



The REGENCY RECORD

Newsletter of the
Regency Estates
Citizens Association

Fall/Winter 2021

Congratulations to Ahamed, winner of our RECA newsletter front cover photo contest!

President's Message

I want to draw your attention to "Thrive 2050", Montgomery County Council's blueprint to guide future decision making for development in the County. Thrive 2050 has been under development since 2018, and radically changes the County's approach to handling future growth. It affects all facets of future land use—commercial and residential development, transportation, parks and public spaces. It is also intended to prepare the County for further population and economic growth, address the disparities in housing affordability and increase the diversity in the types of available housing.

While having a plan like Thrive 2050 to prepare the County for the next three decades may sound like an admirable concept, the devil is in the details. If the current draft is adopted by the Council as is, its implementation could have a radical impact on neighborhoods like ours. Notably, the plan will ultimately result in relaxation of single-family home zoning, increasing housing density and infill. It will result in single family homes being replaced with multi-family

ones (duplexes, apartment buildings etc.) and mixed-use development (retail, residential).

Unfortunately, Thrive 2050 has been developed with little public consultation and community engagement and there seems to be rush by the Council to approve the plan. The plan, if implemented, will be a bonanza for property developers while causing strain on our aging infrastructure and even more congestion on our roads.

Inside this issue, you will find a link to the Thrive 2050 plan and a detailed letter to the County Council from the Montgomery County Taxpayers League and Cosigners. There was also an article in the [Washington Post](#) (the paywall may restrict your access). Reading the plan and perspectives will allow you to form your own conclusion.

May I take this opportunity to wish you a happy holiday season and a happy and healthy new year!

Regards,

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NEWSLETTER

Editor-in-Chief: David Freeman
Editor & Designer: Rick Chen
Compositor: Mitangi Mehta
Advertising: David Freeman
david.freeman@regencyestates.org

CONTACT INFORMATION

Regency Estates
Citizens Association
P.O. Box 34744
Bethesda, MD 20827-0744

E-Mail: comments@regencyestates.org
Website: www.regencyestates.org

In This Issue

[Around the Neighborhood](#)

[Around the County and State](#)

[Comic Corner](#)

[All Things Internet](#)



AROUND THE NEIGHBORHOOD

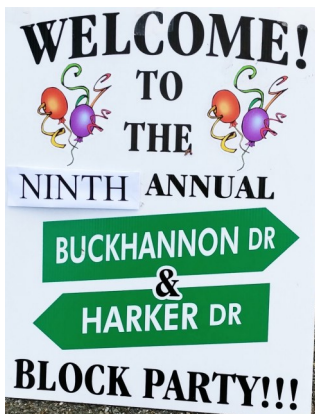
Buckhannon-Harker Block Party: Food, Folks and Fun



Regency Estates residents gather to celebrate the last warm days of the season before Fall.

COVID-19, climate change, cybersecurity. With all that's going on in the world, it was a welcome reprieve to be able to simply celebrate being outdoors among family, friends and neighbors.

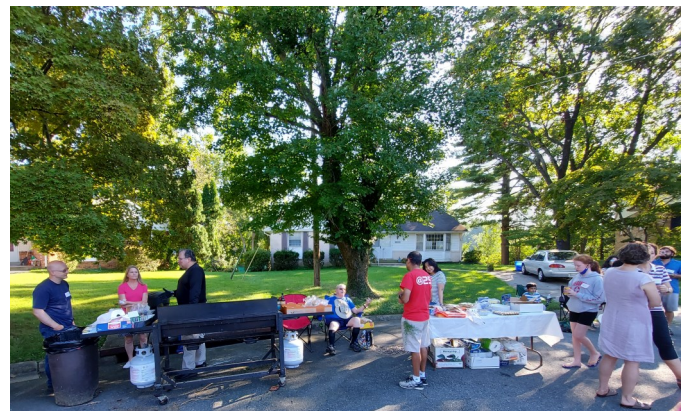
On September 19, taking advantage of the gorgeous weather, RECA board member David King hosted the 9th Annual Buckhannon Drive-Harker Drive Block Party. Over 50 residents were in attendance to enjoy a potluck of homemade dishes and grilled delights, catching up with neighbors—and even eggs at the famous Egg Toss Challenge. The party also featured special guest, Officer Tara Bond, who talked with children and adults alike about safety in our neighborhood. All in all a wonderful way to spend a Sunday afternoon. We can hardly wait for next year's. And we really mean that.



