



# REGENCY RECORD



NEWSLETTER OF THE  
REGENCY ESTATES CITIZENS ASSOCIATION

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## 2016 #1 – MAY



## PRESIDENT'S MESSAGE

I want to welcome you to the inaugural "digital first" edition of *Regency Record*. By publishing *Regency Record* on-line, not only can we get this more colorful version too you on a timelier basis once it's ready for publication, but it also means that you can read it on the go on tablets and smart phones. The other advantage is that it costs RECA less to distribute. Unfortunately, advertising revenue has not kept pace with printing costs, and recent issues have been a drain on RECA's financial resources. Unlike many community associations, RECA does not charge its residents dues. This has been largely because the historic surpluses made by *Regency Record* have adequately subsidized our operations. Hopefully this switch to digital will help replenish our financial reserves. But to make this strategy effective we need your help:

- We need to keep our contact list current, so that we can communicate with new residents. If you see someone moving in near your home, not only can you personally welcome them, but ask them to send me their contact information so we can get them on our mailing list.
- We are in constant need of new advertisers. If you, or someone you know might be interested in advertising, please put them in touch with me and we'll take care of the rest!
- We also need content. The more content we have, the more frequently we can publish, the more revenue we make. We gladly accept articles that would be of interest to RECA residents.

Please let us know if you change your email address. You can notify us through the 'Contact Us' page on the RECA web site or follow the self-service directions (Update Profile/Email Address) on the very bottom of any Newsbrief or Alert email from RECA.

One change I wanted to let you know about: in order to avoid providing personal information on the internet, we will no longer be publishing classified ads, nor providing details of neighborhood service providers. We recognize that both needs still exist, so read on to find out how we're addressing these!

I'm looking forward to seeing you at our Annual Meeting on Wednesday, May 11 and Community Picnic on Saturday, May 21. Details of both events are included in this issue.

Kind Regards,

David Freeman

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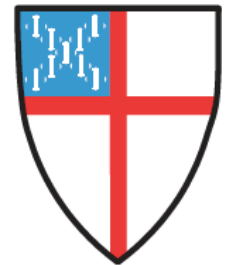
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- 8:00 a.m.   Worship Service: Holy Communion
- 9:15 a.m.   Education for Adults; activities for children in pre-school-Grade 5;  
nursery program for infants-toddlers
- 10:30 a.m.   Worship Service: Holy Communion for All; Sunday School and Worship  
for pre-school-Grade 5; nursery program for infants-toddlers

**Pentecost Ecumenical Service with music, Sunday, May 15, 5:00 p.m., St. James' Church**

Join us and the other Seven Locks churches for a wonderful ecumenical service with music  
on the Day of Pentecost on May 15.

### Other Programs

- 12-step programs
- Duplicate bridge
- St. James' Children's School
- Opportunities for study/community service
- Facilities available for parties / meetings / other events

## AROUND THE NEIGHBORHOOD

### NEW TO THE NEIGHBORHOOD?



Have you recently moved into the Regency Estates neighborhood and not yet received a visit (and a little welcome gift) from RECA? If not, please contact us by completing the 'Contact Us' form on our web site,

[www.regencyestates.org](http://www.regencyestates.org)

We'd be pleased to drop by, welcome you to our neighborhood and collect your information so that we can keep you informed about local news, events and emergency situations.

## Upcoming Events.

### Annual Meeting – Wednesday, May 11



RECA's annual meeting will take place on Wednesday, May 11, 2016 in the lower level of the Library at St Andrews Episcopal School, 8804 Postoak Road.

Access to the Library is through the main entrance. To get to the lower level of the Library, you can either use the staircase from the upper level (straight ahead from the entrance), or use the elevator in the first corridor on the left.

The meeting will start at 7:00pm.

In addition to the formal business of the annual meeting, we will have two guest speakers:

- Jennifer Herzog, Maryland Grassroots Manager at the Chesapeake Bay Foundation, will be talking to us about the impact we have locally on the health of the Chesapeake Bay Watershed.
- State Delegate Aruna Miller, will be providing us with her perspective on the last legislative session in Annapolis.

This should be an interesting and informative event and I strongly encourage you to attend.

## RECA Annual Community Picnic & Swim Club Open House



The RECA Community Picnic be held at the Regency Estates Swim Club, 11511 Gainsborough Road on, Saturday, May 21, from 11:00am to 3:00pm. The rain date is Sunday, May 22. Join us for free food (hot dogs, hamburgers, chips etc.) and fun (a moon bounce and face painting for the kids). Come meet your neighbors and friends and have a good time!

