



The REGENCY RECORD

Newsletter of the
Regency Estates
Citizens Association

Fall/Winter 2022

President's Message

I hope everyone had a pleasant summer! As we transition to fall and the new school season, I wanted to call attention to some key items:

Parking Permits – Don't forget that parking permits are being renewed around now for the next year. You can renew your permit on the County Department of Transportation website [here](#). If you want to check whether a vehicle has a valid permit, you do so [here](#).

Halloween – Halloween is just around the corner and I expect that the volume of trick-or-treaters we're going to see will be back to pre-pandemic levels. With that said, if you are driving on Halloween evening, please drive cautiously and keep your speed to a minimum so that everyone can be safe.

Neighborhood Driving – With school back to normal, we are seeing the reappearance of congestion around Churchill in the mornings and afternoons. We are also seeing the "rat runs" around the school being used again. Regrettably we are also seeing reappearance of irresponsible driving,

particularly speeding. Walking around the neighborhood, I have noticed that speeding is not confined to school related driving. I have seen some really excessive speeding on Victory Lane during late afternoons and evenings. Despite the appearance of speed cameras from time to time, it is very challenging to do much about speeding, so the best advice I can give is to be very careful when walking on or crossing neighborhood streets. If you walk on the streets that do not have sidewalks, please walk on the side of oncoming traffic. If you cross the road, please do so with the utmost caution and look both ways to ensure the coast is clear.

New Residents – Finally, I wanted to ask you a favor: Keeping track of new residents has been a particular challenge over the past few years with the volume of property turnover. If you talk to any newish residents, and if they have not done so, please ask them to go to the Regency Estates website and complete the form [here](#).

Regards,

David Freeman, President

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AROUND THE NEIGHBORHOOD

Celebrating 10 years of Neighbor Appreciation at the Buckhannon-Harker Block Party



Fun and festivities await at the Buckhannon-Harker Block Party.

As the final days of warmer weather wined down, we celebrated the emergence of fall with the 10th Annual Buckhannon-Harker Drive Block Party. Hosted by RECA board member David King and his wife Amy, neighbors gathered to trade summer vacation stories, share delectable dishes and partake in the famous egg toss challenge. Having been rescheduled from the previous week due to rain, the party couldn't have been on a better day with the warm sun shining brightly and not a cloud in the sky.

With the recent housing market boom, both streets saw the arrival of new residents. It was a pleasure to see several new faces at the event. The block party was a wonderful way for both young and old, recent and established neighbors to relax and refresh before the arrival of the colder months.



Neighbors catch up on another whirlwind of a year.



Showcasing our impressive spread of neighborly treats.



Lining up for some hot hamburgers fresh from the grill.

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AROUND THE NEIGHBORHOOD

Return of the RECA Yard Sale: 10/22-10/23



As we all hunkered down and stayed shut in for the majority of 2021 and 2022, thanks to the pandemic, we curiously found ourselves engaged in one universal activity – buying more stuff, particularly online. Once vaccination rates increased, and businesses and borders opened up, we then suddenly realized that quite a bit of that stuff was really needless junk. Well RECA is proud to announce an opportunity to help get rid of all that junk and maybe make a few dollars. Sound interested? Then join us for RECA's two-day yard sale on October 22 and 23.

We are publicizing the event in advance and defer to you for the hours of business. We will also have signage and maps so that visitors can easily find the participating homes.

To defray the costs of advertising, sign creation and posting, we respectfully request each participating household to donate \$10 to RECA. If you'd like to participate:

Please send an email to yardsale@regencystates.org with your name and address as well as a note of which day(s) you'd like to participate. Send your check, made payable to "RECA" to:

Regency Estates Citizens Association
c/o Al Belsky
11805 Tifton Drive
Potomac, MD 20854

We also welcome volunteers who'd like to help make this a great event. We could certainly use your help with creating signage and posting/removing them along our the streets of our neighborhood. Again, please send an email to yardsale@regencystates.org for more info.



hello
neighbor!

