

May 2005

College Heights Estates Association, Inc.  
7100 Eversfield Dr  
College Heights Estates, MD 20782-1049

*Is Your Label Highlighted In Yellow??*

*If So, Please Pay Your CHEA Dues*

**CHEEA**

---

---

# College Heights Estates Newsletter

May 2005

---

## Letter from CHEA

Greetings,

This past year has been a busy one for CHEA. The various development projects adjoining and surrounding the CHE area will have an impact on our community in the years ahead, and the Officers and Board have worked very hard this year and spent many hours meeting with the various developers. At all times, the entire Board has done their best in gathering facts, identifying alternatives and ultimately representing community perspectives on the proposed developments. There's rarely unanimous agreement on issues impacting a community, and CHE is no exception. However, the Board has been very analytical in its approach, very complete in its analysis and has represented the majority point of view when speaking with the various developers. I want to thank each of the Board members for their time and their contributions. As a community we are all indebted to them for their efforts!

The CHEA annual meeting is scheduled for June 23, 2005 at St Mark's. The annual election of Officers and Board Members will take place at this meeting, and I hope you will attend and cast your vote. There's more work ahead of us as a community regarding the development activities, and the individuals you elect will be the ones you entrust to represent your perspectives.

As always, if you have any other questions or issues that are important to you, feel free to contact me or any CHEA board member.

Respectfully submitted,

*Ron Blunck*

President

### CHEA Board Members

The CHEA board members are listed below. If you have a question or issue that you would like the Association to address, please contact any Board member. All Board members volunteer their time and energy and are not compensated for services they provide.

Bev Silverberg, Calverton Drive, (301) 779-0861,  
[BRSComm@aol.com](mailto:BRSComm@aol.com)

Bill DeWitt, Hunter Lane, (301) 779-4370,  
[wdewitt@rhsmith.umd.edu](mailto:wdewitt@rhsmith.umd.edu)

Cathy Beard, Clagett Road, (301) 927-2375,  
[cjbeard@umd.edu](mailto:cjbeard@umd.edu)

David Merkowitz, Partridge Place, (301) 927-5811, [drmerkowitz@earthlink.net](mailto:drmerkowitz@earthlink.net)

Don Hein, Clagett Road, (301) 927-4396,  
[donaldhein@erols.com](mailto:donaldhein@erols.com)

Edna Szymanski, Commander Drive, (301) 779-3289, [ednas@umd.edu](mailto:ednas@umd.edu)

Elaine Murphy, Calverton Drive, (301) 403-8891,  
[emurphy@hyattsville.org](mailto:emurphy@hyattsville.org)

Erskine Davis, Commander Drive, (301) 864-2749, no e-mail address

Jean Lee, Clagett Road, (301) 927-1956, no e-mail address

Julie Gilden, Wells Parkway, (301) 864-8007,  
[julie.gilden@gmail.com](mailto:julie.gilden@gmail.com)

Ron Blunck, Eversfield Drive, (301) 864-0186,  
[rblunck@geico.com](mailto:rblunck@geico.com)

Ron Browning, Partridge Place, (301) 927-1209,  
[arkabee@comcast.net](mailto:arkabee@comcast.net)

Sandy Stein, Eversfield Drive, (301) 864-9556,  
[sangret@aol.com](mailto:sangret@aol.com)

### **CHEA Membership Fees**

The annual membership fee, only \$25, is the primary source of funds for all CHEA activities. The fee covers newsletters, postage, street sign and gate maintenance, community block party, special projects and all other CHEA expenses. It is a small amount for each household to contribute and we ask that all residents send their payment yearly to support the only community organization that serves all of College Heights Estates.

Check the mailing label on this copy of the newsletter. Above your name, on the right, is a date (YYYY/MM format) of your last payment. If this date is highlighted in yellow, your 2005 fee (\$25) is due and should be sent to CHEA, c/o Don Hein (Treasurer), 4109 Clagett Road, College Heights Estates, Hyattsville, MD 20782-1136.

### **Please Add/Update Your E-mail Address**

CHEA maintains a protected e-mail communications list for dissemination of current issues affecting the community. **PLEASE** check the mailing label on your newsletter. Below your name on the address label is the e-mail address you have provided to CHEA. If this has changed, please send an update to Don Hein, the CHEA Treasurer. If you want to add your e-mail address to the e-mail distribution list, let Don know. The e-mail list is protected and not shared with anyone outside of CHEA.

### **Mar 30<sup>th</sup> CHEA Community Meeting**

CHEA sponsored an all-community informational meeting at St Mark's School. Seven developers/organizations were invited to attend and present their development plans.

The Michael Companies and Mitchell & Best presented development plans for single family homes on the Buddington South property.

Mid-City Financial presented development plans for inter-generational condominiums on the Buddington North property.

JPI presented development plans for student housing at the intersection of Mowatt and Campus Drive.

The University of Maryland presented campus development plans.

The City of College Park presented development activities on Route 1 and in the Knox Box area.

Eakin Yougentab Associates presented development plans for the Route 1 Lustine site.

Hyattsville presented development activities associated with the University Town Center at East-West Highway and Belcrest Road.