(Almost) concurrent with the RECA Picnic, Regency Estates Swim Club will be holding its annual open house. This runs from 11:00am to 4:00pm. Weather and pool certification permitting, you might even be able to take a crisp dip in the pool! This is an opportunity for potential new pool members from the neighborhood to get a better idea about pool membership options and to meet other pool members too.

### Street Number Painting – coming this Spring/Summer!



It has been five years since RECA last performed the painting of street numbers on the curbs of every home in Regency Estates. In many cases those numbers have now faded and are in need for repainting is overdue. Clearly visible curb-side numbering is important for the emergency services.

# ELI'S

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I am delighted to say that the number repainting is in the process of being organized as an Eagle Scout project by the son of a RECA resident. The repainting should occur over the spring and summer and you may notice volunteers performing this work on the roadside of your home.

If you were to use one of the firms that solicits repainting business, you would probably pay \$10-\$15 for the service. RECA's initiative means that the repainting is being done at no cost to RECA residents. However, we would of course appreciate any donations for this valuable service.

May  
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## Communicating With Your 'Nextdoor' Neighbor

*By David Freeman, RECA President*



Do you want to sell something? Do you want a recommendation for a plumber, electrician, decorator, or other service provider? Is your pet lost and you need to alert the neighborhood quickly?

These are all common scenarios, but until now there has not been a single solution to address all of them. While we do

put out neighborhood alerts for critical events such as criminal activity and weather emergencies, we cannot guarantee that time sensitive notices on behalf of residents, for example about lost pets, will go out quickly. Furthermore, RECA cannot get involved in making recommendations about service providers for liability and other related reasons.

Ideally we would have a secure and widely available means of allowing residents to communicate directly with one other on such matters, as well as any issues where RECA really doesn't need to get directly involved.

### Listservs

Some communities address the need for communications directly between community members by implementing a listserv. If you are unfamiliar with the concept of a listserv, it is software solution for managing e-mail transmissions to and from a list of subscribers. A listserv enables peer to peer communication via email and would address the diverse needs that our residents have for communicating with one another.

RECA has not set up a listserve in the past as it is something that RECA simply doesn't have the resources to operate - such a solution can require considerable administration and curation of content not to mention the cost. The Board recognizes however that the need for peer to peer communication between residents is genuine but something that nonetheless it has been unable to provide a solution for - until now.

### Introducing Nextdoor

Nextdoor is an 'app', available from the Apple Appstore, Google Play, and on the web at [www.nextdoor.com](http://www.nextdoor.com). Nextdoor is a modern take on the concept of a listserv - a private social network accessible by invitation only. I won't go into all the details of the concept - you can read about in on the Nextdoor web site. However, several members of the RECA board have been testing Nextdoor and we have concluded that it represents a valuable addition to the communication tools available for RECA residents. In particular, it will allow you to get time sensitive notices (for example lost pets, suspicious activity etc.) out to the area without having to wait for RECA emails to go out on such topics. Nextdoor enables you to canvass the neighborhood in order to provide services, receive recommendations, get answers to questions, make announcements etc.

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Once you have registered with Nextdoor (which involves verification of your physical and email addresses), you will need to select which 'neighborhoods' that you want to join in addition to your home one. Regency Estates is not a neighborhood in Nextdoor. Rather, there are three neighborhoods that, taken together, encompass Regency Estates as well as some adjacent neighborhoods. We cannot change the boundaries of existing Nextdoor neighborhoods to map exactly to Regency Estates, but that certainly does not detract from its usefulness. To cover the full area of Regency Estates, you will need to be a member of **Regency, Tuckerman Ln by Hoover MS** and **Highland Stone** neighborhoods.

I must emphasize that RECA has no commercial or other relationship or involvement with Nextdoor or in the administration or moderation of Nextdoor neighborhoods. It is simply a tool we are promoting to fill a need for which RECA has to date not been able to provide a solution. The more residents that sign up, the more valuable it becomes.

**How do I join?**

Joining Nextdoor is by invitation only. In order to receive an invitation, please fill out the form on [www.regencyestates.org/nextdoor.html](http://www.regencyestates.org/nextdoor.html), and you'll receive a link to register.

**Snakeden Creek Restoration Complete**

*By Marjorie Bender, Board Member  
Pictures by Al Belsky, Board Member*

The restoration of Snakeden Creek is finally finished. The Creek and its surrounds have survived the upheaval of many months of reconstruction and rehabilitation.