As a 20+ year resident of Montgomery County and 8 year resident of Regency Estates, I have cultivated a vast network of realtors to help me locate properties or potential buyers for your home. You can trust that I will give my undivided attention and find the perfect opportunity at the right price.

Questions about our beautiful community's real estate news? Call me for a free, no-pressure home valuation or just to chat over coffee!

Wanda Zelaya

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

Geneva Day School's Student-Scientists Spread their Wings



What has scales yet does not measure weight? What is colorful yet does not glimmer as a rainbow? What flies yet does not flutter as a bird?

This riddle and others like it challenge students at Geneva Day School. For years, the school has cultivated a

butterfly friendly campus, earning its status as a Monarch Butterfly Waystation. Scholars therefore know to answer this brainteaser with a resounding "Monarch Butterfly"!

"At Geneva, students learn about the incredible migration that these butterflies undertake each year, flying thousands of miles to California and central Mexico for the winter," stated Environmental Education Instructor, Ms. Anna Piper.

Also the school's mascot, this splendid insect evokes the "distance" that young scholars undergo as they

metamorphose into more mature students. Environmental Education advances Monarch-related lessons throughout the school's spiraling curriculum. Yet now that the Monarch has been dubbed an "endangered species," the school redoubles its efforts to instill appreciation of this important pollinator and inform as many as possible about how to assist.

"I am saddened that the Monarch Butterfly was officially designated as endangered by the International Union for Conservation of Nature, but I am also hopeful that this designation will shine a spotlight on the declining numbers of Monarch Butterflies and encourage individuals to take action," said Ms. Piper.

Geneva students plant milkweed and when the moment is right, they harvest it. Providing "specimen caterpillars" reared indoors with this sumptuous feast, students get a refined view with magnifying glasses. They sing songs about them, practice flying with their "own wings," and imagine what it is like to undertake the "natural wonder" of their migratory pattern. As of this summer, Geneva's smallest hands assisted in planting not only its traditional Monarch Butterfly Garden with milkweed, but also its International Gardens, which now devote their beds to this essential plant.

So keep hands off and hopes high; the quest to assist Monarch Butterflies is the larger riddle worth solving.

Geneva Day School

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AROUND THE NEIGHBORHOOD

Lots of Developments at RECA's General Meeting

by Steve Chojna and Bill Wydro



On May 25, 2022, RECA held its Annual General Meeting (AGM) online. This marked the second time RECA hosted the AGM virtually via Zoom for COVID safety.

We began the meeting with a presentation from [Nurit Coomb, Real Estate agent and managing partner of Team Nurit at TheAgencyDC](#). The focus of her presentation was new developments and zoning in Montgomery County. Nurit provided an eye-opening overview of the current and future real estate (RE) activity in the Potomac, Rockville and surrounding areas.

[Here is a PDF version of her PowerPoint presentation](#). Her talk included more details about each slide, but the slides alone give a very good thumbnail overview of the scope of development taking place in Montgomery County, a large percentage of it is in the vicinity of Regency Estates. Approximately 4,500 residential dwelling units are either under construction or approved for construction. More retail, office space, and a senior retirement community at Pike and Rose are also in development. To see these developments in perspective on a county map, go to <https://mcatlas.org/developmentdatabase/> and zoom into whatever area is of interest to you.

Another development issue in the county is that of ADU's (Accessory Dwelling Units).



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AROUND THE NEIGHBORHOOD

Lots of Developments in RECA’s

General Meeting *(continued from page 6)*

This site gives examples of ADU’s: <https://www.buildinganadu.com/what-is-an-adu/>.

Montgomery County is considering changing zoning laws to allow ADU’s on any single family residential lot, by right. Another proposal is to allow any single family residence to be demolished and replaced by a duplex, triplex, or quadplex.

Other AGM agenda items included:

- **Auditor’s report**

- All transactions were properly recorded for the period through 12/31/21.