Egg toss participants line up to face the competition.



Officer Bond brightens up the party with her police car lights.

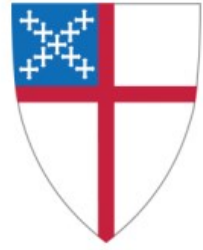


Firing up the grill before the festivities begin.



St. James' Episcopal Church, Potomac

In your neighborhood at
11815 Seven Locks Road, Potomac, MD 20854
301-762-8040 ~ stjamespotomac.org



Alleluia! We're worshipping in person and online!

Sundays 9:00 a.m. **Adult Faith Formation** (virtual and by phone)
11:00 a.m. **Worship** at church, live streamed, and recorded at [youtube/stjamespotomac](https://youtube.com/stjamespotomac)
Sunday School for children preschool through grade six
Fellowship and refreshments after the worship service

More at St. James'

- St. James' Children's School for infants through pre-k: stjameschildrensschool.com
- Mental health support group, Racial Justice study, Creation Care, and Outreach
- Bible and book studies / fellowship online and in person / community service

Join us for Christmas Worship and Carols!

Christmas Eve Family Holy Eucharist with Pageant, 5:00 p.m. December 24
Festival Christmas Eve Holy Eucharist, 9:00 p.m. December 24
Christmas Lessons and Carols, 11:00 a.m. December 26
Worship in person and online. Find details at stamespotomac.org

ARE YOU THINKING OF SELLING YOUR HOME? CALL ME TODAY! YOUR NEIGHBORS CALLED !



11513 Deborah Drive - Pending



11819 Enid Drive — Sold

Our real estate market in zip code 20854 has been so very hot since January 2021 due to minimal inventory & very low interest rates. If you're thinking of selling your home, call me! I will give you an honest evaluation of your home and an update on our Potomac Market!

Lorraine Spero Gottlieb

RE/MAX Realty Services

240-731-7885 (Direct)

Email: lorrainegottlieb20854@gmail.com

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Homes in the Churchill
School Cluster



AROUND THE NEIGHBORHOOD

Greener Spaces for Regency Estates by Marge Bender, RECA board member

With climate change as a major concern for many individuals here and around the world, there's no time like the present to take actions that will help improve our environment and wildlife within our Regency Estates neighborhood. We are proposing a green tapestry of spaces comprised of many home owners and renters that will promote a healthy climate for our wildlife, plants — and ultimately, planet.

From the restoration of the Snakeden Creek, to accessible construction of our walkways, RECA has a storied history of concerned citizenry. Street litter pick-up, rain barrels and native plant gardens are some of the many past examples of RECA's activism.

Just outside our neighborhood, in the ever-developing area known as "Cabin John Village," we can see concentrated housing, extended roadways, more cars and less space for us. It's no wonder wildlife continues to diminish with unnecessary construction.

Amid this endless human expansion, we ask that each Regency Estates resident take on the challenge to make their property more Earth-friendly. Small changes can yield significant strides. They need not be expensive or time-consuming. [Create woodpiles to harbor small animals](#), [plant trees](#) or [leave mulched fallen leaves for insects to overwinter](#), just to name a few. The choices are endless! These grass roots efforts by us will make a difference.

Want to learn more? [Contact us](#) for any questions, suggestions or ideas.



A picturesque view of Snakeden Creek at Regency Estates.



Potomac Piano Studio

- A highly qualified teacher with Masters Degree from Moscow with over 30 years performing and teaching experience
- Member of Music Teachers National Association
- Individually Designed Programs
- Inspiring and Nurturing Atmosphere
- Recitals, Competitions, Exams
- All levels from 5 -Adults
- Contact Sofia Vulfson (301) 299-3499
- Revekka52@yahoo.com



11614 Seven Locks Road | Potomac, MD 20854 | P: 301-299-6442 | Michelle.Belski@mccaedu.org

High Quality Play-Based Child Care

Serving the community since 1986



Serving Children Ages 2–5 Years

- Open daily Monday-Friday from 8:30 am 5:00 pm
- Located in the Ivymount school on Seven Locks Road
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- Skilled and experienced staff in child development
- Nutritious morning and afternoon snacks
- Research based, nationally recognized preschool curriculum
- Accredited by the Maryland State Department of Education
- Rigorous health and safety protocols

**Contact Michelle Belski, at 240-428-7715 or
Michelle.Belski@mccaedu.org for more information or to schedule a tour.**

*These materials are neither sponsored nor endorsed by the Board of Education of Montgomery County,
the superintendent, or this school.*

MSDE License Number 109128

AROUND THE COUNTY AND STATE

Thrive 2050: Realistic Vision for MoCo or Ill-Conceived Pipe Dream?



