

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 32, Number 6

GREENBELT, MARYLAND

Thursday, December 26, 1968

GHI Board Adopts \$2,086,569 Budget; Monthly Charges Will Increase 10%

by Al Skolnik

In the wake of a Greenbelt Homes, Inc., membership meeting which approved the board's recommendations, final action was taken on the \$2,086,569 GHI budget for 1969 at the Thursday, Dec. 19, board meeting.

The membership had voted the night before to authorize the board of directors to raise that part of member's monthly charges attributable to operating expenses (defined to exclude mortgage payments) by up to 13.4 percent. This is equivalent to an overall increase of 10 percent in monthly charges including mortgage payments. The membership vote implied approval of the board's plans to initiate a long-range, full-scale capital improvements program, financed through a 10-year loan.

In terms of dollars, the increase in monthly charges, effective January 1, 1969, would range from 5.75 to 8.00 for the frame homes and from 6.50 to 10.75 for the brick homes. These figures refer to standard units.

These amounts are somewhat lower than those contained in the original budget presentation (as reported in the News Review issue of Dec. 12). This was because the board subsequently postponed a reroofing program for garages and increased offsetting income from sources other than monthly charges.

The budget as adopted calls for an increase over 1968 in total charges budgeted to members of \$151,155. The total budget of \$2,086,569 is \$371,215 or 21.6 percent higher than the 1968 budget of \$1,715,354. Of the \$2,086,569, \$1,655,569 will come from members' charges \$282,500 from borrowed funds for capital improvements, and \$148,500 from other income (investment interest, sale of services, etc.).

In adopting the budget, the board took cognizance of suggestions made at the membership meeting for relieving the corporation's financial situation. Management was directed to explore the possibility of a moratorium on mortgage payments, with attention given to legal and financial consequences. Management was also asked to look into other sources of corporation income such as the sale of debentures to members.

Larger Homes

The problem of financing the larger-homes program next received board attention. The recent boosts in interest rates have discouraged the board, but it was agreed that the members who signed up for the townhouses should be consulted on their desires. (Every ¼% hike in interest rates increases monthly payments roughly \$5 a month for the type of homes and financing conditions proposed under the program.)

GHI directors Charles Schwan and Nat Shinderman took the occasion to clarify certain facts about the project. The project, they said, was not a board program but a membership program,

adopted by the membership at a duly constituted membership meeting. The corporation is not bearing any of the cost of the project; all costs will be charged against the members purchasing the new homes. Schwan said that while the program is not a low-cost housing project, it is not a luxury program either. Its purpose he said, is to provide a better mix of housing—to provide 4-bedroom houses where none existed before.

Southway Right-of-way

The board advised the city that it is agreeable to paying the legal expenses incurred in having the city convey to GHI a portion of Southway right-of-way on which lie some GHI homes. Due to a technicality, when the Federal government conveyed the 100-foot right-of-way to the city in 1952, this matter was overlooked. Maryland National Capital Park and Planning Commission has now approved the city's vacating of 25 feet of the right-of-way on the west side of Southway between Ridge and Crescent.

David Lange advised the board of the next meeting of the Eastern Housing Cooperative Association (ECHO) in Philadelphia on the weekend of January 18. He also secured board approval of a re-direction in the objectives of the Select Committee which would aim primarily at defining areas of study which could be studied by outside professional consultants.

Next meeting of GHI board will be Thursday, January 9.

Christmas Tree Burning

On January 4, 1969, the Greenbelt Volunteer Fire Department will conduct its annual Christmas tree burning. The trees will be collected at the following places: Ivy Lane at Lastner, North End School, Holy Cross Lutheran Church, Center School, Lakeside Drive at the swimming pool, Brae Brook apartments and Chelsea Woods apartments; they may also be brought to the fire house on Crescent Road. The trees will be burned at the station at 7 p.m. A movie will be shown for the children at 7:30 p.m. Refreshments will be served. Remember to make your Christmas and New Year a fire safe one!

News Review Deadline

The deadline for submission of News Review copy and advertising will be on Monday night, December 30, next week instead of Tuesday as usual.

Future Hospital Needs Sketched for County

A preliminary draft of "guide lines" for a coordinated hospital system in Prince Georges County, calling for immediate County acquisition of four land sites for future health facilities, has been distributed to various County agencies for comment prior to its submission to the Board of County Commissioners.

Authored by the County's Health Planning Advisory Committee, the report was compiled in answer to the Commissioners' request for assistance in anticipation of the need for future health services in the County.

The four general areas listed for hospital sites were: Laurel, Bowie, Largo and Clinton, with Laurel receiving top priority in development.

