

**Winter Meeting Agenda**  
**Annual Potluck Dinner**  
**RCHCA Elections**  
**Middle School Site Selection**



**Winter Meeting and Potluck**  
Thursday, March 15  
Potluck 6:30 Meeting 7:30-9:00

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Grace Episcopal Day School  
9411 Connecticut Avenue, Kensington, MD

**RCHCA**  
Rock Creek Hills Citizens' Association  
9501 Old Spring Road  
Kensington, MD 20895



Rock Creek Hills Citizens' Association  
rchca.org

Your Neighborhood  
News and Information  
Winter 2012

## Message from the Board

### The Proposed New Middle School

At the time this newsletter went to press, there has been no final decision on the proposed location of the new BCC Cluster Middle School #2. However on Wednesday evening, February 22, the new Site Selection Advisory Committee voted to recommend Rock Creek Hills Local Park as the primary site for a new middle school and North Chevy Chase Local Park as the secondary site. By the time of our meeting, the School Board staff will have prepared a draft report for the Superintendent. In reply, we will have prepared a minority report contesting the selection of Rock Creek Hills Local Park as the primary site. It is our understanding that the site selection recommendations will be submitted to the Planning Board for its comment before the School Board makes its decision. This will provide an additional opportunity for the Planning Board to comment, a statutory requirement. We will not be able to testify at the Planning Board meeting on March 15, but we will file our minority report and provide other comments to the Planning Board. We will also provide you with further updates at our meeting. By that time, the Board will also have formally advised the County Council and the School Board of RCHCA's position and our concerns about the SSAC's site recommendations.

### The Importance of Covenant Compliance

The Board would also like to remind our members of the importance of complying with the various covenants governing fences and construction of a new house or modifications to an existing one. These covenants are for the benefit of the entire community, particularly in keeping the open appearance of our front yards and the verdant character of our neighborhood. I doubt that any of us wants to see a lot clear cut to the limits of the side yard setbacks or a fence directly along the street line. The question then is how new construction or modifications

to a house, or the construction of a fence, are to be administered. The Board does not believe it is consistent with the responsible nature of our members for the Board to police this community; rather the emphasis has always been, and will be, on voluntary compliance. This starts first and foremost with always discussing proposed

improvements to your house or the proposed construction of a fence with your neighbors. The corollary of this is if there appears to be activity that has not been discussed with you as a neighbor, and you, as a citizen of Rock Creek Hills find it objectionable, you must immediately raise it with the Board. It is simply not acceptable to fail to object in a timely fashion. At the same time, the Board would like to remind all Rock Creek Hills residents that the covenants are part of your deed and failure to obtain approval for your modification or construction puts you in violation of your deed restrictions. This could place a cloud on your title because the violation is a continuing one until it is rectified by obtaining the Board's approval. If you have any questions in this regard, please contact John Robinson at 301-949-5452 or Vince De Cain at 301-946-5129.

However there is one covenant to which there are no exceptions – the operation of a business in one's home. The Board has no objection to our residents working out of their homes; this is so common place in the age of electronics that it would be both foolish and impractical to preclude it. In contrast, operating a business means having employees or customers regularly coming to a house for business purposes. Either of these requires either a recordation with the County or obtaining a special exception depending

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## Next Meeting

The RCHCA Winter Meeting is scheduled for Thursday evening, March 15th, 2012, from 7:30 – 9:00 pm. It will be held at Grace Episcopal Day School, 9411 Connecticut Ave, in the multipurpose room.

In keeping with tradition, we will have a Potluck Dinner preceding our Annual Meeting.

**Potluck Dinner:** This annual event, commencing at 6:30 pm, gives an opportunity to see and/or meet some of your neighbors who may have been hibernating. The Association provides pizza, chicken and drinks. Members are requested to bring a side dish, salad or dessert to share.

**Winter Meeting:** The Winter meeting runs from 7:30 – 9:00 pm.

Babysitting will be provided.

### Agenda items include:

- Treasurer's Report
- Election of officers
- Status of Middle School site selection
  - vote on neighborhood position

IF YOU WISH TO VOTE ON THE MIDDLE SCHOOL SITE ISSUE, YOUR HOUSEHOLD MUST BE A PAID UP DUES MEMBER OF THE RCHCA. CHECKS FOR \$35 SHOULD BE SENT TO DAVID HALL AT 3103 KENT STREET, KENSINGTON, MD 20895.

*message from the board, continued*

on the level of activity. The County also requires registration if you obtain more than one FedEx or similar deliveries per day and residents should strive to conform to this standard. For the last 20 years the Board has applied the same standards in order to maintain the residential quality of our community.

Some 23 years ago there were numerous violations and the Board extinguished them all, albeit allowing for a reasonable time for the residents involved to make other arrangements for their operations. Again, if you have any concerns in this regard please contact John Robinson at 301-949-5452.

Finally, the Board appreciates that the Welcoming Committee is providing copies of our Directory which has a clear discussion of the covenants to new residents. We are concerned that this is not sufficient, particularly in the case of tear downs leading to the construction of a new house. The Board is therefore preparing a standard notice to go to any realtor or owner selling a house in this community to put them on notice that lots in Rock Creek Hills are covenanted and that there is a need for compliance and that there are procedures as well compliance. You can help by notifying John Robinson or Vince De Cain that a house is for sale. This is not to harass anyone since a person's home should be their castle in so far the law and contract require. It is simply to assure that purchasers do not have any unexpected surprises.

The Board wishes you the best in a calendar year of these interesting times.

Sincerely yours,

John M. Robinson

### Rchca Officers

<i>President</i>	John Robinson
<i>Vice President</i>	Sam Statland
<i>Treasurer</i>	David Hall
<i>Secretary</i>	Ken Sanford

## Mother's Day Picnic

The citizen's association will be hosting the Mother's Day picnic in the Park again this year on May 13th. We will supply live music and food as we have in the past. All we ask you to bring is your beverage and a desert to share.

We are still in the planning stages so no decisions on a menu have been made yet.

If you are available to help with set up, serving or clean up we could use the help. Also if anyone has a portable generator we could borrow we will need one for the music.

Please let Marilyn Emery know if you can help out and if you have a generator to lend. Her e-mail is [Marilyn.Emery@LongandFoster.com](mailto:Marilyn.Emery@LongandFoster.com)

## Rock Creek Hills Citizens Association Balance Sheet

As of December 31, 2010

### Assets

M&T Money Market	\$11,514.13
M&T Checking	\$5,074.64
<b>Total Assets</b>	<b>\$16,588.77</b>

### Liabilities and Equity

#### Equity

Opening Bal Equity	\$30,106.01
Retained Earnings	-\$13,196.40
Net Income	321.33
Total Equity	\$16,588.28
<b>Total Liabilities and Equity</b>	<b>\$16,588.28</b>

\$0.49 discrepancy between assets and liabilities plus equity.

## RCHCA Newsletter

### Publishing Vacancy

We are searching for a volunteer neighbor to help produce our association newsletter. This newsletter is published three times a year, for the spring fall and winter issues. This is a good opportunity for someone who would like to get involved in the neighborhood by volunteering, but prefers a role that's clearly defined and predictable in it's time commitment. It involves inserting the supplied text into the newsletter layout and sending the electronic file to the printer. Our printer handles everything from that point forward. We need someone to start with the Spring issue, and Jed Dinger (our current publisher) will be available to assist with the orientation. Please direct your inquiries to Jed Dinger by email: [jed@jeddinger.com](mailto:jed@jeddinger.com), or by phone at 301 523 0350.