

Greenbelt News Review

AN INDEPENDENT NEWSPAPER

Volume 34, Number 4

GREENBELT, MARYLAND

Thursday, December 17, 1970



Mayor Francis W. White of Greenbelt (seated) is shown filing for the First Councilmanic District Seat at the Board of Elections Supervisors in Upper Marlboro. Shown with the Mayor are (l. to r) T. Dugan, campaign manager for Mayor White (rear), W. Kelly, S. Bogley (rear), J. Garrity, and E. Smith, mayor pro-tem of Greenbelt. Kelly, Bogley and Garrity are newly elected County Commissioners. (Paid Photo)

Mayor White Files For PG Council Seat

Greenbelt Mayor Francis W. White, 48, a registered professional engineer, filed on December 4 for the First Councilmanic District seat. Mayor White was recently nominated for this slot by the Prince Georges Democratic Central Committee.

White, who was mayor of Greenbelt from 1961 through 1963, was re-elected in September 1969 after serving as mayor pro tem in 1965 and city councilman from 1967 to 1969. Former Chairman of the Prince Georges Municipal Association, he has been a long-time member of the Maryland Municipal League and is presently on the Board of Directors of the Metropolitan Washington Council of Government (COG).

In addition, White is vice president of the First District Democrats and immediate past president of the Greenbelt Democratic Club.

Employed by the University of Maryland as a planning engineer since 1965, he has been involved in planning new construction, developing long-range expansion plans, and preparing feasibility studies for university development.

He has also been commander of the Disabled American Veterans. As a veteran of World War II, he served as a Navy flier in the Pacific Campaign. He is a member of the American Legion Post 136 and of the Greenbelt Lions Club.

HOLIDAY TRASH SERVICE

Residents receiving city trash service will receive only two collections during the weeks of Christmas and New Year. City crews will not make collections on Friday, December 25, Saturday, December 26, Friday, January 1, and Saturday, January 2. This is so our employees, too, may enjoy a holiday. Extra men will be placed on refuse collection the week between Christmas and New Year's so that we may keep up with the heavy volume generated at this time.

News Review Deadline

Next week's issue of the News Review will be published on Wednesday, because of the Christmas holiday. The deadline for submission of articles and advertising will be Monday night, instead of the usual Tuesday.

Lions Sponsor New Years Eve Dance

by C. M. Cormack

The Greenbelt Lions Club will again hold its annual New Year's Eve dance at the Greenbelt Armory, on Dec. 31, from 9:30 p.m. until —?

This is a B.Y.O.B. affair, with set-ups, nibblers, hats, noise makers, etc. provided in the price of admission. The orchestra this year will be William Clark's "The Moonlighters."

Reservations are required for reserved seating and may be obtained by calling Lion Belle, Ruth Kennedy, 474-6329. Tickets will be available at the door but group-seating on this basis cannot be guaranteed.

With the removal of the senior high school from parcel 2, the city council and its advisory boards are now turning their attention to the prospects for future development of the land. About 230 acres are involved in parcels 1 and 2 — the land between the Greenbelt Homes, Inc. properties and the Baltimore-Washington Parkway. Seventy-two acres are owned by the Prince Georges County Board of Education; the remaining 158 acres are in private ownership. The newly-adopted Greenbelt Master Plan calls for about 355 single-family homes and 1,180 townhouse units on the acreage.

The council has proposed that the tract be designated a special treatment area because of the problems of getting public facilities for the area at a price that would be compatible with the cost of development. It has also asked that studies be made by the following agencies to determine if the Master Plan, as presently approved, is correctly drawn for this area: Maryland-National Capital Park and Planning Commission, the Washington Suburban Sanitary Commission, the Prince Georges County Council, and the Board of Education.

In a memorandum to council dated December 4, 1970, city manager James K. Giese stated that public facilities for the area might cost more than \$5 million, about 20 percent of the total assessed valuation of \$25 million that the property

Charter Slate Candidates Ready to Discuss Issues

The Citizens Charter Slate candidates will meet the people on Friday, December 18, at 8:30 p.m. in the Greenbelt council chamber.

The evening will feature discussion on county issues. Refreshments will be served.

The candidates running on the bipartisan slate are: for County Executive — William W. Gullett, former Mayor of College Park; for First District County Council seat, Melvin Meer; for Second District, William J. Avrutis; for Third District, Robert B. Bender, Jr.; for Fourth District, Ronald Reeder; for Fifth District, Thomas A. Donovan; and for At Large seat, Lawyard L. "Teddy" Wilson.

Of interest to Greenbelt residents is the fact that Avrutis filed suit in 1964 as a private citizen, along with the City of Greenbelt, in an effort to prevent highrise zoning of the Jaeger tract, a large property along Kenilworth Avenue jutting into the Greenbelt Regional Park, where the Westchester Towers apartments are now located.

