

The Hillandale Bulletin

March 2017

See us at: www.hillandale-md.org Contact the Editor at: newsletter@hillandale-md.org

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March HCA Community Meeting

We invite all Hillandale residents to attend our meeting on March 22nd, at the CHI Centers located on New Hampshire Ave., at 7:30 PM. We have invited two important guests to speak at the meeting. The topic will be future development in the area. A representative from The Duffie Companies will give us an update on the planned Hilton Home Suites hotel that they hope to put in on Elton Road. Geoff Morgan from the Washington Adventist Hospital will fill us in with the latest news about the new hospital currently under construction near the Target Store off of Cherry Hill Road. In addition as always, your HCA board members will be there to answer your questions and hear your concerns. See you then.

A Message from our President.

I wanted to give a brief update of what the Hillandale Citizens Association Board has been doing since September, 2016. Hopefully you are all familiar with our annual events—National Night Out (in August) and the Hillandale Holiday Party (in December). This year we are adding another celebration with the recently completed Park Pavilion (in May, 2017). So far in 2016 and 2017 we have:

- Added new residents to the Board.
- Updated the Hillandale-md.org website and added an Advocacy column.
- Advocated to the Montgomery County Council on blighted/abandoned houses, short term rentals, cell phone towers, plus more (Check out our Advocacy column on the website.)
- Worked with the Coca-Cola plant to stop semi-trailers cutting through the residential neighborhood of Hillandale Forest, and put up “Slow Down” speed signs on different high traffic streets. (This is ongoing)

- Sent a signed poster and letter of support to the Episcopal Church of our Saviour following a hate crime that defaced the walls and signs of the church.

There is more work to be done to make Hillandale a wonderful, vibrant place to live. You can make a difference by becoming involved in the community.
Margie Goergen-Rood, President

Nextdoor in Hillandale

This past month the two Nextdoor networks that constituted East and West Hillandale combined to create one greater Hillandale Nextdoor community. Nextdoor is a member only community sharing website. It is rapidly replacing the old neighborhood listserves as it offers a lot more flexibility. Currently there are about 500 members in the Hillandale group. Joining Nextdoor is a great way to stay informed about events in Hillandale and communicate with your neighbors. If you want to join you can go to Nextdoor.com and simply apply on-line. You do so by entering your current address. Once you provide your email address and verify your address you can then join the Hillandale group

Are you interested in becoming involved in the future of Hillandale? This is the time to put your name forward (or your neighbor’s name) to be a part of the Hillandale Citizens Association Board. We will be voting on the 2017 Board nominations at our upcoming May general meeting. All Hillandale residents are eligible for board membership.

Please contact president@hillandale-md.org. if you are interested in becoming a board member.

Hillandale Citizens Association, Inc.
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Miscellaneous Updates and Community Information

Eileen Finnegan—HCA Zoning Chair

Pending: Short Term Rental Legislation

Montgomery County Councilmember Hans Reimer introduced legislation in February 2016 to allow overnight short-term room rentals in all residential areas, including single-family zones. Following many policy questions presented by homeowners and hotel operators, Council determined that additional work on the legislation was necessary and directed the Planning Department to work with all stakeholders and submit new recommendations.

Currently, room rentals for fewer than 30 days are not permitted in residential zones unless the property owner holds a transient license as a hotel, or is a permitted bed and breakfast. The goal of the short-term rental legislation is to formulate standards across all zones which will legalize the now illegal single-night room rentals often associated with the on-line booking sites like AirBnB and FlipKey.

Park and Planning's recommendations are still pending as of this newsletter's deadline, but are anticipated very soon. When complete, the recommendations will be posted to the Planning Department's web site at:

<http://montgomeryplanning.org/planning/functional-planning/short-term-residential-rentals/>

It is anticipated that Council will consider the proposal further in the coming months, possibly with another public hearing. HCA weighed in on the first round of this legislation, and will be eager to get your input as this goes forward.

Accessory Apartment Information

Montgomery County has very specific regulations covering apartments within single-family homes. If you have, or are considering renting out a portion of your home as an apartment, you must comply with the regulations and be approved and licensed for that second dwelling. For the detailed information see:

http://montgomerycountymd.gov/DHCA/housing/licensing/accessory_apartment.html

Development Procedures in MoCo

With the flurry of development activity in our area, it is important for residents to know that approval of these various projects is done by the MoCo Planning Board through a public process. Large projects have a requirement to have a Pre-Application Public Meeting prior to submitting their plans. The meeting details are posted at the property with the time, date and venue. Following this, all development plan details are available on the Planning Department's web site, with the plan reviewed by staff and action by the Planning Board

East-East County

Recently Council has crafted a new geographic area, the East-East County. Analysis of the area (which includes Hillandale) has determined that additional social services and work-force development are needed. Council will be considering funding these during budget deliberations this spring.