

## Save The Dates

**October 1 - 2018 Membership Drive** begins

**Saturday, October 7 - Free Paper Shredding** at Walter Johnson HS, 10 am to 2 pm.  
Bring up to five bags or small boxes of paper. Staples & paper clips are OK.  
Spiral binders and binder clips must be removed.

**Sunday, October 8—Community Meeting** with Margaret Nolan's multi-media history of our neighborhood. This is NOT TO BE MISSED!

**Sunday, December 10—Winter-on-the-Farmland Holiday Party** (date tentative)

See the listserv, GreaterFarmland.org, and facebook.com/GreaterFarmland for details and plans for these and other events.

### **OLD FARM HISTORY TO BE PRESENTED AT COMMUNITY MEETING**

This month, one of our former neighbors, Margaret Nolan, will be presenting her multi-media history of our community. She interviewed many of our original residents, who provided many interesting memories of the beginnings of our neighborhood and has collected many old photographs of life here way back in the 60's (anyone remember those days??). Mark your calendars for Sunday afternoon, October 8<sup>th</sup> for the presentation. If you want to see when Old Farm was really a farm and Montrose Road was a two-lane road, you won't want to miss this!

### **WASHINGTON SUBURBAN SANITARY COMMISSION MOVING FORWARD ON CREEK IMPROVEMENTS**

WSSC is improving Old Cabin Creek by stabilizing the banks with new plantings and other measures that prevent runoff into the creek. The work should be completed by the end of October. While the work is being done, watch out for large vehicles on Farmland Drive and Tilden Lane. We have stressed to WSSC that the construction vehicles need to be extra careful, as we have school kids walking on Farmland Drive, which has no sidewalks in that location. We look forward to having an improved bank and a cleaner creek.

Ed Rich

### **JULY 4<sup>TH</sup> PARADE**

Mother Nature cooperated for a change and brought us a perfect day for our annual July 4<sup>th</sup> Parade. The parade route looked extra special with all of the American flags lining the route. We had tons of kids, parents and friends walking or riding their bikes, trikes, scooters and rollerblades from Farmland to Old Farm Pool for a beautiful day for swimming. Many thanks to the Rockville Volunteer Fire Department, Officer DeSouza of the Montgomery County Police Department, our neighbors who drove their convertibles, Uncle Sam, and the Farmland Patriotic Band for providing such great music at the School. A special thanks to all who volunteered their time and efforts to make this such a special day for all.



Ed Rich, President

## GFCA 2018 MEMBERSHIP DRIVE BEGINS



Renewals and new memberships will be available for 2018 starting on October 1. Annual dues are \$25, payable to GFCA.

**To pay online, using a computer (this won't work on a mobile device) go to [atozdirectories.com/home](http://atozdirectories.com/home), and log in, then click the Purchases tab.** You can pay with a credit card or PayPal. Your membership will be automatically updated. Questions? [directory@greaterfarmland.org](mailto:directory@greaterfarmland.org)

**To pay by check, make the \$25 check out to GFCA and mail to Emily Mintz, 6712 Sulky Lane, North Bethesda, MD 20852.** I will update your membership and our treasurer will then deposit the check. Please be patient with this method...this is a more time-consuming process.

Emily Mintz, Membership/Directory chair, [directory@GreaterFarmland.org](mailto:directory@GreaterFarmland.org)



### GFCFA COMMUNITY DAY & BBQ

June 10<sup>th</sup> was a sunny, gorgeous day—a great day for our first annual GFCA Community Day! What a great neighborhood party! Over 400 friends and neighbors celebrated the beginning of summer and our wonderful neighborhood. It was so great to see so many of you enjoying the afternoon under the tent and on

the field outside of Farmland Elementary School. The kids enjoyed the Moon Bounce, the pony rides, and face painting, while the adults enjoyed each others' company at the long tables. We all enjoyed the delicious BBQ from our new friends at Mission Barbecue and the music provided by our fabulous DJ. The kids loved the old Army truck that Mission Barbecue now uses as a smoker. Hopefully, you got a chance to meet someone that you didn't already know and realized what great people live here. We are thrilled that so many of you came out and enjoyed the afternoon. Given the success of the day, we look forward to making this an annual event. For those of you who came, make sure that you tell everyone who didn't come what they missed! Thanks to Kathy Hoffman and her family for coordinating events, and Rick Gentry for negotiating the catering. Thanks also to Mission Barbecue, KAH for the Moon Bounce, D&D Pony Rides for bringing such well-behaved ponies, our fabulous Farmland Fifth Graders who did such a great job painting all those faces all afternoon, all of you who brought desserts for everyone to share, and to the Board Members and volunteers who helped to make this a great success.