Since late February, when the landscape was rather muddy and alarmingly barren, the banks of the Creek have been transformed to being extensively planted with many tree saplings. Red Maple, Hawthorne, Sycamore and Willow Oak have been planted from Tuckerman Lane up to the concrete bridge.

The Ivy Mount School | 11614 Seven Locks Road | Potomac, MD 20854  
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**Visit our website at [www.mccaedu.org](http://www.mccaedu.org).**

Past the footbridge on Deborah Drive, many homeowners with back yards stretching to Snakeden Creek see new saplings planted where old trees used to be. Hollies, Verbena, Oak, Cherry and Sycamore were some of the saplings planted. Each sapling has its own protective wire meshing to protect it from deer and other wildlife.

A workman with the landscaping company told me for every tree removed two more were planted. Now, over 1,000 saplings have been planted along the banks and field. The saplings will be kept hydrated and healthy by being watered twice every month with water being pumped from the creek.



A lot of the base areas along the creek are covered by a mesh fabric where grasses and plants will hopefully grow and mature. Grasses and bulrushes will benefit also from watering provided by the creek. While I was there, I was happy to see a mallard duck couple had returned.

I hope we will take care of this fine resource in our neighborhood. It will be interesting to see how this enormous undertaking matures in the months and years to come.

## Potomac – It Takes a Village

*By Marjorie Bender, Board Member*



On December 17, 2015 I attended a meeting of the Potomac Community Village [www.potomaccommunityvillage.org](http://www.potomaccommunityvillage.org) which was held at the Potomac Community Center on Falls Road. Potomac Community Village is an all-volunteer, non-profit member driven organization that provides social, educational and wellness activities, so members can lead vibrant, active and healthy lives while aging in place in their own Potomac homes. Potomac Community Village links members with volunteers who help with transportation, computer assistance, simple home repairs and other help as needed. I had heard of the "Village Movement" a number of years ago when the first 'village' was formed in the Beacon Hill section of Boston, MA. Hundreds of Villages have since sprung up all around the county -- about two dozen exist in Montgomery County alone. These 'Villages' are designed to help members "age in place".

On this night a large gathering had formed to partake of a pot luck dinner and hear a lecture. I was seated at a round table and asked by the President, Barry Perlis, to introduce myself. Each newcomer spoke a little about themselves and how they would like to participate in the community. For example, volunteers are required to drive members to appointments, theater events, and game nights. Lectures sponsored by the Village are open to everyone, but the various events and parties require membership.

After business was discussed, Mr. Perlis introduced Ralph Buglass, a Potomac area resident and the meeting's guest speaker.

Ralph gave an enlightening talk and slide presentation on the early history of Potomac by focusing on the "first family" of Potomac, the Offutt's after whom Potomac was originally named Offutt's Crossroads. Ralph Buglass, himself an Offutt family descendant, is a member of the Montgomery County Historical Society Speakers Bureau and has written a narrative of the story he presented, entitled "Legacy Lost Offutt's Crossroads".

The talk explored how, in 1880, the area around River and Falls Roads came to be called Potomac instead. The renaming was as a result of feuding among the Offutt family, a business partnership gone bad (resulting in Perry's Store, the red brick building that still stands at the intersection of River

and Falls Roads as part of Capitol One Bank), and even an attempted murder all playing a part.

The presentation also touched upon such diverse historical topics as gold mining near Great Falls after the Civil War and the extent of slavery in the area before emancipation occurred under a new state Constitution enacted in 1864, months before the end of the Civil War. The talk also discussed a few ghostly appearances at the old Offutt homestead in later years.

After the lecture, there was mingling and discussion with the friendly members and with Mr. Burglass. Thanks to Dick Fazzone for telling me about the Village.

### Life Planning – Harder to Begin than Finish

*This article is from the Senior Real Estate Specialist Newsletter Courtesy of Fifa Northrop, Realtor*



Life planning, like so many other things, is often harder to begin than to finish. Society shies away from discussing death and its impact on others. As a result, many things are often left undone until it's too late. In

some cases, this just makes it harder on the person tasked with finding and pulling together all the necessary information. In today's digital age, this can mean assets are lost forever.