KAVA CHRISTMAS DANCE

Kava will feature "The New People" at its Christmas Dance December 19, 8 - 11 p.m. Dress will be casual. An admission will be charged.

"Business As Usual" as GHI Bd. Tackles Townhouse Problems

by Sandra Barnes

"Business as usual" characterized the December 10 meeting of the Greenbelt Homes, Inc. board of directors. On the agenda for discussion were townhouses, insurance bids, committee reports, and shed exceptions.

After a brief discussion on whether the townhouse purchasers could expect to make the usual deductions on their income tax if they did not sign a contract showing they purchased a house during the same year in which they sold a house, it was decided that a contract could be offered to the town-

house people without the final purchase price being determined. Thus management was directed to offer contracts to the 25 townhouse purchasers with the best estimate of what the final price would be and to include a price of possible contingent expenses.

It is expected that the estimated figure will be higher than the final one, which will be in the neighborhood of \$22,000 for the middles and \$23,000 for the ends. (The reason management gave for being unable to come up with a final price yet was that there is still a list of unfinished items for the builder to complete; in addition, GHI is hoping to recover some costs for maintenance work performed by the corporation.)

"You mean that they're going to have a contract at last," director Alex Chavrid incredulously exclaimed. This prompted director Charles Schwan to humorously reply, "Not a contract — just an offer."

Several townhouses which have had water in their basements have been reparged, front and back, and stay-dri has been painted on the interior walls in an effort to keep the water out.

Gordon Allen, a townhouse purchaser, also presented the board with a three-page typewritten single-spaced list of the deficiencies (not necessarily of the maintenance variety) which he felt were common to the whole project. His list was sent to the larger homes committee for its perusal and evaluation.

Insurance Bids

GHI received bids from six insurance companies for renewal of automotive, workmens compensation, general liability and burglary insurance. The lowest bid for automotive insurance was from the present insurer, Erie, at \$2,002 per year, a 15% increase over the present premium or \$600 over that which was budgeted for this type of insurance.

The board accepted the lowest bids from Employers Assurance of Wausau: \$6,385 for workmen's compensation, \$11,910 for general liability, and \$704 for burglary, all increases over last year and correctly budgeted due to increased Maryland insurance rates.

A report by Jim Smith, of Greenhill Rd., on the maintenance committee's response to the landscape and aesthetics committee's proposed new shed regulations was well received by the board. However, a final decision on the recommendations was put off until the next regular board meeting.

It was noted that the board intends to have another meeting with the general membership on Dec. 17, at which time it intends to discuss the budget and any other gripes the membership may have. Director Tom White called the meeting an "exercise in masochism" and asked permission not to attend. It was decided that treasurer Darwin Beck will deliver the financial report instead of chairman Nat Shinderman.

The next regular board meeting will be Monday, Dec. 21.

Heating

A somewhat lengthy discussion ensued on the heating problems of the corporation. Manager Roy Breashears pointed out that the equipment now in use is 35 years old and breakdowns can be expected and parts sometimes difficult to obtain. He also reported that he is investigating the costs of replacing this equipment, but as of Dec. 10 all the equipment had been inspected, repaired, and was in proper working order.

One of the main problems, Breashears pointed out, was leaking valves in individual member's homes. The entire heating system cannot effectively function if members fail to report such defective valves to maintenance for repairs, he stated. Opening windows when homes are too hot compounds the heating problems and the costs, he added. The board stressed the value of communicating with the manager on this and other problems.

WHAT GOES ON

Thurs., Dec. 17, 7:30 p.m. GHI Special Meeting, Greenbelt Library

7:30 p.m. North End School Christmas Program.

8 p.m. Christmas Concert, Greenbelt Band, Center School

Fri., Dec. 18, 8:30 p.m. Charter Slate Candidates, Municipal Building.

Sat., Dec. 19, 12-5 p.m., County and City Voter Registration, Greenbelt Library.

Mon., Dec. 21 - 7:45 p.m. GHI Board Meeting, Hamilton Pl.

SANTA'S COMING

Santa and Mrs. Claus will be at the Youth Center on Wednesday, December 23, from 1 - 4 p.m., with movies and surprises for all good boys and girls. All pre-school youngsters are urged to come and see Santa between 1 and 3 p.m. Elementary school children are invited to come after school. Arrangements may be made by school teachers to have their class come to the Youth Center during the afternoon hours, call 474-6878.

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Public Acquisition Of Parcels 1 & 2?

might realize when ultimately developed. In light of this, he asked whether private development at the present densities could support the cost of the public facilities that must be provided to serve the area. He then posed the question whether public acquisition of the land might not be cheaper in the long run.

