



The REGENCY RECORD

Newsletter of the
Regency Estates
Citizens Association

Summer 2023



President's Message

Greetings fellow neighbors!

As RECA's new president, it's my sincere pleasure to kick off this issue by reintroducing myself to the community. I'd first like to express my gratitude for the Board's confidence in selecting me. I would also like to recognize our immediate past president, David Freeman, for more than a decade of committed service and leadership on RECA's board.

My wife Jessie and I moved to Regency Estates in the Fall of 2016. I joined the RECA board in 2017 and became Vice President the following year. I took lead on the Regency Record redesign, among several other projects. And I'm pleased to announce another newsletter refresh, thanks to volunteer designer, Hannah Freeman — yes, David Freeman's daughter!

And speaking of refreshes, I'm also happy to reshare the exciting news of our name and nonprofit status change, which we first presented for resolution at the Annual General Meeting (AGM)

in May. We have been Regency States Citizens Association, a 501(c)(4) nonprofit, but are now transitioning to Regency Estates Civic Association, a 501(c)(3) nonprofit. This will usher in several benefits. As a 501(c)(3), we will not need to pay Maryland sales tax and we will be able to take advantage of many nonprofit discounts previously unavailable to us. Gifts from our donors will be tax-deductible. Importantly, as a 501(c)(3) we become eligible to participate in Montgomery County Public School's Student Service Learning (SSL) program — a great way to engage our younger residents in helping our community. Our name change will be more inclusive and welcoming to our diverse resident population. Thank you to all our residents for their support in this resolution during the AGM.

I'm so excited to continue my service on the board, and hope to have the opportunity to meet you at a community event or around the neighborhood.

Best,
Rick Chen, President

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EXECUTIVE BOARD

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It's a Beautiful Day in the Neighborhood

Food, folks and fun may have been McDonald's 90s slogan, but it was the perfect way to describe RECA's first in-person Annual Picnic at Regency Estates Swim Club since COVID's emergence. On May 21, 2023, more than 60 people gathered to grab fresh-grilled burgers, catch up with neighbors — and for some, have a dip in the pool. Also joining us for the first time were RECA Annual Picnic sponsors Geneva Day School, Plover Pediatric Dentistry and RLAH Real Estate. And to top it off, we had glorious, perfect weather. Many thanks to our sponsors for their support in making our return to in-person picnics special. And, of course, our sincere gratitude to all residents who attended and donated to make a memorable afternoon.





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What's Happening in the Regency Estates Real Estate Market ?

As of today (July 12, 2023), nine Regency Estates properties have gone to settlement since January 1, 2023. The average sale price was \$867,444 and the median price was \$860,000. The average number of days on market was 15. This information was gathered from Bright MLS. The days on market were typically much fewer than 15 days as that number was impacted by one property having been on the market for 71 days. Most properties are selling in just a few days. This is most unusual that just 9 homes have sold in a community of 846 homes. This low number is because of an inventory shortage. The market continues to be outstanding for sellers in spite of the increased mortgage interest rates which are now in the 6.5% range. If you need or want to sell—this is a great time. Buyers are waiting!



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A Welcome Return of the In-person Annual General Meeting (AGM)

On May 31, 2023, RECA held its AGM in St. Andrew's Episcopal School's MacDonald Hall. This was the first in-person AGM meeting since COVID's emergence in 2020. After three years, meeting in person once again was a welcome return to normalcy.

We began the meeting with a presentation from special guest speaker, Maryland State Delegate for our area (District 15), Linda Foley. She has been a state delegate for the past two years. Foley has lived in Montgomery County for over 20 years and currently resides in Bells Mill. She serves on the Environmental and Transportation Committee and has served on several other committees in the past. She works closely with our other representatives — State Senator Brian J. Feldman (D), and House of Delegates David Fraser-Hidalgo (D) and Lily Qi (D). During the past legislative session, Foley has introduced three bills as the lead sponsor and 20 bills as co-sponsor, which the Governor has signed into law.

