

## Minutes of Parkwood Residents Association, June 14, 2016

The meeting was called to order at 7:30 p.m. by Kira Lueders, president. Thirty-seven persons were present.

### PRA Business

The minutes from the March 15, 2016 PRA meeting were approved.

Kira announced that Bailey Condrey, past president of PRA, has been elected 2<sup>nd</sup> vice-president of the Montgomery County Civic Federation where he represents Parkwood. Jeff Griffith is also a PRA representative to the MCCF.

Jeff was nominated and elected Vice President of the PRA. He spoke briefly, noting that he and his wife Jane have been residents of Parkwood for 25 years. Jeff has served as acting vice president since being approved by the PRA executive board after the March 2016 meeting for which there was no quorum. One of the roles of the vice president is publishing the PRA newsletter. Jeff has put together the past two newsletters and will continue to fulfil this role.

Kira was asked to continue as PRA president and was approved by vote.

Gerald Sharp, PRA treasurer, again presented the 2016 budget (which could not be approved at the March meeting due to lack of a quorum). It was approved.

## **Parkwood Homes: Perspective from History and Recent Transformations**

### Slide Presentation: Parkwood Home Renovations Over 60+ Years

Gerald Sharp presented slides of homes as examples to discuss the transformation of Parkwood homes from the small 1950's era houses and cottages through a variety of simple additions such as decks, add-on rooms and dormers, or more complex changes including new staircases and top floors. He then showed slides of a variety of recently remodeled homes throughout Parkwood, commenting on design.

### Guest Speakers

**Robert Nehrebecky, principal architect with Re:new Architecture**, was introduced by Bailey. He had been invited as an example of an architect who has designed quality homes (including his own home) in Parkwood. He showed slides of homes that he designed, talked about the process of designing in concert with the homeowner, and answered questions regarding topics such as set back, lot coverage, infill, and local ordinances. For example: An 8 ft. set back is allowed. The town of Kensington allows a 9 ft. projection for covered porches; Chevy Chase View only allows 4 ft. County noise ordinances do not allow construction weekdays before 7:00 a.m. and after 9:00 p.m.

Parkwood is a prime locale for remodeling as most of the original Parkwood homes are sturdily made of brick over concrete blocks, a form of construction that can support the weight of second stories

**Tom McIntyre and Ilene Kracov, remodelers with of McIntyre Home Improvements**, were then introduced. They showed slides of quality homes that they have remodeled in Parkwood and nearby and then answered questions about the process of remodeling, including what homeowners should know before embarking on major remodeling. Budget is paramount. Homeowners often underestimate the expenditure. A good design-build firm will not sugarcoat the cost. They first find out the client's

budget for the project as there should be no misunderstandings. The price may go up as homeowners opt for more expensive fixtures or accessories. As Mr. McIntyre put it: "People's taste improve as they go shopping."

For a successful outcome, the home remodeler must work with the homeowners and also with an architect from the beginning. Design build firms usually have a collaboration with an architect. Ms. Krakow said that they can generally complete major home improvements in four months as long as all decisions are made in advance of the project start date.

Because of the cinderblock-brick construction of Parkwood homes, they recommend using the existing outer walls and foundation and then building up and/or around, rather than tearing everything down. Most homeowners choose not to enlarge the size of the basement. Digging out more space adds a good deal to the cost. Since brick is hard to match and grout is almost impossible to match, remodeled homes are usually painted.

In answer to a question concerning using brick for additions, Mr. McIntyre said that there are few brick additions because of the cost, and also because new brick-covered additions will not be the original concrete block/brick construction and will likely leak over time. Among other things to consider: You may need increased sized pipe line if you add more toilets and faucets.

Good remodelers know the importance of communication with neighbors. The McIntyre firm leaves notes for neighbors so they know who to call.

In response to a question about where discarded materials go when a house is torn down, Mr. McIntyre responded that most of it just goes to the landfill, but there are organizations that deconstruct homes for reusable materials. There's a fee for this service, but also a tax deduction.

#### Participant Sharing of Positive and Negative Experiences

Bailey Condrey cautioned that homeowners should not assume that trees, shrubs, etc. will be safe from damage. He suggests putting signs in front of everything that you want to keep, although that may not prevent all damage as different crews come in and not all workers read English.

Several questions concerned noise and disruptions for neighbors. Communication is key. Disruptions can be kept to a shorter time-frame if the contractor has all decisions and arrangements with subcontractors made in advance.

Thanks to Jeffrey Griffith for his role in arranging this presentation.

#### **Beautification Committee Report**

Gail Dalferes, Beautification Committee Chair, reported that five community gardens have been landscaped. She put out a request to Boy/Girl Scout groups for volunteers as had been suggested, but no volunteers were forthcoming. The committee welcomes community volunteers. Gail reminded members to send her their Johnson Bucks.

The meeting was adjourned at approximately 9:10 p.m. Since the room was reserved until 9:30 p.m., time was allowed for individual conversations with the presenters.