees when extended family visits. What can be done about that?

The BPRA Board is separately working on revisions to the pool rules. As drafted, they would waive guest fees for children/grandchildren, age 17 or younger, of SBP residents. (View the proposed rules at www.strathmorebelpre.org.) The LTPC also hopes to explore ways to provide households with a certain number of guest passes per year and modernize the pool check-in system.

What are membership fees like at other pools?

We’ve done some research, and found fees at other pools in the area to be uniformly double or triple that of SBP, though membership rules varied. The least expensive we could find is Manor Woods on Bauer Drive, a neighborhood pool with a \$475 annual family membership fee.

Is the BPRA required by law to have a certain amount of reserve funding?

Not yet. State legislation introduced in 2019 would require HOAs to study what reserves are needed for major repairs and replacement of common property and fund at least 80 percent of the recommended amount of reserves. No action was taken on this bill this year, but it is likely to be reintroduced in 2020.

What if I have more questions about the Assessment Proposal or other related issues?

Please come to the Annual Membership Meeting on Nov. 21. The LTPC will be presenting the Assessment Proposal and will be available to answer questions. In addition, you can contact LTPC Chair Karen Purdy at klpurdy@hotmail.com.