- **President’s report highlights**

- Reminder to be vigilant of locking your car doors due to several break-ins this past year.
- Continued monitoring of Thrive 2050.
- Proposed bike lane on Tuckerman Lane.
- Seven Locks Road detention center plans.
- Recognized the passing of Kathleen Courie, previous RECA board member, who as very devoted to bettering Regency Estates through volunteering and welcoming new neighbors.
- Member directory challenges.
- David Freeman announced intention to step down as RECA President after this term.

- **Board of Directors Elections**

- Candidates: Rick Chen, Steve Chojna, Jerry Garson, Glenn Lesak, Jan Peterson, Bill Wydro.
- No abstentions were voiced; all candidates were approved.

- **Financial Report**

- **Adjournment**

We were pleased to have more than 50 sign-ups and continued unanimous positive feedback for this second virtual AGM. We look forward to healthier days ahead, where we hope to safely meet in-person again for future AGMs.

AROUND THE COUNTY AND STATE

Montgomery County 2022 Primary Results

This summer Montgomery County residents took to the polls to vote for their preferred political candidates in hopes of advancing solutions on hot community topics, including over development, affordable housing and education issues. The following are the results for our local precinct 4-12. The Precinct boundaries are Tuckerman Lane, Seven Locks Road, Montrose Road and Falls Road.

Office Name	Candidate Name	Party
Governor / Lt. Governor	Wes Moore and Aruna Miller	DEM
Comptroller	Brooke Elizabeth Lierman	DEM
Attorney General	Anthony G. Brown	DEM
U.S. Senator	Chris Van Hollen	DEM
U.S. Congress	Jamie Raskin	DEM
State Senator	Brian J. Feldman	DEM
House of Delegates	Linda Foley	DEM
House of Delegates	David Fraser-Hidalgo	DEM
House of Delegates	Lily Qi	DEM
County Executive	Marc Elrich	DEM
County Council	Gabe Alborno	DEM
County Council	Evan Glass	DEM
County Council	Will Jawando	DEM
County Council	Laurie-Anne Sayles	DEM
County Council	Andrew Friedson	DEM
Governor/Lt. Gov.	Dan Cox and Gordana Schifanelli	REP
Comptroller	Barry Glassman	REP
Attorney General	Michael Anthony Peroutka	REP
U.S. Senator	Chris Chaffee	REP
U.S. Congress	Gregory Thomas Coll	REP
State Senator	David Wilson	REP
House of Delegates	Jodi Colella Noah	REP
House of Delegates	Stacey Sauter	REP
House of Delegates	Matt Wade	REP
County Executive	Reardon Sullivan	REP
County Council	Christopher P. Fiotes	REP
County Council	Lenard Lieber	REP
County Council	Dwight Patel	REP

AROUND THE COUNTY AND STATE

Montgomery County 2022 Primary Results

(continued from page 7)

Office Position	Candidate
Board of Ed at Large	Mike Erickson
Board of Ed at Large	Karla Silvestre
Board of Education	Grace Rivera Oven
Board of Education	Esther L. Wells
Board of Education	Scott Joftus
Board of Education	Julie Yang
Board of Education	Valerie M. Coll
Board of Education	Brenda Wolff

