

The Vistas Viewpoint

Vol. 1, No. 2

The Official Source for Vistas Community News

Summer 2003



Just In Time for Summer

Vistas Welcomes Opening of Pool and Clubhouse

Photo: Michele Schomaker

One toe at a time! This Vistas youngster dips his foot into the brand new community pool on opening day.

By Andrea Escher

Vistas residents are ready to enjoy their summer thanks to the opening of the community Clubhouse and pool. Many residents were skeptical that the clubhouse and pool facilities would not open in time for summer, however, the developer surprised everyone by opening the complet-

ed pool and clubhouse as scheduled on Memorial Day weekend.

Though it was a weekend that left much to be desired as rain poured down for hours on Saturday and Sunday. That didn't stop excited neighbors from stopping by to check out their brand new clubhouse and pool. Children from all around the community dressed in their

bathing suits and beach towels didn't seem to mind the chilly temperatures and rain, they eagerly dipped their toes into water and splashed around.

Century Pool Manager Ryan Haber says that the pool has been a popular place since the opening. "After school the pool is packed," said Haber. "There are swimming lessons and swim team practices,

the community is really enjoying the pool." While it is still early in the season and there haven't been too many nice weekends for families to get out and swim, there are plenty of days left of summer to get to the pool to beat the heat. We'll see you at the pool!

Turn to page 7 to see more photos of the pool and clubhouse grand opening day!

Food, Festivities and Fun It's A Pool Opening Bash

By Andrea Escher

Mark your calendars and get ready, the Vistas Community Association and Woodcliff Community Association will be hosting a grand opening celebration party at the pool. The fun will take place on Saturday, June 28th from 12:00 p.m. to 3:00 p.m. poolside. In the event of inclement weather, a rain date of July 12th has been scheduled.

Arcola Investments, the Vistas developer along with Artery Group, the developer for the Woodcliff Community, will be joint hosting the event as a way of introducing both communities to their new facility, the Pool

and Clubhouse at Woodcliff Park, and as a way of saying "Thank You" for making these great communities your home.

Community Manager Linda Wildman reports that the days events will include catered picnic type food, sodas, side dishes, as well as music and entertainment provided by a local DJ. All you need to do is bring your bathing suits, beach towels and don't forget the sunscreen!

This is a great opportunity to come out, meet your neighbors, enjoy an afternoon in the sun (we hope) and celebrate the summer.

We hope to see everyone there!



Photo by Jeffrey Cheung

Families gather in the Brass Wheel Rd. cul-de-sac for the Second Annual Spring Carnival and Egg Hunt.

Spring Carnival A Huge Success

By Welmoed Sisson

Even with the looming clouds, spirits were high on Saturday, April 26 for the second annual Vistas Spring Carnival and Egg Hunt. More than 150 children took part in the hunt, searching for over 1,500 eggs scattered in the grass.

After the hunt, families filled the Brass Wheel Road cul-de-sac to enjoy the carnival, which featured food, games and lots of fun and prizes.

Some Highlights Included:

▲ Armands Pizzeria handed out more than 350 slices of pizza,

CARNIVAL continues on page 2

WHAT'S NEWS?

Neighbors in the News

Babies, graduations and more, see page 3



Vistas Night With the Frederick Keys

Enjoy a night of food, fireworks and baseball, details on page 6.

Got Plans for the 4th?

If not, find out what fun 4th of July events are happening in the area on page 3.

Around Town

Summer at the South Germantown Rec Park, A Safety Seminar and more on page 7.

Is It Sold Out Yet?

Find out the status of construction and development in Vistas, see page 8.



Summer at the Pool

Check out scenes from the Vistas pool grand opening on page 4.

CMI
16 Executive Park Court
Germantown, Maryland 20874

REGISTRATION
U.S. POSTAGE
Germantown, MD
Permit #5139

NOW OPEN



Inspired by the charm and character of the neo-traditional neighborhood, **MAINSTREET Home & Garden** offers a casual mix of classic slipcovered sofas, vintage inspired leather club chairs, stately armoires and an extensive selection of accessories for your home and garden.

MAINSTREET HOME & GARDEN

215 Market Street West • Gaithersburg, MD 20878
301.869.9444
www.mainstreethomeandgarden.com

DIRECTIONS

Turn onto Woodlands Blvd. Go around the first traffic circle, turn onto Market Street. Turn right onto Center Point Way then an immediate left onto Market Street West. Look for the American Flags and the white porch columns.