- **Step 1: Begin the Conversation** - You can't finish what you never start. Review these online resources and choose an approach you find most comfortable.
  - The Talk of a Lifetime, [www.talkofalifetime.org](http://www.talkofalifetime.org) offers a free workbook to get you started.
  - Deathwise [www.deathwise.org](http://www.deathwise.org) download their "Wise Conversations Starter Kit".
  - The Conversation Project [www.theconversationproject.org](http://www.theconversationproject.org) offers a free starter kit.
- **Step 2: Lead by Example** - Don't ask a parent or family member to do what you aren't willing to do or haven't yet done. By leading the way, you're protecting your own family from the frustrations of handling your affairs without guidance and access, should something unexpected happen to you. Leading by example also helps you provide assistance to someone who is hesitant. With your newfound experience, it will be easier to show them how to pull their information together!

- **Step 3: Use and Share Resources**

- [www.everplans.com](http://www.everplans.com) - This online life planning service poses a series of questions to help customize plans, including "to do" lists, resources and forms based on your state. (The basic plan is free; \$75/year for a premium plan with all options.)
- [www.OrganizeMyAffairs.com](http://www.OrganizeMyAffairs.com) - Offers both print and digital download versions of two planning products. (Priced from \$15 to \$95.)

NOTE: If you are a small business owner or own an online business, you have additional concerns. Discuss this with your real estate agent. They are small business owners too!



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### The Trials of Making my House Smarter (Part 1)

*By David Freeman, President*

A couple of years ago I wrote an article about the challenges I experienced fitting recessed LED light bulbs in my kitchen. In that case, a project that I thought would be simple and take little time and effort, turned into a major undertaking. That experience has not deterred me from taking on other projects, though admittedly what I think will be a simple project rarely turns out that way. My current (long term) project is to gradually make my house smarter by adding smart light bulbs, switches, cameras etc. that can be controlled by smartphones and by voice commands.

The most complex and highest risk addition to my smart house that I thought I'd write about was my installation of a smart thermostat. In part 1 of this article, I thought I'd explain the advantage of a smart thermostat over traditional programmable ones. In part 2, which I shall publish in the next issue of *Regency Record*, I shall explain the trials and tribulations that I experienced during installation process which may or may not put you off from ever considering one of these devices.



So let me start by answering the question “why does a home need a smart thermostat?” Let me attempt my flimsy justification. While most homes today have programmable thermostats, as did I, the tendency of most home occupiers (like me) seems to be to “set and forget” them. In other words, set a temperature, whether it be for heating or cooling, and put it on ‘hold’.

I accept that some home owners will, if their thermostats have the feature, program them to a higher degree of granularity, where the temperature is set to change according to the time of day. That’s a step in the right direction for improved comfort and energy efficiency. But even if you do this, there is fundamental problem with most thermostats – they’re invariably installed in a fixed location and that location determines the whole home’s temperature. The location for my home’s thermostat is at the top of the stairs, which happens to be a hot spot in the summer. So you’re never going to experience the temperature as advertised on the thermostat’s display unless you are going to spend your time in close proximity to your thermostat, something that I most certainly am not prepared to do.

The other shortcoming of most programmable thermostats is that that don’t take into account occupancy. It doesn’t matter where anyone is in the house, or if the house is unoccupied - the thermostat will diligently comply with the temperature you programmed.

So, what if you had the options of setting the temperature for the house based upon different rooms for different times of the day, (e.g. bedroom at night, kitchen during the day) or some weighted average of selected rooms, taking into account whether there’s anyone in a particular room or not? That’s what my smart thermostat enables me to do. But that’s not all. I have full control of my thermostat from my smartphone or internet wherever I am. My online thermostat ‘dashboard’ also provides me a metrics that include: how my temperature and humidity levels vary based on the outside temperature, how my efficiency compares with similar homes to mine, how much money I’m saving in energy costs compared to what I’d get if I just put my thermostat on ‘hold’ - and lots more. There’s even integration with my Amazon Echo which enables me to talk to my thermostat and give it instructions! How does your programmable thermostat look now!!

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If you have found my pitch for a smart thermostat to be persuasive, please don't rush out and buy one just yet – if you're intending to install it yourself, that is. Part 2 of this article will describe the complexities, obstacles and frustrations involved with the installation process and, most importantly overcoming the rampant fear of messing around with the wiring inside the furnace. Stay tuned!!

