

## **GWCA Membership Meeting – Tuesday, February 18, 2014**

Larry opened the meeting at 7:30.

Agenda:

- 2014 Executive Board Elections
- Presentation of Real estate in the area by an agent in our community
- Development at Penn Daw - update

Elections for the 2014 GWCA Executive Board were held. The 2014 Board is as follows:

Larry Dempsey, President  
Parry Carlson, Vice President  
Susan Lopez, Treasurer  
Monica Rodgers, Secretary

Larry reviewed the Treasurer's report. Bank balance is \$8,334.32.

Larry reminded everyone of the home energy audits.

Larry mentioned that shrubs that border sidewalks need attention. Larry encouraged the membership to keep their shrubs trimmed so that pedestrians can walk on the sidewalk safely and visibility is not blocked for cars.

Please send in your dues for 2014!

Larry commented on the useful exchanges occurring on GWCA.Next Door.com. Two examples include inquiries about a piano tuner and discussions on criminal activity in our community. He encouraged people to join to benefit from the community discussions. Membership in this community has increased in the past few months from 233 individuals to 276, and from 205 households to 236.

Larry introduced Bonnie Clark, a GWCA member and real estate agent, to speak about the current housing market. Bonnie is a longtime resident who has been involved with the community for many years.

- Bonnie described the area she planned to discuss by naming the large number of neighborhoods that comprise Greater Wilton Woods. However, because GWCA is made up of many sizes and styles of homes, she pointed out that it would be impossible to generalize GWCA real estate into one type of house.
- Overall, the DC market has been very good. Northern Virginia is also doing well, up about 7% this year.
- When looking at homes within GWCA, Bonnie noticed that 2012 was a better year than 2013. The average sales price went down 1%. The median sales price was down 3 ½%. Why? One of many reasons is that appraisals have become a more complicated and difficult process. However, Bonnie does expect to see prices going up this year.

- Bonnie went over her list of the top things that turn sellers off and explained each point in detail. She provided handouts with these points. She is available to answer any questions that GWWCA members and residents may have about buying or selling a home.

Laura Burdick, Chair of the School St. traffic calming committee, provided an update on the progress of this project. Final approval by the neighborhood is needed for the traffic calming measures to be installed. There was a brief discussion with the membership.

The GWWCA Neighborhood Liaison (Melissa Lakey) was unable to make the meeting, so Larry summarized the status of the Penn Daw plaza and the Insight developments on her behalf.

- The Insight development, currently in progress, should be complete later this year. One of Insight's proffers was to complete the sidewalk on School St. According to the proffer, this last section of the sidewalk must be complete before Insight can begin renting its new apartments.
- Development of the Penn Daw section, owned by Combined Properties, will begin, at the earliest, summer of 2015. Larry showed the developer's drawings of the proposed project.

A member asked about the recently announced delay of the opening of Wegman's at Telegraph Rd. and Beulah St. There have been several delays, and at this point it partially involves an internal policy of Wegman's not to open stores between November and New Year's.

The meeting adjourned at 8:24.

Next meeting is Tuesday, May 20, 2014.