As residents of Montgomery County, many longtime or native, you understand the impact of ongoing population growth and its resulting challenges—cultural and economic development, public transportation expansion — and let’s not forget all that traffic.

To that end, Montgomery County government has created a long-term development plan, named [Thrive Montgomery 2050](#) (link to plan), that aims to oversee and guide the County’s evolution for the next 30 years. Some key areas the plan seeks to address includes accommodating aging populations, racial disparities and the need for diverse types of housing.

The plan was created under the expectation of welcoming 200,000 new residents to the County over the 30-year period — a population growth that will likely result in a demographic shift.

More specifically, the plan calls for:

- Ethnic and racial minority communities to have more of a voice in the development process, and focuses on bolstering investment into minority communities.
- Increased affordable housing in areas that have more “amenities,” such as job opportunities, shopping, schooling and public transportation.
- Attention to issues that stem from an older population, like the need for more social services. It highlights the benefits of downsizing homes from large family houses, to smaller houses or condos with better access to health care and other amenities.
- Creating smaller homes and employing the development of “corridors” composed of large

roads with existing or planned rail and bus transit.

- Developing mixed-use buildings that will combine smaller housing with commercial space to provide a more walkable neighborhood.

While there will invariably be debates over whether these are beneficial to our County or not, there are a number of serious planning flaws that we all should be equally concerned about, as highlighted by the [Montgomery County Civic Federation](#) (begins on page 5 and 11. RECA is a member of the Federation). Namely, Thrive 2050 is not actually based on any financial cost calculations required to launch such an undertaking, was conceived without adequate community engagement or transparency, and lacks metrics for success, among other things.

This is a real estate advertisement for Goodman Realtors. It features a portrait of Kate Kachovec, a woman with long dark hair, wearing a dark top. To the right of the portrait is the Goodman Realtors logo, which consists of a stylized 'G' with a house icon inside, followed by the text 'GOODMAN REALTORS'. Below the logo are contact details: phone numbers for cell (301-512-0150), office (301-984-0100), and fax (301-576-7737); email (kate@goodmanrealtors.com); website (www.GoodmanRealtors.com); and physical address (6903 Rockledge Dr., Suite 925, Bethesda, MD 20817). There are also small icons for Equal Housing Opportunity and a house icon.

This is a church advertisement for Geneva Presbyterian Church. At the top is a colorful stained-glass style logo featuring a butterfly, a tree, and a cross. Below the logo is the text 'GENEVA PRESBYTERIAN CHURCH'. The main text reads: 'The Little Church with a Big Heart! An Inclusive Christian Community.' followed by 'Patrick McElwaine, Pastor'. Below that, it says 'Join us each Sunday at 10:30 AM for in person or Zoom worship!'. At the bottom, it provides the website 'genevapotomac.org', the address '11931 Seven Locks Road Potomac, MD 20854', and affiliation with 'PC(USA) National Capital Presbytery'.



A Place You Can Call Home



New Home Coming Soon!

We provide safe, loving and supportive environments for the elderly to live with dignity. Our charming homes, one with a kosher option, are nestled in pleasant local neighborhoods.

Eden Homes of Potomac
Providing Quality, Loving Care to Seniors
Owners, Jonathan Edenbaum, MHA and Terrie Ship, RN, MSN

For more information call our main office at (301) 299-0090 or visit www.edenhomesofpotomac.com

ATTENTION NEW NEIGHBORS!



**Have you recently moved into
Regency Estates?**

If so, please stay in touch by completing the 'Contact Us' form on our web site: www.regencyestates.org

We'd be pleased to drop by, welcome you to our community with a gift bag and add you to our directory so that we can keep you informed about local news, events and emergency situations.