## **Becoming Educated About Residential Solar Energy**

*By Bill Wydro, RECA Vice President*

There are several choices about how you can participate in taking advantage of solar energy and solar energy programs. Battery storage systems are not addressed here, and neither are 'passive solar' techniques – just 'net metering' systems, which use equipment to feed the electricity that solar panels generate back into the 'grid.' With these systems you don't directly use the solar power you generate, but receive a 'payback' from PEPCO based on the amount of electricity you contribute to the grid. If you purchase your equipment there are federal and state incentives available (see separate article). Here are the main options:

- 1) Select a solar energy company from whom you purchase your panels, their installation, and the net metering equipment for your house.
- 2) Instead of buying the above, lease them. There is no installation charge.
- 3) Join a co-op that uses its group numbers to negotiate discounts for the purchase of the panels, their installation, and the net metering equipment on many houses in a particular area.
- 4) Enter a 'Power Purchase Agreement' (PPA) with a solar energy company. There is no charge for the panels, installation, or net metering equipment. You share the 'payback' amount with the company.
- 5) Invest in a community solar project. No panels are placed on your house. Instead the company installs a solar array wherever it deems most suitable in a particular geographic area, and 'payback' is shared among the participants.

There are, naturally, pros and cons to each option. And as with plumbers, electricians, contractors, or even appliances that you purchase, the quality and service is bound to vary within each option.

## **RECA Residents Go Solar**

There are at least 8 Regency Estates residents who have solar panels on their roofs. They are scattered around quite a bit: on Charen Ct., Deborah Dr., Devilwood Dr., Enid Dr., and 2 on Gainsborough. If you are aware of others, please let us know!

The reactions of some of these residents to their decision to go solar are varied. One resident who responded in detail to some inquiries went the PPA route. The solar company installed all the equipment for free, takes a percentage of the energy sold to PEPCO, and the resident still sees a 30% reduction in their electrical bill. The company's prediction of power generation was also very accurate.

Another resident is pleased with their system, but ran into 2 or 3 technical issues during the installation process having to do with how the panels are attached to the roof, and had to slog through resolving those things. In general, though, those "going solar" are not only saving on their electrical bills, but feeling like they are contributing to the support of alternative energy, and reducing the use of fossil fuels. By the way, one of the residents also owns 2 all electric vehicles – a Prius, and the VW e-Golf.

On the opposite extreme, another resident purchased his equipment, has had problems with some of the panels, and the 'payback' period in which the energy savings would pay for the cost of the equipment extended from an original 7 years to 10, due to a decrease in the rate PEPCO pays for the electricity generated.

For an informal and instant assessment of the suitability of solar, and recommended system, for your residence, you can go to [www.pepco.com](http://www.pepco.com) and choose "Going Solar" from the home screen. It will use satellite images of your house to make some basic calculations.

RECA does not endorse any commercial enterprises. But to get you started, we are aware that these companies make solar panel installations in our area. Their web sites can provide basic generic information on how residential solar panel systems work:

[www.Vivent.com](http://www.Vivent.com)

[www.RenewableEnergySolar.net](http://www.RenewableEnergySolar.net)

[www.Trinity-Solar.com](http://www.Trinity-Solar.com)

[www.DirectEnergySolar.com](http://www.DirectEnergySolar.com)

[www.MDSun.org](http://www.MDSun.org)

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## Area Specialist

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e-mail: [wzelaya@kw.com](mailto:wzelaya@kw.com)



## Clean Energy Incentives

(Information from the Mont. Co. EPA web site)

### **Maryland Home Energy Loan Program**

The Maryland Clean Energy Center and Maryland Energy Administration have partnered to provide unsecured loans of up to \$20,000 at as low as 6.99% interest rate to qualifying Maryland property owners interested in improving the energy efficiency of their homes. Remember the loan program works best when used with Home Performance Program offered by your utilities. For more information, visit the Maryland Home Energy Loan Program.

### **Maryland Clean Energy Grant Program**

Operated by the Maryland Energy Administration, the Residential Clean Energy Grant Program provides grants for a variety of clean energy installations for homeowners. Including:

- \$1,000 per solar photovoltaic installation
- \$500 per solar water heating installation
- \$3,000 per geothermal heating and cooling installation

Note that funds often run out quickly, so make sure you reach out to the Maryland Energy Administration for updated information.

### **Renewable Energy Certificates**

Renewable energy certificates document the “clean energy” attributes of a solar electric, solar thermal or geothermal system. These certificates can be sold using a process developed by the Maryland Public Service Commission to meet state regulatory requirements levied on energy suppliers. The good news is this can result in cash for you if you own and operate your system (if you lease, your provider has most likely sold these on your behalf). The process is a little hard to navigate, so it is definitely something to talk to your provider about.

### **Federal Clean Energy Tax Credit**

Residents who installed solar energy systems, geothermal heat pumps, or small wind turbines before December 2016 may be eligible for a 30% tax credit. Federal Clean Energy Tax Credit is one of the single largest incentives for the installation of these environmentally beneficial technologies.