Ed Rich, President



### Seniors over Age 60

*Need help selecting Medicare prescription and supplemental plans?*

*Having trouble filing a claim or appeal?*

*Free help is available at the Senior Health Insurance Assistance Program (SHIP) office in the Holiday Park Senior Center.*

**301-255-4250**

### LITTLE LIBRARIES

Taking a walk around the neighborhood and want to come home with a free book?

Stop by the Little Libraries, located in the front yards of two of our neighbors.

You can bring books you're finished with and take one you'd like to read!

11405 Rolling House Road  
6719 Sulky Lane



### PLEASE REMIND YOUR YOUNGSTERS—STREETS ARE FOR CARS

Skateboarding, riding scooters, pushing strollers, and walking down the middle of our streets is a tragedy waiting to happen. Old Stage Road, Tildenwood Drive, Farmland Drive, and Tilden Lane are designated residential access roads, with endemic speeding. Other streets, without sidewalks and with parking on both sides have limited lines-of-sight. We have had reports of children, with and without adults, in dangerous situations.

## COUNTY PROPOSES CHANGES TO SHORT-TERM RESIDENTIAL RENTAL RULES

Montgomery County officials are considering a proposed Zoning Text Amendment (ZTA) 17-03 and a companion Bill 2-16, which would authorize all County home owners to offer unsupervised (meaning no owner presence required) rentals for up to 90 days per year, with certain limited requirements. (The maximum consecutive rental days would be 30.) This ZTA would enable homeowners to advertise availability of rooms or an entire home for rental with online services such as Airbnb, HomeAway, VBRO, and other similar online short-term rental sites.

Currently, the County's Zoning Ordinance does not allow for short-term residential rentals of less than one month, unless the home has been approved for use as a "Bed and Breakfast." Bed and Breakfasts are only allowed in detached houses and are subject to specific standards.

Since 2016, the County has been considering revising the existing Zoning Ordinance to permit short-term rentals. At the GFCA board's July 17th Board Meeting, the Board authorized directors to draft testimony for the September 12 County Council hearing. The central concern was that the current proposal fails to provide for adequate enforcement and penalties, given the risks posed by permitting up to 90 days of unsupervised rentals.

The Board's testimony recommends that the County Council revise the proposal from a ZTA to a Landlord-Tenant Regulation, with adequate civil penalties for violations of the proposed limitations as well as for other violations. This would include fines and the ability to revoke rental licenses for repeat offenders. Enforcement should not depend on neighbors reporting violations to the County.

The testimony is posted on the GFCA website, along with resource links and further information.

Toby Levin and Dotan Weinman

If you have questions regarding this issue, you can contact Toby Levin at 301-881-7660.

### REMINDER: TREE MONTGOMERY WILL PLANT SHADE TREES FOR FREE!

If you are looking to plant a shade tree in your yard, check out the county program Tree Montgomery. The County will install a shade tree and provide some follow-up care for free. Installed trees are over 10' tall.

Information and an application are on [TreeMontgomery.org](http://TreeMontgomery.org). There is a waiting list. Patience will be rewarded with a free tree.