Many thanks to Bill DeWitt for opening the meeting and orchestrating the presentation activities.

### **Apr 20<sup>th</sup> CHEA Community Meeting**

As a follow up to the informational meeting on Mar 30<sup>th</sup>, CHEA sponsored another all-community meeting on Apr 20<sup>th</sup>. The purpose of this meeting was to provide a forum for CHE residents to discuss among themselves the various development efforts presented on Apr 20<sup>th</sup>.

The following items/issues were discussed by residents:

1. Broad Issues
  - a. Crime – police coverage by County
  - b. Route 1 – sidewalks/lighting/truck noise
  - c. Bike paths
  - d. Infrastructure – water mains
  - e. Parking – overflow
  - f. UMCP South Farm development
  - g. Security at/from Hyattsville Metro station
2. Route 1 and Beyond
  - a. MD 193, Adelphi, Campus Drive
  - b. Route 1
  - c. Stop lights, timing
  - d. Beltway access

- e. Metro – Purple Line
- f. Pineway/Route 1
- g. Speeding on Route 1 and Pineway
- h. Jurisdictions (contacts, planning)
  - i. University Park
  - ii. County
  - iii. State
- 3. Graduate Housing (Developer: JPI)
  - a. Clarify mix of undergraduate vs. graduate students
  - b. Plot map of all properties
  - c. Zoning process & planned density
  - d. Lighting, noise, security
  - e. Park & Planning role
- 4. Inter-generational Housing (Developer: MCF, Investments)
  - a. Paths between CHE and inter-generational housing/condos
  - b. Access/crime
  - c. Fencing
  - d. No bridge
  - e. Student bonfires
  - f. Elevation
- 5. Buddington South (Developer: Michael Companies)
  - a. Drainage runoff at Commander and maintenance of system
  - b. Trees
    - i. Mark mature trees that will be kept
    - ii. Put new tree stock in buffer area
  - c. Architectural sensitivity – finishing rear of houses
  - d. Construction hours
  - e. Getting agreements in writing
  - f. Security of construction site
  - g. Construction access from Adelphi to Windsor
  - h. Impact of construction equipment on roads

As follow up to this meeting, CHEA sent a letter to the Michael Companies regarding the Buddington South topics/issues and asked for a response from them. CHEA is also attempting to create a map(s) that would include a view of the overall area surrounding CHE with all of the development projects and their locations identified. These map(s) would be made available to CHEA members. Other significant issues identified will also be addressed.

**\*\*IMPORTANT ANNOUNCEMENT BELOW\*\***

**CHEA Annual Meeting**  
**June 23<sup>rd</sup>, 7:30 St Mark's School**

CHEA will conduct the annual membership meeting on June 23<sup>rd</sup>. The election of Officers and Board members is conducted during this meeting. The following residents are being nominated:

President: Bill DeWitt  
 Vice-President: Bev Silverberg  
 Secretary: Dave Merkowitz  
 Treasurer: Don Hein  
 Board Members: Ron Browning, Jean Lee, Elaine Murphy, Sandy Stein, Julie Gilden, Cathy Beard, Michael Szymanski, Christopher Blunck, Ron Blunck

Other nominations are encouraged and can be made at the meeting.

If you are unable to attend the meeting but want to vote on Officers and Board Members please complete the absentee ballot at the end of the newsletter. It's important for everyone to cast their vote, so please mail the absentee ballot by June 20<sup>th</sup> if you cannot attend.

**Betty Scott Retires From UPES**

Join former students, grateful parents and friends in wishing Betty Scott, music teacher and director of the Maryland Boy Choir, joy in retirement at a party in her honor at the University Park Elementary School on June 1<sup>st</sup> at 7 PM. You can join the alumni chorus – even if you can't make rehearsals.

If you can't attend the celebration, you can send a note, card or photo to be included in a retirement album being created for her. You can also donate to the Betty Scott Scholarship Fund that is being created at UPES.

**Crime Statistics**

Below are the non-violent crime statistics reported to the County Police for addresses in CHE.

Type of Crime	2004 Jan-Dec	2005 YTD

<b>Breaking &amp; Entering</b>	<b>0</b>	<b>0</b>
<b>Theft</b>	<b>0</b>	<b>0</b>
<b>Stolen Auto</b>	<b>0</b>	<b>0</b>
<b>DWI</b>	<b>0</b>	<b>0</b>
<b>Vandalism</b>	<b>0</b>	<b>0</b>
<b>All Other</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>0</b>	<b>0</b>

If you are a victim of crime, contact the Prince George's County Police substation in Hyattsville at (301) 699-2630. For emergencies, call 911 immediately. At the same time, please let CHEA know so we may alert other residents using the Association e-mail list. The best deterrent to crime is a watchful public and e-mail alerts can play an important role in notifying nearby residents.

**Storm Sewer Repairs Coming**

CHEA has been working with Prince George's County to clean, repair and/or replace the storm sewers along Wells Parkway. The storm sewer at Wells and Chansory will be replaced this year. The storm sewers at Wells/Eversfield and at Adelphi/Wells will be studied for possible replacement.