You can learn more about the County clean energy incentives [here](#).

## Solar Energy at the Transfer Station

It is encouraging to see the County making use of solar energy. The roof of the Shady Grove Processing Facility and Transfer Station is the site of the Montgomery County Government's first large-scale solar project. The photovoltaic system consists of 1,248 solar panels, made in the United States. They produce 280 kilowatts, or about 30 percent of the facility's energy needs. The panels began producing power in March 2011. The system will generate approximately 350,000 kilowatt hours (kWh) of electricity in the first year of operation and more than six million kWh over the 20-year life of the project.



In everyday equivalents, the six million kWh produced by the panels will produce enough energy to power 590 average American homes for one year.

## Solar Energy Options for Residents

(The source of this information is the Neighborhood Sun company)



Thanks to a new community solar law in Maryland, everybody can go solar! Community solar allows you to sign up for solar power for your home, business or organization without installing any equipment on your roof. It's clean energy from a local project in your neighborhood. Maryland's Governor has signed into law the 'Community Solar Pilot Program' and regulations for it were made official by the Public Service Commission (PSC) in late February. The regulations provide some consumer protections related to marketing, contract disclosures and other matters. The program will begin around May 2016, after a period open to public comments.

How does community solar work, you ask? Centralized photovoltaic (PV) power facilities, also called community solar arrays or solar farms, deliver reliable renewable energy to the utility's grid. As a utility's customer, you can subscribe for a share of the array, without having to install panels on your own rooftop or property. Your utility company will then credit you for the share of electric power generated by the portion of the project you subscribed to. You'll save money on your electric bill while supporting local empowerment, clean energy, and jobs. Neighborhood Sun is developing projects in several utility territories (BGE, Pepco, etc.). The pricing is expected to be 10-20% below utility rates.

A meeting on May 15 (see below) will explain how you and your neighbors can join together to build a local clean energy solar project that will let you save money and help the environment. Gary Skulnik will be the speaker at this event. He is the founder of a new social enterprise called Neighborhood Sun, [www.neighborhoodsun.solar](http://www.neighborhoodsun.solar). He is a strategic thinker who has been a leader in developing the clean energy market in the East Coast. As President of Clean Currents, he started the movement for clean power in Maryland and the region.

Here are some upcoming events at which you can gather more information about one or more of these options:

#### **"Solar power is for everyone"**

Informational session on community solar and how anyone can get involved.

Hosted at: Gaithersburg Regional Library – Medium Room 3, 18330 Montgomery Village Ave, Gaithersburg, MD 20879

Date and time: Sunday, May 15. 2:15 pm to 4:00 pm

#### **"Sustainable Maryland Webinar: Residential Solar in Maryland - On the Roof and Down the Street"**

Find out the latest on rooftop solar, community solar, and how your municipality can support both

Date and time: Wednesday, May 18. 2:00 to 3:00 pm

Speaker: Corey Ramsden, Program Director, [MD SUN](#)

Join the [event here](#)

## **AROUND THE COUNTY AND STATE**

### **Westfield Montgomery Mall Transit Center Moves to an Improved Facility on May 1, 2016**

Westfield Montgomery Mall Transit Center serves Ride On routes 6, 26, 42, 47 and 96, as well as Metrobus routes J2 and J3.

This new transit center features many customer amenities, including bus bays serving Ride On and Metrobus for easy transfers, protection from the weather, plenty of convenient commuter parking, bicycle racks, real-time information displays showing the future arrival times of buses, and heated waiting areas with seating. The transit center is located next to a planned future entrance of an expanded Westfield Montgomery Mall.

Please take a moment to familiarize yourself with the new transit center by viewing the [brochure](#), which includes a map of the facility. The brochure is printed in English (y Español).

For text alerts: Text "MONTGOMERY RIDEON" to 468311

### **Potomac Piano Studio**

- **A highly qualified teacher with Masters Degree from Moscow with 30 years performing and teaching experience**
- **Member of Music Teachers National Association**
- **Individually Designed Program**
- **Inspiring and Nurturing Atmosphere**
- **Recitals, Competitions, Exams**
- **All levels from 5-Adults.**

Contact Sofia Vulfson, 301-299-3349

[Revekka52@yahoo.com](mailto:Revekka52@yahoo.com)





# ELEANOR SCHMETTERLING

## I'M IN *THE* BOOK!

(Your Neighborhood Directory)

### RESIDENT OF REGENCY ESTATES SINCE 1979!

Long & Foster, Realtors® · Potomac Village Office

Home Office: 301-983-0868 · Cell: 301-814-2361

eleanor.schmetterling@LNF.com

- Award Winning Realtor Since 1981
- Member, Long & Foster Gold Team
- Active Supporter of RECA
- My Experience & Knowledge can help you prepare and sell your home with optimum results in ANY Market!