### GREATER FARMLAND CIVIC ASSOCIATION BOARD

Ed Rich, President      [president@GreaterFarmland.org](mailto:president@GreaterFarmland.org)

Tom Biggs, Treasurer      [treasurer@GreaterFarmland.org](mailto:treasurer@GreaterFarmland.org)

Peggy Slye, Secretary

Directors: Toby Levin, Meg Gold, Rick Gentry, Mark Friedman,  
Cecelia Van Rooyen, Dotan Weinman, Marjorie Raley, Peter Rumm

Committees include:

Membership/Directory & Newsletter, Emily Mintz

Beautification, Pamela Levine

Social, Kathy Hoffman

Welcome & Webmaster, Rick Gentry

Traffic & Transportation, Tracy Miller

Energy & Government Affairs, Paul Arveson

Questions? [info@GreaterFarmland.org](mailto:info@GreaterFarmland.org)

## POLLINATOR-FRIENDLY GARDENING TIPS FOR FALL

If you garden, as I do, to attract and nurture bees and butterflies, fall is as critical a time of year as spring and summer. You may want to sow new seeds. Aim for a variety of plants that produce nectar and pollen throughout the season, such as native monarda (Wild Bergamot is a favorite), anise hyssop (a wonder plant), beardtongue, butterfly weed, and asters. Also consider how you prep your garden for spring. Many butterflies over-winter as eggs and caterpillars nestled in leaf litter, and many bees nest in the ground, pieces of wood, and

hollow plant stems. Leaving the leaf litter undisturbed under the pollinators' favorite plants and leaving a couple of feet of stem when trimming dead stalks are two ways you can encourage more pollinators in spring.

## COMMUNITY YARD SALE—A HUGE SUCCESS!

With a huge number of volunteers organizing sign-ups, street signage, advertising, and handing out maps, our yard sale in June had a record-breaking 62 participating households! Thank you again to Mark Friedman, who, along with founder Karen Lippy, rose to the challenge. This event is one of GFCA's most popular. The board is considering moving the event date to earlier in the spring or toward the fall to distinguish it from the amazing July 4th and Community Day BBQ social events. Your comments are welcome, [info@greaterfarmland.org](mailto:info@greaterfarmland.org).

## GFCA TESTIFIES FOR NEW SCHOOLS IN CLUSTER

This past June, Ed Rich, GFCA President, testified before the County Council in support of the Walter Johnson Public School Cluster's opposition to the Rock Spring Master Plan unless it or one of the other Sector Plans being considered by the Council this year is amended to incorporate a sufficiently sized site for a new cluster Middle School. The currently proposed Plan allows for 4,113 new housing units. This is in addition to the White Flint Sector Plan's allowance for 9,800 additional housing units (a total of 14,341), White Flint 2's allowance for 7,842 new housing units, the proposed development of the WMAL tower site with 309 new houses and the EYA 168 townhomes Montgomery Row project, under construction. In adopting the Rock Spring and White Flint 2 plans, the Planning Board neglected to identify a site within one of the plan's boundaries that would be reserved for a new middle school. As we stated in Ed's testimony, "Instead, it takes a wait and see attitude, hoping that someday a developer will come along with an Optional Method Development proposal that will somehow miraculously include a middle school in exchange for increased density. This is pie-in-the-sky thinking." Ed also testified before the Council on the White Flint 2 Sector Master Plan on behalf of the GFCA in September.

### WE'RE A CONNECTED COMMUNITY

We're a community of more than 950 homes, and 161 of us are now connecting even more closely on our GFCA Facebook Page. Through our Facebook page, we're sharing important local and county news and events, promoting our community happenings, and letting our neighbors know what your association is doing. We look forward to connecting with more of you soon at [facebook.com/greaterfarmland](https://facebook.com/greaterfarmland).

In addition to "liking" our Facebook Page, we encourage you to stay connected through our neighborhood email list. Our active subscribers are really helpful sharing recommendations on anything from where to find a great electrician to an excellent orthodontist. You can also hear about items for sale, local school events and so much more. Subscribe to the listserv today at [greaterfarmland.org/email](https://greaterfarmland.org/email) or by sending an email to [greaterfarmlandcivicasociation-subscribe@yahoogroups.com](mailto:greaterfarmlandcivicasociation-subscribe@yahoogroups.com).

Always remember that you can learn more about your Greater Farmland Community Association online on our website at [greaterfarmland.org](https://greaterfarmland.org). There, you will find links to our Online Membership Directory, info about community events, GFCA Committees, Governance, and lots more.

Rick Gentry, Webmaster

Your Civic Association is an all-volunteer effort  
By Neighbors For Neighbors

## FALL NEWSLETTER 2017



Greater Farmland Civic Association  
Ed Rich, President  
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North Bethesda, MD 20852