Major Problems

The major problem with parcels 1 and 2 is the lack of sewage facilities. Under the Ten Year Water and Sewer Plan for Prince Georges County, all areas within the vicinity of Greenbelt except parcels 1 and 2 will be serviced by sanitary sewers within the next ten years. In order to service this section of Greenbelt, however, it will be necessary to run an extension sewer main through the Agricultural Research Center. Alternatives are constructing a lift station and pumping the sewage uphill to another sewer main, if one adequate in size is available, or constructing a special treatment plant. Cost estimates for this service range from \$570,000 to \$716,000.

Another major public need for the area is roads. A perimeter road will probably cost in excess of \$1 million. When the cost of the junior high school (\$2.3 million) and the elementary school (\$1.4 million) are added in, the total cost of public facilities would exceed \$5 million according to the Giese estimates.

Giese observed that the present

value of the land is probably substantially less than the cost of these improvements.

Other Factors to Consider

In addition, Giese told council that four other factors should be considered in any appraisal of the area.

(1) The city's need for additional landfill. It will be costing the city more than \$30,000 a year to haul its trash to landfills outside the city. Some of the parcel 1 acreage is suitable for landfilling purposes.

(2) The ever-growing need for park and recreational space.

(3) The preservation of the original planning concept of a green belt surrounding the city. While it is no longer possible to provide a complete belt of green around the original planned community, the acquisition of land in parcels 1 and 2 would provide green along the entire eastern side of the development.

(4) Preservation of existing neighborhoods. Five streets in North End that are presently dead ended would be connected into the new development. This would add traffic to existing streets, even though the perimeter road would funnel most of the traffic away. In addition, the woodlands which have been enjoyed by the nearby residents would be gone.

In the minds of some city officials, these factors point to the need for a serious study of the feasibility of public acquisition of the land.

GREENBELT NEWS REVIEW

AN INDEPENDENT NEWSPAPER

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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 (474-4131), open after 8:30 p.m. Tuesday. Deadline is 9:30 p.m. on Tuesday.

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Humanitarian Gesture

To the Editor:

Although the question is moot, it may be worthwhile to correct the misstatements made by Mrs. Hutzler in commenting on the GHI board's proposal to defer the 1971 increases in monthly charges of aged or infirm members with very low incomes.

Mrs. Hutzler charged that the proposal would "put a chattel mortgage at 6% interest on these units, payable by the other members. The original 25 units has already risen to 63; . . . She suggested "a freeze . . . to prevent the members . . . (from) . . . paying for a built-in voting block for the board, . . ." She added that "State and County agencies . . . can deal with this problem of the aged and infirm . . ."

As even a cursory reading would make clear, the board did not propose a "chattel mortgage . . . payable by the other members . . ." What it did propose was, in effect, a loan to an eligible member which would be payable when his unit was sold or the GNMA mortgage retired. Other GHI members would have been fully protected, and the sum deferred would have been earning interest for them.

There was never "an original 25 units." To cover all possible contingencies, the board intended to propose that 50 cents per member per month be added to monthly charges. This would have amounted to more than \$9,000. This sum would have permitted deferral of monthly charge increases for as many as 50 to 55 members. From what we know of the number of county property tax rebates in 1969 — 69 cases — and the county income ceiling — \$5,000 from all sources — the board estimated a much smaller number eligible for the GHI program. As a matter of fact, the board's proposal was open to criticism because it was not sufficiently generous in terms of the income ceilings and hence the number who would be eligible. Incidentally, the numbers involved would scarcely constitute a significant voting block. Furthermore, all decisions with respect to such a program would be made by the membership.

Nor is it completely accurate to aver that "State and County agencies . . . can deal with this problem of the aged and infirm . . ." For example, GHI tenants are eligible for rent supplements; GHI members are not. In the opinion of the board, its proposal would have been comparable to rent supplements to a degree and, moreover, would have reflected the cooperative spirit.

Mrs. Hutzler was correct in calling the proposal a "humanitarian gesture." Unfortunately, the circumstances of the meeting prevented its becoming more than a gesture and even prevented its being considered on its merits.

Charles F. Schwab

Corporation-Not Cooperative

To the Editor:

How misinformed can the membership of GHI become when the uninformed attempts to inform the uninformed. In addition to the president of the corporation referring to GHI as a cooperative, three out of five letters to the editor in last week's *News Review* referred to GHI as a cooperative. The corporation which holds legal title to GHI is not a "cooperative" under Maryland law. It is true that in the District of Columbia and other jurisdictions, Cooperative Associations have been adopted which give legal status to cooperative housing developments. This is not the case in Maryland. Article 23, Sections 351 through 471 specify the only types of cooperatives which are legally recognized in Maryland. They are limited to those engaged in the production of agricultural products, cooperative marketing associations and electrical cooperatives. In fact, Section 377 makes it a violation for any corporation or association to use the term "cooperative" as a part of its corporate or other business name or title unless it meets the legal requirements of the aforementioned statutes. For that obvious reason, GHI was incorporated as a business corporation and not a cooperative.