In addition to answering audience questions, Foley shared highlights from the last legislative session that ended in April 2023, which include:

- Over 1000 Bills passed
- Fair Wage Act passed, raising the minimum wage in Maryland to \$15 in a phased approach (accelerated by a year)
- Cannabis legislation for regulating markets (to keep the illegal market from flourishing due to price)
- Environment (clean energy) bills passed to enable offshore wind power activities and continued building of our solar program



Linda Foley, Maryland State Delegate for District 15, addressing the audience at the 2023 Annual General Meeting

- Promotion of electric cars and increased (non-fossil) powering of buildings — with a new goal of less than 60% fossil fuel source electricity
- Ride On buses and school buses will be converting to all-electric
- Child Victims Act 2023: eliminates the Maryland statute of limitations on child sex abuse cases, among other changes to the laws that allow adults to pursue justice for the abuse they suffered as a child



AGM agenda items included:

BOARD ELECTIONS

- Candidates: Al Belsky, Marjorie Bender, David King, Don Carney (existing members), and Peter Stocksclaeder (new member)
- No abstentions were voiced; all candidates were approved.

NEW BUSINESS: RESOLUTION OF REINCORPORATION

The following resolution, which has been unanimously approved by the Board, was presented at the meeting:

“This Meeting authorizes the Board of Directors to reincorporate our organization as Regency Estates Civic Association, Inc., a Maryland Corporation, and to file the necessary paperwork to accomplish this change.”

Purpose: While working to register RECA with the MCPS to provide SSL Hour credits as a non-profit entity, we found that we were registered as a 501(c)(4) and needed to be a 501(c)(3) to be eligible. Being registered originally as a 501(c)(4) is mainly reflective of the times and standards when RECA was incorporated.

Reincorporating as a 501(c)(3) entity provides the following key benefits:

- Ability to provide SSL hours for MCPS students
- Exempts RECA from MD sales tax
- Update RECA’s name from Regency Estates Citizen’s Association to Regency Estates Civic Association (reflects that RECA is a Civic organization, and membership does not require citizenship)

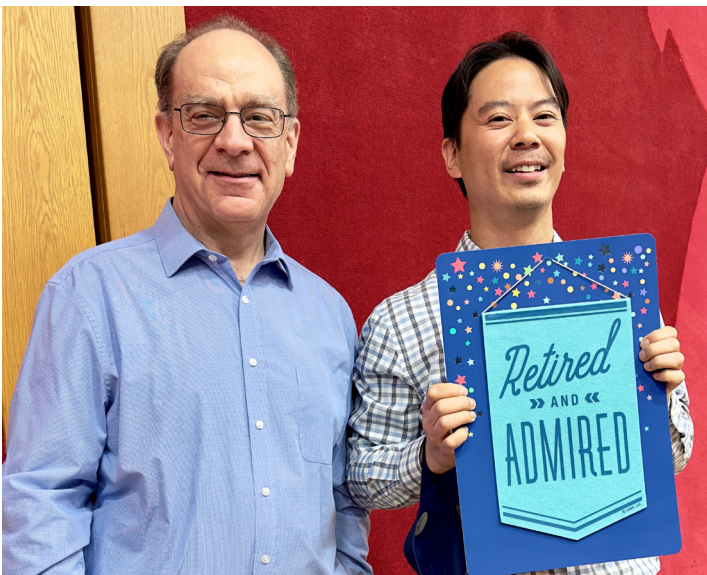
The RECA Board also determined it is easier and less expensive to change from a 501(c)(4) to 501(c)(3) than to update and reconstitute as a 501(c)(3).

The next steps will include the administrative tasks needed to incorporate as a 501(c)(3) with the state. There will be a special meeting to confirm the 501(c)(3) entity and transfer assets from the old corporation to the new. The motion to approve was raised and seconded by RECA voting members in the audience. No abstentions were voiced and the motion was approved by those in attendance.

OTHER BUSINESS OF NOTE

- We will hold a meeting with the county tax assessor in December. Property reassessments will be sent out to residents at the end of December
- David Freeman announced his retirement as Board President, and the Board, along with all those in attendance, recognized his leadership and service
- David introduced Rick Chen as RECA’s new president-elect
- Auditor’s report: All transactions were properly recorded for the period through 12/31/21 through 4/30/23
- Adjournment

We were pleased to be together in-person for this agenda-packed AGM and to recognize David Freeman’s RECA service. We look forward to continued healthy days ahead for future community events.



RECA Vice President Rick Chen (R) presents President David Freeman (L) with a retirement card signed by the board in recognition of his leadership.