CARNIVAL

continued from page 1

- thanks to the sponsorship of Don Waldon of The Nichols Group, ReMax realty
- ▲ Hundreds of hot dogs were served, courtesy of Michael Chelst of Fidelity & Trust Mortgage
 - ▲ A whopping 750 cups of Coke were served, all donated by Carlos Lopez of Coca-Cola and served from their nifty trailer
 - ▲ Almost 70 caricatures were drawn by two talented artists.
 - ▲ Before the hunt began, children visited with a petting zoo with a goat, sheep, pony and rabbits.
 - ▲ Kids bounced to their hearts' content in two moonbounces donated by Traci Neville of Jump On This! Traci also donated the use of the spin art machine and the cotton candy machine. Other activities included Sandy Candy, carnival games and face painting, as well as awesome balloon sculptures from Bubbles the Clown.

The Carnival Committee consisted of Janel Adams, Laura Albero, Shari Forte, Traci Neville, Welmoed Sisson and Don Waldon. The group worked hard to organize the event, but it took the help of many volunteers on the day of the event to make everything run smoothly. We have compiled a list of the neighbors who helped make it all happen. Please note: we hope this list is complete but if anyone's name was inadvertently omitted, please accept our apologies.

A special thank you to our event sponsors, Don Waldon of the Nichols Group/Re/Max Realty, Michael Chelst of Fidelity Trust & Mortgage, Carlos Lopez of Coca-Cola, Todd Patterson, Ryan Homes, Meyer Liebovitch Re/Max Realty and Traci Neville of Jump on This.

The Carnival Committee is already working on planning next year's event, which promises to be even better! The date

hasn't been set yet, but it will certainly be announced in a future issue of the *Vistas Viewpoint*.

Spring Carnival Committee Volunteers

Committee Husbands

Ed Adams
Tom Albero
Pete Forte
Eric Neville
Bob Sisson

Volunteers

Kelly & Angela Bookhultz
James & Jennifer Koutsos
Rose Braisted
Lynn and Chris Brown
Jane Chin
June Moy
Jay Lee
Rob Dailey
Kelly T en Hagen
Kim and Brad Grimes
Todd Patterson
Maria Stefanata
Ruyen Teng
Bridgett Wynn

Teen Volunteers

Austin Adams
Alana Adams
Hannah Albero
Ian Sisson
Diana Sisson
Kyle McIntyre
Jorge Fernandez
Michael Stefanata
Matt Mathias
Caroline Ganyard
Kristina Neville
Samantha Evans
Brittany Wright

Vistas Babysitters

The following is a list of Vistas teens who are available for babysitting within the community. If you would like to add your name to the list, please contact the Vistas Viewpoint at vistasviewpoint@aol.com or call 240-832-0905.

Millie Chang
(301) 948-5458
Age: 15

Jennifer Lader
301-528-0050
Age: 17

Rachel Lader
301-528-0050
Age: 12

Jessica Minogue
301-916-8116
Age 16

Samantha Schoonmaker,
301-540-2204
Age 12 1/2

Ian Sisson
(301) 540-6706
Age 14

The Vistas Viewpoint

Editor and Advertising Manager:

Andrea Escher
240.832.0905
vistasviewpoint@aol.com

Community Manager:

Linda Wildman, CMI
301.916.7100, ext. 101
lwildman@comsource72.com

Production/Design:

Electronic Ink
703.669.5502

Printing:

Silver Communications
703.471.7339

The *Vistas Viewpoint*® is the quarterly means of communicating information of interest to residents of The Vistas at Woodcliff Park residents. The paper is published by the Vistas Community Association, which is responsible for the form, content, and policies of the newspaper. The newspaper addresses items of legitimate interest to the citizens of The Vistas. It does not espouse any political belief or endorse any product or service. Articles and letters submitted for publication must be signed and may not be libelous. Articles and letters may be edited for length and content. CMI and the Vistas Community Association do not endorse the products or services advertised therein, nor are they responsible for any claims made by advertisers.

Deadline:

The deadline for the Fall Viewpoint is August 20th.

Neighbors in the News

Happy Birthday to You!

Happy belated birthday wishes go out to Lou Rezanka of Golden Hook Road. Lou celebrated his 16th Anniversary of his 29th birthday. Michele, Paul, Samantha and Alec hope you had a great birthday.



Happy Birthday wishes are extended to Alec Rezanka of Golden Hook Road. Alec will be celebrating his 11th birthday on June 19th. Dad, Michele, Ashley, Paul and Samantha all wish you all the best on your big day.

Happy Birthday to Paul Schoonmaker of Golden Hook Road. Paul will be celebrating his 14th birthday on June 26th. We hope you have a terrific day filled with lots of presents!

Happy Birthday wishes are extended to Ashley Schoonmaker of Golden Hook Road. Ashley will be celebrating her 17th birthday on August 13th. We hope you have many happy more!