AROUND THE COUNTY AND STATE

New Laws in Effect in the DMV

With the busyness of our lives, it's too easy to lose track of the new laws that you might be breaking. Here are some of the newest ones we know of. Click on the law title in bold to learn more.



Maryland

Consumer protection

SB 327: Lets financially exploited older or susceptible people file a civil complaint against their exploiter, in addition to the current criminal penalties. It survives the death of the individual.

HB1000: Prohibits a nonfamily guardian of a minor or disabled person from distributing or disbursing property without court authorization. It also matches the penalty for the guardian to that of a trustee.

HB804: Establishes a whistleblower reward program within the Office of the Comptroller.

Health

Drug Alternatives: Pharmacists are now required to make customers aware of the cheapest alternative to a prescribed brand-name drug.

Drug Vending Machine: Over-the-counter medications can now be sold, bought and disposed of in vending machines.

Elections

Early Voting: Two new laws expand the number of early voting locations in some counties and require

early voting centers to remain open for 13 hours for presidential elections and 10 hours for other primary and general elections.

Employment

HB290: Extends the time to file employment discrimination complaints with the Commission on Civil Rights from six months to 300 days.

HB581: Requires essential employers during a declared state of emergency to provide essential employees safe working conditions, including available safety equipment and free disease testing, a right to refuse to perform an assigned task; to provide federal or state-funded public health emergency leave and to report test results to the state Department of Health.

SB473: Requires employers with 15 or more employees to allow workers to use any earned pay leave for bereavement leave for an immediate family member.

Environment

HB391: Expands restrictions on intentionally releasing balloons into the atmosphere. The following groups are prohibited from intentionally releasing a balloon into the atmosphere: a person 13 or older, a corporation, a partnership, an association, a nonprofit agency, the state, or any unit of a political subdivision. It also requires certain local governments with enforcement authority to report the violation.

HB298: Requires the Power Plant Research Program to include an evaluation of the impact of electric power plants on climate change as part of its ongoing research.

HB1207: Requires members of the Commission on Environmental Justice and Sustainable Communities board to reflect the state's racial, gender, ethnic and geographic diversity. It also requires the commission to meet at least six times per year and hold at least four community listening sessions.

Animals

Harm to Service Animals: It's illegal to willfully and maliciously kill, injure or interfere with the use of a service animal. The crime is punishable by up to two years imprisonment and/or a fine of up to \$2,500. Service animals are defined in the law as those that help people with disabilities.

AROUND THE COUNTY AND STATE

New Laws in Effect in the DMV

(continued from page 8)

Maryland (continued)

Veteran Pet Adoption: Animal control facilities operated by counties or municipalities must now waive dog or cat adoption fees for veterans with ID to prove their veteran status. The waiving of fees is limited to one dog and one cat in a six-month period.

Other

HB1261: Allows wills, powers of attorney and advance directives to be authorized electronically and witnessed remotely.

HB130: Establishes the Commission on LGBTQ Affairs in the Governor's Office of Community Initiatives.

District of Columbia

Electric Scooters: Anyone who rides an electric scooter in D.C. must lock up the device starting Oct. 1. Scooters must be locked to a pole or bike rack, leaving at least 3 feet of open sidewalk. Also new on Friday: Anyone riding a scooter under the influence of alcohol or drugs can be subject to a \$150 fine.

Sale of Ivory Banned: It is now illegal to knowingly import, sell, buy, trade or possess with intent to sell ivory products. Those are defined as the tooth or tusk of elephants, hippos, mammoths, mastodons, narwhals or whales, whether raw or worked. There are some exceptions if the ivory is part of an antique object or if the item is given or bequeathed.

Virginia

Foreclosure Resources: Homeowners facing foreclosure will be alerted to resources under a law that also strengthened protections against evictions in July.



This article was provided by one of our advertisers, Geneva Day School.

The Pied Piper of Education



Do, re, mi, fa, sol, la, ti. . .
Time for
Environmental Education
with Ms. Anna Piper, Geneva
Day School's newest
instructor with a music
background and an especially
melodious touch.

"Nature is the original sound
source that gave way to
birdsongs, animal calls, the

rhythmic lapping of waves. . . These sounds all work together
in harmony, just as the systems within our environment
(humans, animals, plants) must work together to achieve
balance and harmony," she explains.