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Coming Together for Seniors: The Potomac Village Community

by RECA board member Marge Bender

As I shared in the previous Regency Record issue, my husband Jeffrey and I moved to Regency Estates from Ohio about 16 years ago. As we are well into our 80s, finding and fostering a local senior community is near and dear to our hearts. One such place I'd like to share with you all is Potomac Community Village (PCV), a volunteer nonprofit group that provides social, educational and wellness activities that enables members to be contributing members of the community. It links members with neighbors who assist with transportation, computer assistance, simple home repairs and other services. This is just a little article to highlight PCV's humble beginnings, growth and how much it continues to be an important part of our lives.

In 2012, the newly retired Nelly Urbach saw Rabbi Cahan of temple Har Shalom at a social gathering. She told him about her interest in forming a "village" for Potomac seniors who wished to "age in place." He responded sufficiently to the idea of drawing together a committee of Har Shalom members. For several years the committee studied village possibilities.

Originally, the village concept of seniors helping seniors started 35+ years ago in Beacon Hill, Boston. In essence, the villages, as they became known, were about transport to doctors, shopping, visits, storm buddies, etc., which would allow seniors to age safely in their own homes while staying connected to others.

The village concept has grown to over 400 groups nationally, as well as 40+ groups in the Montgomery County area alone. Organization of the Villages is often aided by having a paid director. The "PCV" part-time employee has been highly beneficial in creating dynamic programs.

Although the purpose of PCV, as envisioned by the founders, was to provide services and necessities to seniors living in their homes, the goals of the group have slightly shifted. All services are still available, while social interaction has gained importance. "Zooms" for learning and entertainment remain ongoing, as well as more opportunities for in-person engagement.

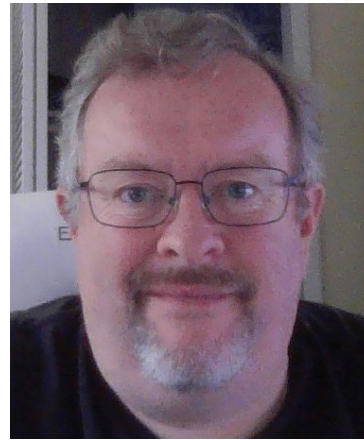
Every weekend PCV shares an online list of activities with its members. These may include "a coffee and conversation" at Corner Bakery, a lunch, a book club discussion, or a game of Scrabble at someone's home. Recently a beer expert led a talk on brews. And upcoming, a retired Washington Post editor will speak to the group at the Potomac Community Center.

This has been a lovely group for my husband and I. New ideas and projects are always welcome. Presently, we are forming an environmental action group.

For more info, please call the Potomac Community Village helpdesk at (240) 221-1370.

Greetings from Our Newest RECA Board Member

by RECA board member Peter Stocksclaeder



Hi! I'm Peter Stocksclaeder and I am pleased to introduce myself as the newest RECA board member. I, my wife Kristin and our kids Mary, Elizabeth and Joseph have been residents here in Regency Estates since 2007, having moved here from Bethesda. I am originally

from the New York City area, but Kristin is a life-long MoCo resident, having gone to Wyngate, Tilden and Walter Johnson High School. Our daughter just graduated from Churchill this year, and our son will be a senior this year.

Although I'm just finally getting on the RECA board after residing here for so long, I've been active with many of our local groups. I have served on the PTA Board at Hoover Middle School in different roles (including two years as the MCCPTA delegate), and two years on the board of Regency Estates Swim Club (aside from a lot of volunteering at swim and dive meets, Go Sailfish!). An important consideration for me in joining the board is to keep up these important relationships with these key parts of our community.

Currently, I work for a federal government contractor at one of the institutes at NIH, doing project management. I also work as the team lead for one of our IT engineering teams. When I'm not working and trying to deal with the usual sets of computer problems, often you will find me gardening, DIYing stuff at home or hanging out with friends and family members.

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

Come Join our Anniversary Celebrations! Lots of food, fun and joyous warmth!

Sunday, Sept 10, 2023

Celebration Church Service: 10:30 am

Food and Fun behind the Church: 12 noon

Come join your neighbors at St. James' Episcopal Church for our 60th anniversary celebration (since 1963)! We welcome all persons without regard to race, color, ethnic origin, national origin, marital status, sex, sexual orientation, gender identity and expression, disabilities or age.