Congratulations to Paul Schoonmaker of Golden Hook Road, who was confirmed at St. Rose of Lima Parish on May 17th, and who also graduated from 8th grade at Kingsview Middle School on June 20th. Paul is excited to be attending Northwest High School in the fall. Congrats on your achievements.

Congratulations to Dania Al-Amad of Golden Hook Road. Dania recently graduated 8th grade from Kingsview Middle School and is looking forward to spending her summer hanging out in the Vistas.



Congratulations to Vistas residents Jordan Adams (left), Paul Schoonmaker (middle), Julie Adams (right) recent graduates of Kingsview Middle School 8th grade class of 2003.

It's a Boy!

Congratulations to Meyer and Francie Leibovitch of Golden Hook Road upon the birth of their second son, Jesse Liebovitch in April. Big brother Zach is so excited about his new baby brother and has been a great help around the house. Congrats and welcome Jesse!

CongRADulations!

Congratulations are extended to Sarah Lader of Autumn Gold Road. Sarah just recently graduated from the ELF preschool.

Congratulations are extended to Jennifer Lader of Autumn Gold Road. Jennifer recently graduated from Northwest High School. We wish her all the best next year.

Where to See the Fireworks This 4th of July



Montgomery County's Department of Recreation has announced they will not be hosting a 4th of July fireworks show in Germantown this year. In case you are looking for alternate plans to watch fireworks, here are a few local places you'll be sure to catch all the action.

Montgomery County Fairgrounds, Gaithersburg

The City of Gaithersburg, once again, is planning its July 4th Fireworks and Concert on Friday, July 4, 2003, beginning at 7 p.m. at the Montgomery County Fairgrounds.

In addition to a fabulous fireworks display at dark, the Fabulous Bel Airs will be performing some good ol' rock 'n roll and Motown reviews with a special tribute to the Blues Brothers. Founded more than a decade ago by bass player Joe Quattrone, the Fabulous Bel Airs perform from the eastern shores of Delaware, Virginia, Maryland and New Jersey to the mountains of West Virginia and Pennsylvania. The Fabulous Bel Airs have become one of the most recognized and requested bands performing old time rock and roll.

In addition to the concert and fireworks, the City will present the winners of the Little Miss/Mister Firework contest. Food and glow sticks will be sold during the concert and fireworks. No alcoholic beverages or glass containers will be permitted. For safety reasons, rollerblades, skates, bikes, pets and fireworks of any kind are also prohibited.

Walk-in entrances are located at Chestnut Street and Dalamar Street (the

Perry Parkway entrance will be closed). Please remember that there are no cars allowed in the fairgrounds. In the event of rain, the fireworks only will be rescheduled for Sunday, July 6. The concert will be cancelled.

For more information, call the City's Department of Parks, Recreation and Culture at 301-258-6350.

Richard Montgomery High School, Rockville

The City of Rockville is hosting a fun and festive evening to celebrate our country's birthday. Lively musical performances by the Rockville Concert Band and others provide early evening entertainment. Wait for the stars to come out for an extravagant display of fireworks that light up the sky. Join thousands of your neighbors to celebrate our national patriotism.

Whether you choose to stay home or head out for a evening of fun, the Viewpoint wants to wish everyone a safe and happy 4th of July. Fly those American's flag proud Vistas!!

Upcoming Vistas Social Events

October 26th - Halloween Parade & Party at the Clubhouse

November 16th - Men's Day Out/ NFL Sunday

December 13th - Holiday Party at the clubhouse

DETAILS TO FOLLOW IN FUTURE ISSUE OF THE VIEWPOINT

THE VISTAS IN BRIEF

By Andrea Escher

Mow the Swails

If you are one of the many residents who have a swail on your property, did you know you are responsible for the maintenance and mowing? Swails are County easements not Vistas Community Association property, therefore they will not be maintained by the community landscape company. We ask all residents to please mow and maintain swails that are on or near your property. Thanks for your cooperation.

Street Tree Installation Continues

The developer has been working at a rapid pace to install the remaining street trees within the community. Residents should be advised that dead street trees have not been forgotten. The developer has plans to replace the trees that did not survive the harsh winter.

Still Haven't Logged Onto the Website?

Since the last issue of the Viewpoint hit mailboxes, the Vistas Community website has seen an increase in the number of visitors. If you still have not checked it out, what are you waiting for? Log on today to www.vistasatwoodcliffe.com. Be sure to send your resident login request to the administrator so that you can access the resident home pages. Enjoy!