*I Have a  
Personal Interest  
in Maintaining  
Our Neighborhood's  
Property Values!*



Contact me for INSTANT UPDATES of Sales, Listings & Prices  
via Email, Fax or Phone



If your property is currently listed with a real estate broker, this is not intended as a solicitation of that listing.

Office: 301-983-0060

## ARE YOU A GOOD NEIGHBOR?



### Watch out, there's a thief about

We continue to receive reports of thefts from vehicles and yards in Regency Estates. Below are some safety tips that can be used to make

homes and vehicles as secure as possible.

#### Home Safety

- Always keep doors and windows locked when away from your house.
- Close the garage door when working in the back yard.
- Make sure the garage door is closed overnight.
- Your house should be well lit. It is a good idea to use automatic timers for the outdoor and indoor lights; motion sensors can be used also.
- Never leave easily removed items such as bicycles in your yard.

#### Vehicle Safety

- Doors to vehicles should be locked at all times.
- Make sure all valuables are out of sight i.e. cameras, laptop computers, loose change and GPS systems.
- Garage door openers and keys should not be left in vehicles.

#### Neighborhood Safety

- Report any and all suspicious activities to the Montgomery County Police, (non-emergency number 301-279-8000/ emergency number 911).

## NEIGHBORHOOD NOTES

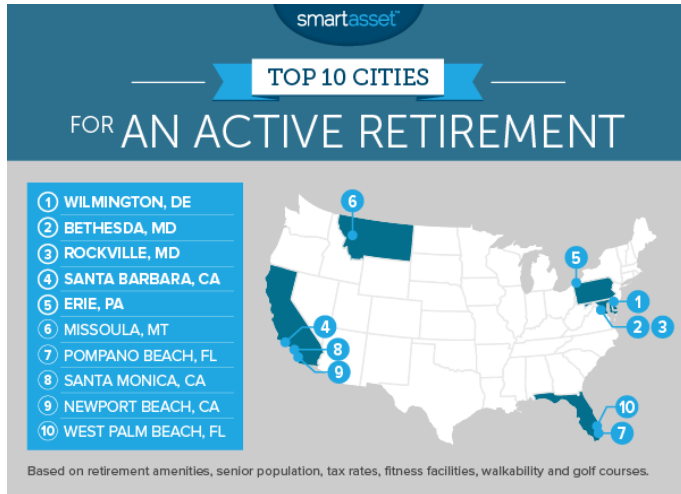
### Regency Estates Street Sweeping

According to the County Web Site, Regency Estates streets will be swept between June 22 & June 24. Brightly colored signs are posted in neighborhoods a few days before street sweeping begins. To improve the quality of service and the effectiveness of the sweeping program, residents are urged to find alternative parking while their streets are cleaned.

### Bethesda and Rockville Ranked #2 and #3 As Best Cities for Active Retirement

Think twice about picking up and moving to Florida when you retire. You may be living in the perfect place for retirement already! SmartAsset, a financial website has given high ratings to Bethesda and Rockville as retirement communities, ranking them among the best in the nation.

Bethesda ranks #2 and Rockville ranks #3 in a survey conducted by SmartAsset of the best 25 cities in the U.S. for an active retirement. To compile its list, SmartAsset said it analyzed census data on two principal features of U.S. cities: overall retirement friendliness and compatibility with an active lifestyle.



The list highlights the benefits of an active retirement, promoting physical activities as a way to prevent heart disease and allow retirees to pursue life-long leisure passions such as golf or hiking. For more about the rankings or to see the other top cities go to [SmartAsset](#).

**WOULD YOU LIKE TO ADVERTISE OR HAVE AN ARTICLE IN THE *REGENCY RECORD*?**

*Regency Record*, published three - four times a year, reaches over 1,000 homes in the community.

Paid advertisements can be placed for full page, half page, quarter page and business card sizes. Discounts are available for placing an advertisement in four consecutive issues. Classified Advertisements for residents are free!

We also appreciate articles that would be of interest from both advertisers and residents. There is no charge for publication of such articles.