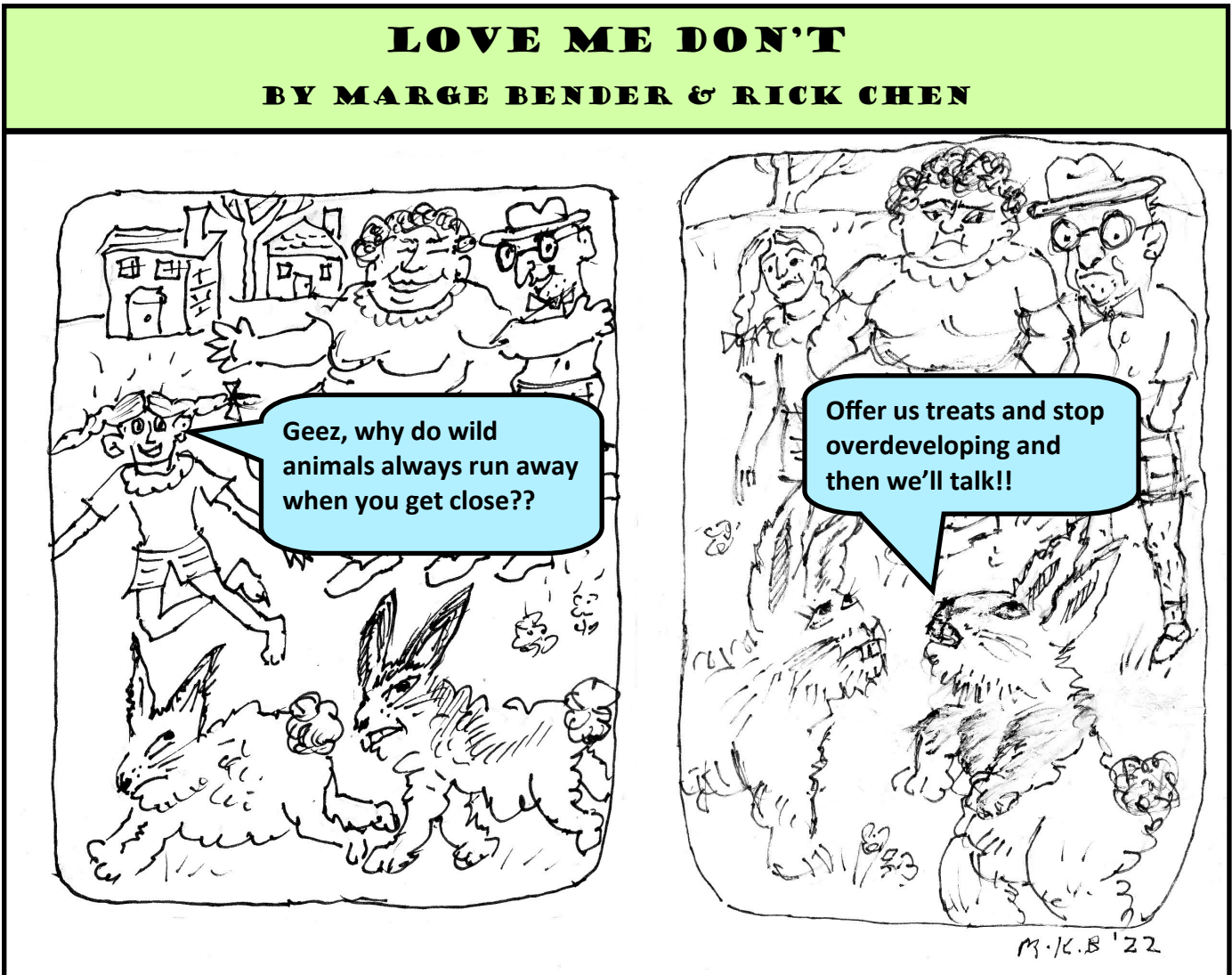
This year's General Election voting will start with Early Voting, starting on Thursday October 27, 2022, and ends on Thursday November 3, 2022. The nearest Early Voting site for Regency Estates is the Potomac Community Recreation Center located at 11315 Falls

Road, Potomac MD 20854. Election Day voting at Winston Churchill High School will be on Tuesday November 8, 2022. The polls will be open from 7AM to 8PM each of the Early Voting days and on Election Day.

Make your voice heard — vote!

It's that time of year again. Have you renewed your residential parking permit?

Don't get towed away in your own home! Visit <https://www.montgomerycountymd.gov/DOT-Parking/RPP.html> for more details.



This article was provided by one of our advertisers, St. James' Episcopal Church.

Converting Parking Islands to Native Plantings at St. James', Potomac

by Jeanne Lehning



The adverse environmental effects of some human activities are not only well researched and documented scientifically, but they are also becoming increasingly obvious to laypersons and communities as well. Loss of habitat is threatening the survival of many species of wildlife.

The function of the Care for Creation Commission at St. James' Episcopal Church is to provide a faithful response to the needs of the natural world, seeing humankind as a part of it, rather than as its rulers and exploiters. For the past

several years we have been making an effort to restore native plants to sections of the church property, as part of an ongoing plan to increase their proportion of the whole. In this way we hope to better support insects and other wildlife, upon which everyone's well-being ultimately depends.