Jim Smith
4-H Southway

North Pole - Santa Calling

The Recreation Department has a direct line to the North Pole. Call 474-6878, 9-5 p.m. weekdays and register your child. Santa will call and personally talk with your youngster.

J.C.C. Sisterhood Meets

The Mishkan Torah Sisterhood will hold its monthly meeting on the first night of Chanukah, Tuesday, Dec. 22, at 8:30 p.m. Mrs. Louise Piver of the Women's Division of the United Jewish Appeal will speak on "Rededication to the Ideals of Judaism." Traditional refreshments will be served.

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Amateurish Reporting

To the Editor:

Lack of confidence in the direction that the GHI board and management have been moving in the past five years and the resulting short and long-term effects on the members was one of the main reasons for the history-making turnout of the members at the December 2 special meeting.

The *Greenbelt News Review* was presented with a golden opportunity for an impartial, objective, in-depth reporting of this newsworthy event. It did not arise to the challenge! It fell on its collective typefaces with the amateurish front-page account of the meeting by a GHI member and an editorial, both of which left out that all-important ingredient of a news story — "Why?"

There were a thousand stories in that audience! Where was the "inquiring reporter" with pad and pencil in hand as on other local weeklies. Many would have gladly talked to him! As one of four members who attended a previous board meeting on the budget, I would have been glad to describe my disappointment with the procedure and information obtained.

No less a paper than the *Wall Street Journal* thought a similar stormy confrontation between wealthy apartment dwellers and management, at Fort Lee, New Jersey, over 33% and upwards rental increases and related problems, was worthy of a feature story on the front page and the assignment of a top writer.

Clearly, a new dimension in the "in depth" news reporting of GHI affairs is sorely needed and long overdue.

Eunice E. Coxon

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7:30 P.M. Wednesday Midweek Service

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City Christmas Tree

The Christmas decorations at the Municipal Building will be lit on Friday evening, December 18. This year the city is following the advice of environmentalists by hav-

ing a live frazier spruce inside the city offices. The wreath on the front of the building was fashioned by Mrs. Evelyn Boggs of the Arts and Crafts Department; the wreath inside was made by Parks Superintendent, Hans Jorgensen.

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\$1.00 for a 10-word minimum, 5c for each additional word. Submit ads in writing, accompanied by cash payment, either to the News Review office at 15 Parkway before 10 p.m. of the Tuesday preceding publication, or to the Twin Pines Savings and Loan office. There is no charge for advertising items that are found.

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STUDENTS FOR BYRD, David Atkinson, Chm.

Auth: Stephen Manning, Treas.

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Poly Perk Electric Coffee Pot \$7.44

Table Lamps \$11.99 and up

Feather Angel Kit \$1.99

Tiny Swingy Doll \$4.77

Tippee-Toes Doll \$9.99 reg. \$13.88

Bank Americard & Central Charge Lay Away

Ben Franklin

In The Center Open 9-9 Mon.-Sat.

**Now,
 your bedroom, bathroom, kitchen,
 living room, den, etc.,
 are each available in the following
 temperatures:**

- 60°
- 61°
- 62°
- 63°
- 64°
- 65°
- 66°
- 67°
- 68°
- 69°
- 70°
- 71°
- 72°
- 73°
- 74°
- 75°
- 76°
- 77°
- 78°
- 79°
- 80°
- 81°
- 82°
- 83°
- etc.

Once you get your hands on an electric room-by-room heating system, the thermostat's the limit. Because each room has its own.

You can make the kitchen cooler when the oven's warm. The guest room warmer when your guests are chilly. The den just right to satisfy everybody.

And you can do it in three ways. With inconspicuous baseboard units. Flush-fitting wall units. Or radiant cable that hides in the ceiling.

Any way you choose you'll probably wind up with

more space. Especially in the furnace room (because you won't have a furnace).

And here's the clincher. If you'd rather not convert your whole house to electric room-by-room heating, you can buy it a room at a time.

Pepco's Residential Customer Department can get you started with a free heating survey and estimate of operating costs. Call them at 628-0389, 628-0506, or 628-0617. And don't forget to ask for your free copy of "20 Most Often Asked Questions About Electric Heat."

The heat of the 70's is electric.