Other recommendations included: A study of the availability of nursing home beds in the County, with requirements for nursing home beds and domiciliary care facilities made an integral part of "hospital bed need estimates"; a study of the possibility of establishment of a Hospital Commission; a study of the financing and manpower problems likely in the development of a coordinated hospital system for the County and the feasibility of additional clinical facilities adjacent to the proposed hospitals.

Commissioner Francis B. Francois, who is liaison with health and welfare in the County, pointed out that "these are preliminary recommendations, and that no decisions or action will be taken prior to their presentation to the full Board of Commissioners," which is scheduled for mid-January, 1969.

City Notes

This year the Public Works Department installed permanent wiring connections for the City's Christmas tree near the bank. Power lines to the tree itself were laid down and buried last year, but the connection to the power supply had only been temporary.

The holiday trash receptacle for surplus household trash has been constructed on a trailer bed in the north parking lot behind the statue. Residents are encouraged to dispose of their overflow trash in the receptacle. Hauling it away for disposal by the city crew should be an easy affair, since it will be trash on wheels.

In an effort to spruce up before Christmas, the department cleaned along the roadway for the length of Edmonston Rd. in Springhill Lake, sent out the leaf vacuum to dispose of roadside piles of leaves, and patched chuckholes in various locations on the streets throughout the city.

Parks Crew Director Hans Jorgensen attended a three-day short course in agronomy sponsored by the state Extension Service at the University of Maryland.

GHI Membership Supports Board In Capital Improvement Plans

by Al Skolnik

At a fully-packed special meeting on Wednesday, December 18, the membership of Greenbelt Homes, Inc., authorized the board of directors to increase 1969 operating charges budgeted to members by up to 13.4 percent. This will amount to a 10% increase in monthly charges to each member. The vote was 96 to 35.

The vote would permit the board to borrow \$282,500 for capital improvements in 1969. The cost to members in the first year would be \$40,273 for amortization of the loan.

HOLIDAY TRASH

Because there will be no trash service on New Year's and because the extra heavy holiday trash load will slow down collection schedules, only two collections a week will be scheduled during New Year's week for residential customers.

Regular Schedule

Monday, Wednesday, Friday
Tuesday, Thursday, Saturday

Holiday Schedule

Monday, Thursday
Tuesday, Friday
Saturday will be reserved to finish any routes not completed on Thursday or Friday if any.

Special Holiday

Trash Receptacle

For residents who may accumulate more holiday trash than they know what to do with, a special trash enclosure will be temporarily erected on the parking lot to the rear of the statue (near Candy Cane City) in the commercial center for the disposal of any household trash.

Public Hearings Scheduled

Delegate Edward J. Bagley, Chairman of the Prince Georges County Delegation, announced that public hearings will be held on legislative proposals which were presented to the Prince Georges County Delegation by the recently elected Charter Board. Delegate Arthur Dorman, Chairman of a legislative committee appointed to study the charter proposals, stated that his committee will hold two public hearings.

One hearing will be held at 8 p.m. on January 2 at the Crossland Jr. - Sr. High one at 8 p.m. January 8 at the County Service Building in Hyattsville.

The proposals which will be heard at these meetings are:

1. To permit any charter county to have Councilmatic Districts;
2. To permit charter counties to elect local officials in off-year elections;
3. To provide for reorganization, transfer or abolition of any agency charged with planning, zoning, supplying of water, storm drainage or trash collection for Prince Georges County.

Delegate Bagley stated that the passage of these proposals will affect each and every resident of Prince Georges County and urged the public to attend and give their views.

The public is invited to call the Delegation office on 779-2170 for further information regarding these hearings.

Recreation Review

Holiday Skating Schedule will be as follows: 1st, 2nd and 3rd graders will skate from 9 to 10:30 and 4th, 5th and 6th graders from 10:30 to noon, with teens from 12:30 to 2 p.m. on Dec. 27, 30 and 31. Beginning January 3 our schedule will go back to the usual Monday, Wednesday, Friday skating.

Open Gym. will be held as follows: 2 to 5:30 on Dec. 27; 7 to 10 on Dec. 29; 2 to 5:30 Dec. 30 and 31.

The Youth Center will be closed to the public on New Year's Eve and Day.

Greenbelt Chucks will meet from 9 to noon on Dec. 28 and Jan. 4. The regular noon to 3 schedule will resume on Jan. 11.

Membership approval was necessary since the by-laws require that the board cannot take final action in increasing operating charges by 10 percent or more until the membership has had a chance to consider the increase at a membership meeting.