Our current project is replacement of the grass in our two parking lot islands, which basically exist to buffer the light poles there. This replacement will have a twofold benefit:

- 1) Addition of over 400 square feet for native plant growth, and
- 2) Fuel and emissions saving by eliminating the need for mowing and trimming

The first step in this process was to eliminate the grass without the use of herbicides. In early July, we covered the grass with a layer of cardboard, followed by three inches of mulch. This fall, we will be able to dig holes through the mulch and place native plants, allowing them some time to develop more roots before cold weather begins.

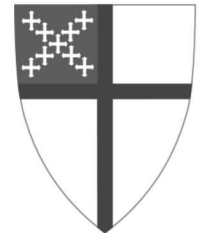
These two new areas will join our rain garden, memorial garden and pollinator meadow as we aspire to be better stewards of the earth.

Find more photos at www.stjamespotomac.org



St. James' Episcopal Church, Potomac

11815 Seven Locks Road, Potomac, MD 20854
301-762-8040 ~ office@stjamespotomac.org



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10:30 a.m. **Worship with Holy Eucharist** in person, broadcast, and recorded video
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Drive-Through Blessing of the Animals! Sunday, October 9

You are invited to bring your pets in your car for a quick drive-through blessing in our church parking lot, 1:00-2:00 p.m. on Sunday, October 9, as we celebrate the Feast of Saint Francis. Join us in giving thanks for all of God's creatures, great and small.



BLAST FROM THE PAST

Regency Record back issues compiled by
Jan Peterson

10 Years Ago Today RECA reported...

We're back in business!



On June 3, 2002, at the Reorganization Meeting, 125 residents of our community met and voted to reactivate the Regency Estates Citizens Association

(RECA). A proposed set of revised bylaws was presented, but was not approved, except for the section that sets a quorum at 25 members. Operating under the original (and therefore current bylaws), eleven members were elected to the Board of Trustees and given the task of reviewing the bylaws and recommending modifications. We've been meeting monthly since then, working to assure that Regency Estates continues to be a great place to call home.

Food Drive



One of the Regency Estates traditions has been a December food drive, with Santa leading the way as a group of volunteers drive through the neighborhood collecting food donations.

Area Construction Projects



The RECA Board has been following county plans for construction in our neighborhood. We've testified at a hearing about Fortune Park, had a representative from the

Park and Planning Commission speak to us about Fortune Park and the Cabin John Shopping Center, and listened to plans for extending Patriot Lane. Come to the meeting on November 13 to hear details about these projects.

OUR WORK BEHIND THE SCENES



As many of our longtime neighbors and previous RECA board members know, our mission is to maintain and enhance the quality of life of RECA members and the community in which they reside. In the past two years, due to COVID-19, we've transitioned major event gatherings to virtual or put them on hold for safety. We've also seen a decrease the number reports of neighborhood problems.

But did you know that during this time RECA continued to proactively monitor our community's well-being and address issues behind the scenes?

We are pleased to share some of our most notable efforts:

- Had safety handrail installed on steps for the trail behind Harker-Buckhannon streets.
- Reported street light outages.
- Led clean-up efforts on Postoak Road and Snakeden Creek areas.
- Ensured Pepco right-of-way areas were mowed and sidewalks cleared of snow.
- Prepared and delivered more than 20 welcome bags to new residents in Regency Estates.
- Brought up exiting traffic concerns to St. Andrews Episcopal School occurring at their back entrance. There is now a crossing guard posted at the gate around school opening and dismissal times.

As an all-volunteer board, we take pride in making our neighborhood safer, welcoming and environmentally vibrant. Donations provide the resources for us to accomplish the above and more. If you would like to make a gift, please send a check to:

Regency Estates Citizens Association
c/o Jerry Garson, Treasurer
PO Box 34744
Bethesda, MD 20827

From all of us at RECA — **thank you!**



Have a BOO-TIFUL fall season!