Pick Up After Your Pet

Not that we really need to remind you, but it is a Montgomery County law that all pet owners pick up after their

pet's waste. With the warm weather no one really wants to smell animal waste around the community. Please do your part to keep the community beautiful and poop-free. Thanks for your cooperation.

Mailbox In Need of Repair?

If you are in need of replacement parts or repairs for your mailbox, search no more. Several residents misplaced last the last issue of the Viewpoint, which listed the phone number to find replacement parts for the mailboxes. Write this number down and keep it in a safe place just in case, contact **Mail Box Plus at 703-815-4777**. They will gladly come out and fix any repairs needed. The costs associated with these repairs are up to each individual homeowner.

Are You Listed?

Be a part of the Vistas email list. Find out what's going on in the neighborhood, share information and learn more about your neighbors. It's free and easy to use. This is a private list, open only to Vistas residents. To join, send an email to vistas@sissonfamily.com and ask to be added to the list.

SHARE YOUR NEWS OR ADVERTISE YOUR BUSINESS



Reach thousands of your neighbors today!
Contact Andrea at 240-832-0905
or vistasviewpoint@aol.com
for more information.



Century Pool Manager Ryan Haber (center) and Darko Stankovic (right) are looking forward to meeting all of the Vistas residents this summer.

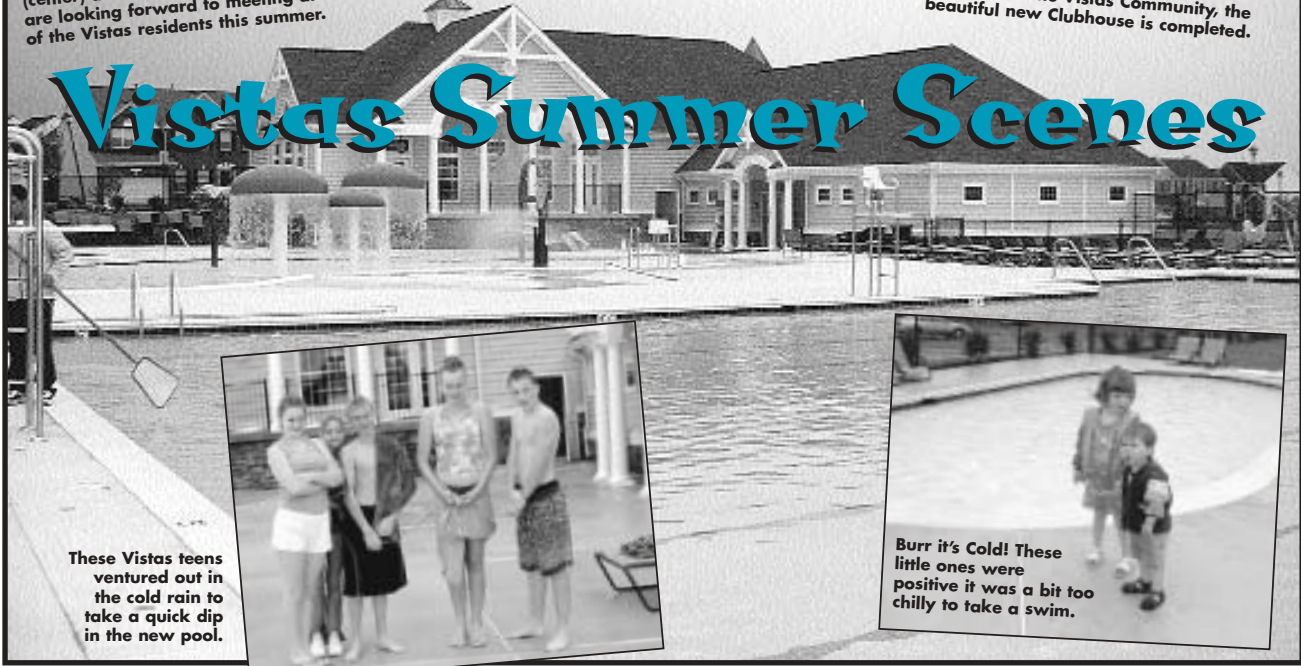


Mom Can I Go In? These residents tour the new community pool.



The icon for the Vistas Community, the beautiful new Clubhouse is completed.

Vistas Summer Scenes



These Vistas teens ventured out in the cold rain to take a quick dip in the new pool.



Burr it's Cold! These little ones were positive it was a bit too chilly to take a swim.

Photos by Michele Schoonmaker

Many Residents were delighted to see the large pool and deck area.