Of great music talent, Ms. Piper received her BM in Music
Therapy from Berklee College of Music in Boston. From
Catholic University, she received her MA in Early Childhood
and Special Education. As a Music Therapist, she assisted the
Wildwood School and Summer Camp of Schenectady, as well

as the Ivymount School and the Maddux School of our
region.

Heartwarming, Ms. Piper contributed to the development
of the Colorado-based therapeutic riding and music
program, *Hoof Beats*. Since then, she has worked with a
neurodiverse population, guiding students in forging new
understandings (often auditory) of their environment.

At Geneva, she channels such experience into "pure gold" for
our Environmental Education program, placing students in
direct communication (sometimes through a strum, others
through a hum!) with Nature. You may glimpse Ms. Piper
indoors with a book, reading a story about hibernation, or
outdoors with her guitar, leading a song about the season
change. Her beguiling voice rises from the gazebo, to the
Monarch Butterfly Garden, to the tree stump obstacle
course, to the nearby creek.

It is harmony that Ms. Piper radiates as she leads students
through song, outdoor expeditions, and closer examination
of all that makes the Earth dynamic.

Ms. Piper, you are our preferred "Pied Piper" of
Environmental Education and we're ready to follow your
musical lead!



Geneva Day School



11931 Seven Locks Road Potomac, MD 20854

Ages 2 through Kindergarten
Encouraging a lifelong love of learning
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Enriching curriculum. . .
Geneva Method

Small classes

New protocols for a safe
environment

Maryland Green School



Readers of
Bethesda Magazine
recognize us for a
fifth award cycle as
"Best Preschool"

ALL THINGS INTERNET

compiled by Mitangi Mehta, RECA board member

Data Doctors: Smartphone Astrophotography Tips



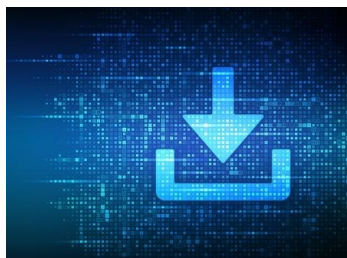
Q: Is it possible to get a decent picture using my smartphone for astrophotography?

A: While serious astrophotography requires a pile of expensive DSLR camera equipment, you can actually get decent images from your smartphone with a little work.

A couple of keys to capturing the night sky are focusing and keeping the phone still, as the shutter will need to be open for an extended period of time.

[Get to know your camera settings](#)

Preventing Malicious Drive-by Downloads



Q: What exactly is a drive-by download?

A: The internet has become the malware delivery system of choice for those with malicious intent because it's a direct connection to billions of users.

Typically, some form of user interaction is required for malware to gain access to your computer, such as downloading an email attachment or installing a rogue program posing as a legitimate piece of software.

Trying to convince a user into engaging in risky behavior has been getting more difficult, as even those who aren't tech-savvy have learned about these tactics.

[Drive-by downloads](#)

Securing Your Account



Does it seem like cyber criminals have a magic wand for getting into your email or bank accounts and there's nothing you can do to stop them? Wouldn't it be great if there was one single step you could take that would help protect you from cyber criminals and let you securely make the most of technology? While no single step will stop all cyber criminals, one of the most important steps you can take is to enable something called two-factor authentication (sometimes called 2FA, two-step verification, or multi-factor authentication) on your most important accounts.

[One simple step to securing your accounts](#)

Securing Your Mobile Devices



Mobile devices are an amazing and easy way to communicate with friends, shop or bank online, watch movies, play games, and perform a myriad of other activities. Since these devices are such an important part of your life, it is essential to keep you and your devices safe and secure.

It may surprise you to know that the biggest risk to your mobile device is most likely not cyber criminals but you. You are far more likely to lose or forget a mobile device than have someone hack into it. The number one thing you should do to protect your device is enable automatic screen locking when the device is idle. This means that to use your device, you have to unlock the screen with a strong passcode, your face, or your fingerprint. This helps ensure that it is much harder for anyone else to access your information if your device is lost or stolen. As a bonus, for most mobile devices, enabling the screen lock also enables encryption, helping protect the data stored on the device.

[Here are several more tips to help protect your devices](#)

R E
C A



Submitted by David

Photo Contest: Honorable Mentions!



Submitted by Jeffrey