Key Vote

The key vote of the evening, however, turned on an earlier motion by Mat Amberg to set aside adoption of an annual budget until the board explored the possibility of getting a moratorium on the principal and/or interest on the mortgage and studied further the costs and needs for the capital improvements program and various methods of financing it.

The motion was later amended to permit the board to increase operating charges by 13.4 percent for January and February 1969 while negotiations were carried on with the mortgage holder—Federal National Mortgage Association (FNMA).

The Amberg motion was defeated in a vote, 99 to 85, which revealed the full extent of the disension within the membership. Charges were made of unauthorized proxy voting and a recount was made which revealed a change of just one vote.

Amberg related that a FNMA representative had told him that moratoriums can be granted under special circumstances, but admitted that he had no assurances that GHI could qualify. He said his motivation was only to buy time for the corporation, as he did not believe the membership could absorb an increase of 13.4 percent in one bite. He emphasized that he strongly favored a capital improvements program which, he said, should have been started years ago.

David Lange, agreeing with Amberg on the need for a capital improvement program, said that the Amberg motion would only delay its initiation. He observed that decisions involving the U.S. Government can take many months. Aram Belolan also opposed the motion on the grounds that the corporation should not make such momentous decisions based on speculative possibilities.

The first hour of the meeting was devoted to an explanation by GHI board members Charles Schwan, Nat Shinderman, and John O'Reilly of the financial situation facing the corporation. The points stressed were: 1) that most of the proposed increase in monthly charges was due to inflationary factors beyond the corporation's control, 2) that capital improvements were a necessity to maintain the value of the homes, and 3) that borrowing of money for capital improvements was the board's suggestion for speeding up that program without using reserves and with the least burden on monthly charges. Shinderman gave a detailed breakdown of how the cost estimates for the various items were made and their basis.

During the course of the meeting, it was revealed by Schwan that the initiation of construction of the 25 townhouses opposite the North End School may be postponed because financing conditions are not favorable. This news was received with a burst of applause.

GHI HOLIDAY OPEN HOUSE

The Member Relations Committee of Greenbelt Homes, Inc. is planning a Holiday Open House on the evening of Sunday, December 29. The event will be held in the Hospitality Room at the office on Hamilton Place from 7 to 9 p.m. All members of GHI are cordially invited to attend.

NOTICE TO BIDDERS

The City of Greenbelt, Maryland invites sealed bids for the completion of:

(A) Excavation, topsoiling, planting, fertilizing, mulching, maintenance and guarantee

and

(B) Demolition, removal of debris, grading, construction of retaining wall, benches, drainage and related structures, for the construction and development of the Greenbelt Mall in the Greenbelt Commercial Center on Centerway Road, Greenbelt, Maryland. Bids will be received at the City Offices, 25 Crescent Road, Greenbelt, Maryland until 8:00 p.m. on Monday, January 20, 1969, at which time they will be publicly available at a meeting of the City Council. Drawings and specifications are available at the Office of the City Clerk in the Greenbelt Municipal Building, 25 Crescent Road, phone 474-8000. A deposit of \$5.00 for each set of drawings and specifications is required.

Nita P. Maschauer, City Clerk

GREENBELT NEWS REVIEW

AN INDEPENDENT NEWSPAPER

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Published every Thursday by Greenbelt Cooperative Publishing Assn., Inc.

BOARD OF DIRECTORS

Pres., A. Skolnik; Vice Pres., Sid Kastner; Secy., Virginia Beauchamp; Treas., Mary Lou Williamson; and Bess Halperin
MAIL SUBSCRIPTIONS: \$5.00 per year. Advertising and news articles may be mailed (Box 68, Greenbelt); deposited in our box at the Twin Pines office; or delivered to the editorial office in the basement of 15 Parkway (GR 4-4131), open after 8:30 p.m. Tuesday. Deadline is 9:30 p.m. on Tuesday.

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Looking Forward

Twice within the last month Greenbelt residents have demonstrated a quality of far-sightedness that has continually marked the community's history. In the greater interest of the entire community, a majority of Greenbelters have voluntarily chosen to tax themselves to provide a better place to live in.

The first occasion was the favorable vote on the \$950,000 city bond issue, which is expected to cost the equivalent of 15 cents per \$100 assessed value on the tax rate. The second was the vote of Greenbelt Homes, Inc., home-owners to raise their monthly charges 10 percent so that a full-scale, long-range capital improvement program could be initiated.

What a contrast with the situation reported in Youngstown, Ohio, where the city has been unable to get the voters to approve a tax levy in support of the schools since 1963. As a consequence, the schools there were forced to close for a month. And, according to the press, hardly anybody showed up at the next school board meeting to protest the closing.

