

Minutes

College Heights Estates Association General Meeting Tuesday, December 11, 2007 St. Mark's Meeting Room

President Beverly Silverberg called the meeting to order at 7:30 p.m. She welcomed attendees and thanked them for coming to the CHEA community meeting.

The following topics were discussed:

1. Recycling – Beverly explained the change to Friday pickup and single stream recycling and said that the CHEA email was used to advise residents of the number to call when their first recycling pickup had been missed. This resulted in an early Saturday morning pick up.
2. Shredding -- PG County's Shredding and Electronics Recycling Events were noted and people were referred to the schedule on the CHEA website (www.cheamd.com).
3. Leaf Pickup – The first county leaf pickup in College Heights Estates was completed before many leaves had fallen. The second pickup has not yet been scheduled but probably will be late in the season or well into winter. The County Department of Public Works and Transportation posts pickup schedules on its website at the same time that it posts signs in neighborhoods beginning seven days in advance of a scheduled pickup.
4. Gypsy Moths – A representative of the Maryland State Department of Agriculture Pest Management Division was unable to attend the meeting, so Beverly Silverberg read an e-mail from him to CHEA outlining the dangers to the community's tree cover from the gypsy moth infestation. As can be seen from the state's Gypsy Moth Assessment Report posted on the CHEA website, the count in College Heights Estates is very high. Residential trees – especially full canopy trees – are most at risk, due in large part to this year's drought in the spring and fall. Attacks by gypsy moths on weakened trees result in a loss of leaves and deplete the trees' resources as they attempt to grow new leaves. Information about various insecticides is available on the department's website (www.mda.state.md.us/). The result can be the loss of a high percentage of established trees.

Beverly has been in contact with the governments of College Park, University Park, both of which plan to conduct aerial spraying of insecticides, the least expensive and most effective means of gypsy moth control. She will look into the cost of piggybacking on their programs, which must be completed before spring to avoid severe tree damage.

Ron Blunck moved **that CHEA work with College Park and University Park to develop spraying options and identify costs and ask College Heights Estates residents to cover the expense on a pro rata basis.** Rick McPherson seconded the motion. During discussion, CHEA

Treasurer Don Hein confirmed that the CHEA treasury has enough money to cover the difference if some residents refuse to pay.

On a show of hands, the motion was approved unanimously.

5. National Register of Historic Places – Howard Berger of the Maryland National Capital Park and Planning Commission/Prince George’s County Planning Department presented information on historic designation. At CHEA’s request, the department has hired a consultant to survey the community and document those parts that are eligible for designation. The processes for designation by the National Register and as a local historic district can go forward simultaneously. The federal program, he said, is designed to draw attention to the historic and architectural character of a place and provide certain protections against federal actions. Maryland law provides for a similar review process. Designation places no restrictions on the owner in terms of use or modification of the property. In Prince George’s, a local historic district can be established under county law. The benefits of historic designation include local, state, and federal tax incentives or refunds, depending on the nature of the property. The State of Maryland offers tax credits for certain types of rehabilitation work. The federal government does not provide tax credits for owner-occupied properties. Property designated historic by the county can qualify for tax credits for some activities but also is subject to rules and regulations on the property’s use.

During the survey, the consultant will document every building in the community, though the historic district will include only those that qualify. As a rule of thumb, buildings need to be at least 50 years old to be designated as “qualifying resources,” though age is only one factor. Others are identified as “non-qualifying resources.” The listing can be updated periodically. The consultant probably will begin the survey early in the spring. Community meetings will be held once the survey is complete. The entire historic designation process could take about 18 months.

6. Development – Rick McPherson reported on the wide range of development projects planned or under way in the Route 1 corridor. About 15 projects are in various stages of development from East-West Highway to the Beltway. These projects, both residential and commercial, will have a major impact on traffic and the kinds of goods and services available to CHE residents. Planning also is under way for the Purple Line, which eventually will traverse the area, but the placement of the line and its stops is being debated. In addition, numerous major projects are planned, under way, or nearing completion to the west and south of College Heights Estates, all of which will contribute to a substantial change in the nature of the area.

Ron Blunck reported that detailed plans for Buddington South, a development of 26 homes to be built by The Michael Companies in the area between Commander Drive and Windsor Drive, have cleared the Park and Planning Commission. Preliminary engineering plans for the intergenerational housing development along Mowatt Lane on the other side of the creek have been approved, and detailed plans are now being prepared. Tom Farasy of MCF Investment has promised to meet with members of the community for input on the plans sometime in the next few months. The project is scheduled for completion in 2011 or 2012.

The meeting was adjourned at 8:59 p.m.