For more information, please send an email to David Freeman at [advertise@regencyestates.org](mailto:advertise@regencyestates.org)

**DON'T FORGET YOUR RECA BAG!**

Don't miss out on getting one of the delightful RECA bags to display how proud you are to live in Regency Estates! We still have plenty available for RECA residents. With the County 5c bag tax not going away any time soon, the RECA bag is a great way to keep organized and saving money.

The RECA reusable "Grand Tote" bag (pictured above) is blue with white straps and has the RECA logo, name and web site on one side. While these bags are provided free of charge to new residents, we continue to make these bags available to all residents as a fund raiser for RECA. For any donations made to RECA of \$5 or more, you will receive one of the bags pictured above.

Please send your donation to **Regency Estates Citizens Association Inc, PO Box 34744, Bethesda, MD 20827-0744**. Please make checks payable to 'RECA' and be sure to include your name and address with your donation. Thank you!

**WHEN 10 YEARS IS TOO OLD.**

**REPLACE YOUR SMOKE ALARMS EVERY TEN YEARS**



Many homes in Montgomery County have smoke alarms that are too old.

All smoke alarms are manufactured to last 10 years. Then they need to be replaced. Working smoke alarms can provide the critical early warning needed to save lives. When you are asleep you lose your sense of smell. A smoke alarm is your electronic nose and will alert you if there's smoke from a fire so you can escape.

If you haven't replaced your smoke alarms since 2006, it's time!

Don't risk it - replace it.

For information about our FREE home smoke alarm program for seniors call 240-777-2430.

[www.mcf.rs.org/mcsafe](http://www.mcf.rs.org/mcsafe)

It's the law.

# If You're Going To Sell Your House In The Next Six To 12 Months, What You Do Right Now Could Mean A Difference Of Thousands Of Dollars – *Especially If You're Going To Buy Another Home...*

**Potomac (MD)** – Even though your house isn't on the market yet, the buyer for your house is already starting to read the real estate magazines – just like you are right now.

A recent interview with Jacques Bankier of Remax Premiere Selections revealed several tips for anyone thinking of selling their Potomac-area home.

"Most owners think their homes will sell quickly. Everyone thinks that their home is special and will bring a good price. In fact a lot of all new listings that go on the market eventually expire with the home still unsold."

If you're going to sell your house in the next six months, there are some things you can do now that will help you get top dollar for your home when you do sell it.

You may be reading this publication right now looking for the next home you're going to buy – even though you haven't sold the house you're in now. If that's the case it's especially important for you to plan your move properly.

A special report has just been released which shows you step-by-step what you need to do to get ready to sell your house for top dollar quickly.

Here's some of what you'll learn:

- Why buyers love model homes and how to make your house show like one.
- How to sell your house in as little as 24 hours – without ever putting it "on the market."

- How a 25-cent upgrade could earn you an extra \$500 to \$1,000 when you sell.
- How to find out what houses in any neighborhood are really selling for – and how long it takes for them to sell.
- Why most real estate advertising will never sell your house – and what to do about it.
- How to avoid the most expensive mistakes smart people make when they buy or sell a home.
- How to find out the current market value of your home for free over the phone.

Jacques says the information in this report is the secret to her success in selling homes so quickly, and the reason she's able to sell most of her listings in less than 90 days.

**For Free report-**

**Call or email Jacques  
301-983-0069**

[Myhome411@gmail.com](mailto:Myhome411@gmail.com)



## Here's What You'll Discover In This Free Guide For Smart Home Sellers:

How to sell your house in as little as 24 hours – without ever putting it "on the market..."

Why most real estate advertising will never sell your house – and what to do about it...

Find out how much your house is worth – for free over the phone...

**How To Sell  
Your House For  
Top Dollar - Fast!**



Why buyers love model homes and how to make your house show like one...

A little-known designer's secret that could net you an extra \$500 to \$1,000 more when you sell your house...

How to find out what houses in any neighborhood are *really* selling for – and how long it takes...

How to avoid the most expensive mistakes smart people make when they buy or sell a home...

\*\*\*\*\*

Compliments of Jacques Bankier,  
Remax Premiere Selections  
822 Rockville Pike, Rockville Md. 20854  
Direct 301-983-0069.  
Office 301-299-1000 ext 322

What you do in the six months before you put your house on the market can make a difference of thousands of dollars more (or thousands of dollars less!) that you realize from the sale of your home.

**For free report-  
call me at 301-983-0069 or  
email [Myhome411@gmail.com](mailto:Myhome411@gmail.com)**