Can you imagine Greenbelters reacting like that?

Francisco-Mergler

Mr. and Mrs. John Francisco, 2-H Northway, announce the marriage of their daughter Carolyn June to Earl Mergler, son of Mr. and Mrs. Don Mergler of West Milton, Ohio. The ceremony took place on December 15 at the University Park Brethren Church. Attending the bride was her sister, Beverly. The couple will reside in Ohio.

Easton-Crawford

Major (USA Ret.) and Mrs. George D. Easton, 113 Lakeside Dr., announce the engagement of their daughter, Susan Grace Easton, to Second Lt. Harry Robert Crawford, Jr. USMC, of Schoolcraft, Michigan.

Susan is a graduate of Duval Senior High School and attended Elizabethtown College, Elizabethtown Pennsylvania. She is currently enrolled as a junior at the University of Maryland.

Lt. Crawford is currently stationed at Quantico, Virginia.

Methodist to Hold Watch-night Service

The Mowatt Memorial Methodist Church will celebrate the New Year at a service on Tuesday, Dec. 31, at 11 p.m. The Rev. Keith Johnson, former pastor, will be conduct the service.

PGCC Tuition Increase

Tuition at Prince Georges Community College will increase this fall to \$125 per semester for full-time students who are residents of Prince Georges County.

Residents of other Maryland counties will pay \$250, and out-of-state residents will pay \$375.

Current charges are \$112.50, \$225, and \$337.50 respectively.

Parttime students who are residents of Prince Georges County will pay \$12 per semester hour instead of the current \$11, residents of other Maryland counties will pay \$24 instead of \$22, and out-of-staters will pay \$36 instead of \$33.

Rising costs in three areas are cited as reasons for the increases: faculty salary increases, plant costs in operating on a campus instead of sharing a high school building, as was done during the early years of the college, and increased per student costs in the new technological programs.

Despite the increase, tuition is lower than both the full-time and part-time tuition rates of Montgomery Junior College and is lower than the part-time rates of Charles County Community College

Part-time rates at Charles are \$15 per credit hour for county residents, and \$45 for out-of-state. Part-time rates at Montgomery are \$14, \$26.30, and \$39 for the respective categories.

The only community college in Maryland which will have a lower tuition rate this fall than Prince Georges is Hagerstown Community College with rates of \$112.50, \$225.00, and \$337.50 for the respective categories.

Week of Prayer Planned

Catholic and Protestant Churches in metropolitan Washington will join together in a Week of Prayer for Christian Unity, January 18-25, 1969, with a program emphasizing the unity of all people of the community.

"Toward the Unity of People" will be the theme under which churches of the Catholic Archdiocese of Washington and the Council of Churches of Greater Washington will celebrate worship and unity together on an alternating order in Catholic and Protestant Churches.

Specific activities during the week will include the following: Ten churches in Camp Springs, Maryland, will extend their ecumenicity to an exchange of pulpits. All clergy in Arlington, Virginia, are invited to participate in a retreat on January 22 under the theme "A Day of Recollection." Dr. John Mackay, President-Emeritus of Princeton Theological Seminary, will be the leader. Senator Eugene McCarthy and Episcopal Suffragan Bishop Paul Moore will evaluate "The Ecumenical Movement Today" in a discussion on January 22 at Holy Trinity Church, 3514 O Street, N.W.

PG String Quartet Debut

The Prince Georges String Quartet will present its debut concert, Monday, January 6, at 8 p.m. in the Fine Arts-Auditorium of Prince Georges Community College, 301 Largo Rd., Largo.

The concert is open to the public without charge.

Program for the concert will include the String Quartet of Mozart in G Major, K. 575; String Quartet No. 4 by Bela Bartok; and a Sonata by Rossini for two violins, cello and string bass, featuring Paul Scimonelli, a music student at Prince Georges Community College, as guest bassist.

The string quartet is headed by Miss Donna Lerew, violinist, formerly of the National Symphony Orchestra and now assistant professor of music at Prince Georges Community College.

Other members of the quartet are Miss Judith Parkinson, violin; Carlos Quian, viola, and Miss Thea Cooper, violoncello.

This is the first offering of the College's newly inaugurated string program. Next year, the college plans to include in its activities a string clinic for pre-college students and a larger string ensemble.

TRAFFIC TIP

William D. Heath, D. C. Director of Motor Vehicles, says: before crossing the street, be sure drivers see you. The most common cause of automobile-pedestrian accidents is the driver's failure to see the pedestrian. This can be the fault of either driver or pedestrian. The pedestrian, however, should always remember that most often he can see a car before the driver sees him.