Our parish has been a light on the hill for 60 years for hundreds of Christian families scattered over a large area of lower Montgomery County, Maryland (<https://stjamespotomac.org/>). Our mission is to bring people together to be transformed by and to proclaim Christ's love through worship, spiritual formation and service. We provide worship opportunities with outstanding music, as well as religious education and discussion for adults and children. Our current initiatives are focused on mental health, creation care and racial justice. We are part of the Episcopal Diocese of Washington (<https://edow.org/about/>) whose mission is to engage a changing world with an enduring faith in Jesus Christ so that more people may know God's love.

Also joining us in celebrating is St. James' Children's School for their 30th anniversary (since 1993)! St James Children's School (<https://stjameschildrenschool.com/>) was established in 1993 as a full-day, year-round

Infant to Twos program to support neighborhood families with young children. The school grew with the children and within five years expanded to include a state-approved Preschool and Kindergarten. Currently we serve over 90 children from six weeks to five years, plus we welcome additional elementary-age children every summer in our upstairs spaces. We hold a Maryland EXCELS quality rating of Level 3, and employ over 35 early childhood educators who have a real passion for serving families and caring for children. We use the Maryland-approved Creative Curriculum for children infants to Pre-K and we focus on learning through play to build strong social skills, emotional intelligence and a positive self concept. In addition to general school readiness, Bible curricula and enriching school activities, we offer Spanish and Art classes for children over two, and Chapel services for our four- and five-year-olds. The school enjoys several shared events with the church community each year, including a Back to School Picnic, Trunk or Treating, Easter Activities, Blessing of the Animals and the summer St. James' Day Picnic.

This year we are so excited to help plan many fun activities for all ages for our combined anniversary celebration in September!

For more events, visit us on our website at www.stjamespotomac.org

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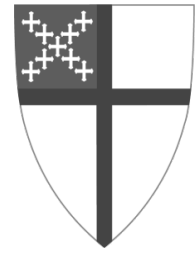




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Sunday School in person for children age preschool – grade five
Fellowship and refreshments follow worship; Adult Faith Formation resumes this Fall.

More: + **St. James' Children's School** for infants – pre-k: stjameschildrensschool.com
+ **Ministries:** Creation Care, Mental health, Social Justice, Study groups, Music, Outreach
+ **RENT OUR SPACE!** Need room for a program or class? Call us! Details on our website

Fall Programs and Rally Day Celebrations on Sunday, September 10

60 Years of St. James' Church!

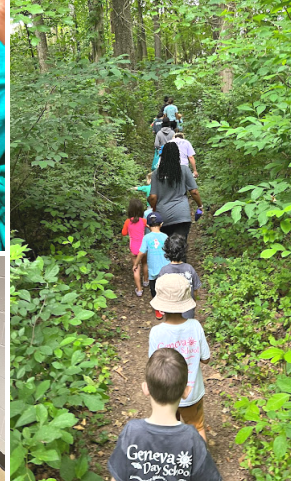
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“A Lifelong Love of Learning” Begins with Geneva Summer Camp for Young Children



*Popsicles, tie-dyed tees, and masks!
Both indoors and outdoors... What else could we ask?
Of the Summer and its traditions (these never get old);
'Tis the season of friendships both silver and gold.*

Geneva Camp for Young Children concludes another exuberant season, this year with the largest ever camper enrollment and the most robust participation of Counselors and Counselors-in-Training, many of whom were once campers themselves. Heartwarming Geneva traditions are shared amongst generations and through tiers, from one set of “camp graduates” to the next.

“This says a lot because it means that the parents want to send their kids back,” said Ms. Eunji Choi, who celebrates her 10th anniversary at Geneva Summer Camp for Young Children by being dubbed Summer Camp Director. Just as importantly, “the kids want to come back,” she explained. “It’s always nice to see the families.”

When asked what makes the program unique, Ms. Choi explains that the fun activities, beautiful setting and steadfast support of staff make the difference. “The Counselors and Counselors-in-Training have been

awesome. They’re very hands-on...Very helpful and welcoming,” she said.

Nine Weekly Themes guide campers in a discovery of themselves and the world around them. These include: Transportation, Tie-Die, Backyard Creatures, Medieval Times, Disney, Let’s Go to Space!, Around the World in 5 Days, End of Summer Fun and Party in the USA. Next summer, the program will offer a variation of past themes, repeating no one theme with the exception of Tie-Dye Week, which is considered a Geneva classic.

“The kids love being able to choose their colors (of paints), see these being put on their shirts, and then taking them home and wearing them the next day. They are very excited to see the final product — that’s my favorite part — not knowing what (the tie-dye) will look like,” said Ms. Choi.

Whether outside in lush Maryland Green School grounds (water play, gardening, sports, and expeditions to the nearby creek reign!) or indoors within the cool of the school (guest visits, art projects, games, and theatre delight!), campers find themselves making memories that last a lifetime.

A lifelong love of learning in all its hues, including of tie-dye pattern, really does begin in the summer. See you outside!



Blast from the Past

Regency Record back issues compiled by
RECA board member Jan Peterson

14 years ago today, RECA reported...

IN THE NEIGHBORHOOD

On July 21, 2009, RECA board members met with Mr. Craig Carson, a watershed planner from the County Department of Environmental Protection, Watershed Management Division. Led by Marjorie (Margie) Bender from the RECA board, they discussed the continuing erosion along Snakeden Creek near Gainsborough Road that could have an adverse impact on the Regency Estates Swim Club (RESC) property.



Pictured above during their tour of the creek area are (L-R) RECA President Richard Blumstein, county DEP representative Craig Carson, RECA board member Margie Bender, RECA Treasurer Jerry Garson, RESC pool board member Pat O'Connor and RECA Vice President Andrew Kavounis.

The group surveyed the creek to determine the current extent of the erosion and the steps that might be taken to correct the situation. Margie and other interested parties will continue to address the situation and try to facilitate some corrective action, which will probably include planting more trees to stabilize the banks.

AROUND THE COUNTY

Updated H1N1 ("Swine") Flu Information

Montgomery County health officials are monitoring the H1N1 ("swine") flu situation and working closely with hospitals and community physicians to provide updates as needed. A public information phone line is now open for residents to call.

MORE FROM AROUND THE COUNTY

Radiation Detectors Installed at Solid Waste Transfer Station

Montgomery County now has radiation detectors at both the car and truck entrances to the Solid Waste Transfer

Station near Shady Grove Road. If the detectors activate, workers must locate and identify the radiation source. If you have recently undergone a medical procedure involving radioactive material, it is likely that the detectors will activate as you pass by them. Please wait for a Montgomery County representative to assist you. He or she must scan both your load and your person, and then determine a response.

Going to the Dogs: New Opportunities in Estate Planning for Pets

We recently witnessed the arrival of "FDOTUS," The First Dog of the United States, Bo Obama. Bow Wow! More importantly for our purposes, Governor O'Malley recently signed into law HB 149 which allows statutory pet trusts in Maryland.

Who will take care of your pet when you are unable to? Despite the short life expectancy of many pets, your pet may outlive you. This is especially true now that medical intervention often results in longer life expectancies. Proper planning can provide a care plan in the event of your disability, and after your death. There is no assurance that if you leave money outright to someone to care for your pet that he/she will do what he/she promised to do. Providing an orderly plan for your pet is the responsible and loving thing to do.

What is a Pet Trust? If you are no longer able to provide for the care of your pet, a Pet Trust can ensure there are funds available and a caretaking system is in place to care for your pet. A Pet Trust is a legal document which you can create to ensure that your pets will be cared for as you yourself have cared for them.

With a Pet Trust, you can appoint a Caregiver and at least one backup Caregiver to provide care for your pet(s). You can provide a method for finding a Caregiver in the event that the Caregiver and back up Caregivers you



have selected are unavailable to serve. You can appoint a Trustee to make sure that the Caregiver is doing his or her job. You can protect the money designated for the pet(s) and ensure that it lasts for the duration of the pet's life. You can give directions regarding health care needs, exercise needs, diet needs, preferred veterinarian, and burial/cremation plans for your pet. You can provide that any funds remaining in the trust at the death of the pet goes to a beneficiary chosen by you, including charities.

Finally, assets in a trust are NOT subject to the Caregiver's creditors, marital disputes, or bankruptcy.

If you have not already done so, consider a plan to provide for your pets. If you have a plan for your pets, consider a review of the plan in light of the new law.

ATTENTION NEW NEIGHBORS!



Have you recently moved into Regency Estates?

If so, please contact us 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.

BEFORE IT'S TOO LATE

BY MARGE BENDER & RICK CHEN





R E
C A