Rezoning Near Goddard Opposed - Is Deferred

A piece of property on Glendale Rd. opposite the Goddard Space Flight Center was in the news recently when nearby residents in the Presley Manor Subdivision protested immediate plans to zone the property I-3 (industrial park for research purposes). The property, a 6.48-acre tract on the south side of Glendale Rd. east of Cipriano Rd., is presently zoned R-R. The protest by the Presley Manor Civic Association was directed not so much against the plans themselves as against any action being taken in the absence of an adopted Master Plan for the area. The site has been under consideration by International Telephone and Telegraph for a possible research facility, but the corporation recently decided against the proposal. As a result of local opposition and at the request of the Maryland-National Capital Park and Planning Commission, the District Council has indefinitely deferred action until after the development of a master plan for the Glenn Dale area.

The property has had a long and complicated history with the various boards and planning agencies responsible for long-range development in the county. Two years ago the technical staff of the MNCPPC opposed the requested zoning change to I-3 on the property. This year—apparently because of the specific plans under consideration by I.T.T.—the technical staff changed their opposition to an endorsement. Following this endorsement, the petition was scheduled for hearing before the Prince Georges Planning Board (the county's half of the MNCPPC) last month. However, at the request of the petitioner, the hearing before the Planning Board was deferred until Dec. 18.

UNIVERSITY THEATRE ANNOUNCES AUDITIONS

The University Theater at the University of Maryland announces open tryouts for Edward Albee's "Who is Afraid of Virginia Woolf?" These auditions will be held on Wednesday, January 8 and Thursday, January 9 from 7:30 to 10:30 p.m. in the Experimental Theater of the Fine Arts Building, NN 55, on the College Park campus.

The production, which will run from February 27 to March 2, is under the direction of Dr. Ronald T. O'Leary.

The petition, however, was also scheduled to be heard by the District Council on Friday, Dec. 20.

In the meantime, the attorney for MNCPPC advised the Board of a section in the law which states that if no recommendation concerning a zoning petition has reached the District Council from the Planning Board five days prior to a District Council hearing, the District Council should automatically consider the lower group to have given a favorable decision. This advice from the attorney caused a flurry of excitement on the part of the Planning Board, who had intended to give the Petition serious consideration at their Dec. 18th meeting. The petitioners, however, since they had initiated the request for postponement with the Planning Board, agreed not to take advantage of the District Council's 5-day rule and therefore requested that the District Council postpone action on the matter until their February hearing.

When the Planning Board also advised the District Council that they would like to see the matter deferred so that they could examine the proposal carefully, the District Council remanded the petition indefinitely until the Park and Planning Commission develops a master plan for Glenn Dale.

NOTICE TO BIDDERS MISCELLANEOUS PAVING MAINTENANCE CONSTRUCTION

The City of Greenbelt, Maryland invites sealed bids for the Miscellaneous Paving Maintenance Construction, as specified in Contract Documents GR 69-01 available at the office of Greenhorne and O'Mara, Inc., 6715 Kenilworth Avenue, Riverdale, Maryland. Bids will be received at the City Offices, 25 Crescent Road, Greenbelt, Maryland until 9:00 p.m. on Monday, January 20, 1969, at which time they will be publicly opened at a meeting of the City Council.

Nita P. Maschauer, City Clerk

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YOU WILL BE ON THE WAY TO THE MOON when you get this fine 3 BR 1 1/2 bath Rambler on a HUGE WOODED LOT in hard to get LAKEWOOD. Use your GI bill now and get this fabulous home on a cul-de-sac for \$24,700.

MESSAGE TO FRANK BORMAN ON APPOLLO 8, from: Control Central, Kash Realtor, Greenbelt. Remember, Colonel, when you get to the moon and cannot find a home, come down to earth at Kash Realtor in Greenbelt and we will show you the finest 3 BR end home available. Look over this list of equipment: w/w carpeting, fabulous REMODELED Country size kitchen featuring a SELF CLEANING OVEN. Also, you will get a washer, new dryer, 16 cu. ft. DD Refrig/Freezer Combination. All of this with a patio on a fabulous lot backed up to trees. Only \$96.75 per month after down payment. Total price - \$16,480.

THERE WILL BE A STAR IN YOUR CROWN when you seize the opportunity of obtaining this splendid 2 BR END home with new w/w carpeting, new fixtures, new floor tile in kitchen & bathroom and a FABULOUS COVERED PATIO on a huge fenced lot with woods in the back. Payments of \$69.00 a month after down payment covers all utilities except electricity. Just right for your aging father and mother. Total price \$8100.

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from the staff of the

News Review

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