MPDU Plan Proposed by Vistas Developer

By Andrea Escher

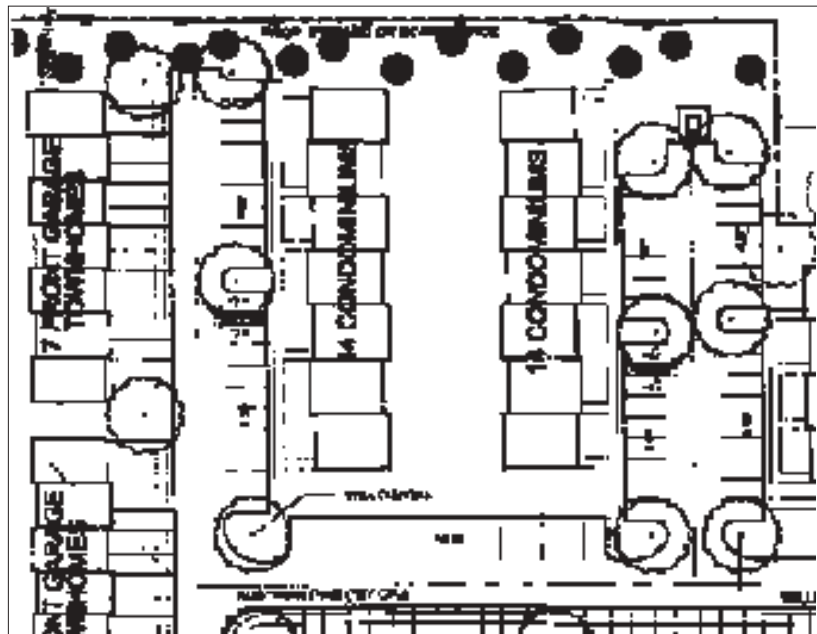
Arcola Investments, the Vistas community developer has received conceptual approval by the Montgomery County Planning Commission for the construction of 102 Moderately Priced Dwelling Units (MPDU's) to be constructed off of Kings Crossing Boulevard near the Pool and Clubhouse.

Residents have heard rumors for months about what exactly the MPDU's will be, there has been some speculation that rental apartments or senior living apartments would be constructed.

The plan, which has been presented before the County by the developer, includes the construction of 58 piggy-back (or 2 over 2) condominiums and 44 garage townhomes. These units will not be rentals and will be sold through the individual builders and County's MPDU lottery program.

The plan will be moving forward in the approval process in the coming months. It is anticipated that construction on these units will not begin for at least the next 6-12 months.

The *Viewpoint* will keep you posted.



102 MPDU condos and townhomes will soon be constructed off Kings Crossing Boulevard.

Photo: Dewberry

Who Does What in the Vistas?

By Andrea Escher

Trash removal (including recycling and bulk trash), landscaping and pool management. There seems to be lots of activities with service contractors in the Vistas and residents have been asking exactly who is responsible for what in the Vistas.

Trash Removal

Trash removal in the community is picked up on Wednesday's and Saturday's in the Vistas. The Vistas Community Association engaged J & J Trash Removal for this service; paid for by your monthly association dues. All trash should be put out for pick up in a container by 7:00 a.m. the day of trash pick-up. If you have any questions about trash removal please contact J & J Trash Removal at 301-845-2841.

Recycling

Montgomery County handles all recycling in the Vistas Community. The designated recycling day in the Vistas is Thursday's. All recyclables should be put no later than the 7:00 a.m. on Thursday mornings and items must be enclosed in the BLUE recycling bin. Glass bottles, jars, cans and foil products, plastic bottles and mixed paper (please bag or bundle) maybe included for recycling. Collections for blue bin recyclables, yard trimmings and mixed

paper are made by different trucks. Don't panic if not all of your recyclables are not picked up at the same time as the rest.

If you have not yet received your blue recycling bin, you should contact the Montgomery County Department of Solid Waste Services at 240-777-6410 or submit your bin request online by logging onto <http://solidwaste.dpwt.com/recycling/index.shtml>. For your convenience, the County now offers two different size bins to choose from.

Landscaping Maintenance

Omni Landscape handles all of the landscaping maintenance within the Vistas common areas. Omni is typically on site every Tuesday to perform their contract service which may include: plantings, weeding, pruning, mulching, mowing, trimming and more. If you have any questions, comments and/or concerns with this service, please contact Community Manager Linda Wildman at lwildman@comsource72.com

Swimming Pool Management

The management and maintenance of the community pool is handled by Century Pool Management. For any questions regarding the pool management/operation, please contact the on-site pool manager Ryan Haber for further information at 240-686-4457.



Register for Swimming Lessons Today

There are several options for those little one's who want to learn to swim this summer. Depending on group lessons or private lessons, the Vistas has plenty for parents to choose from.

Over the course of the summer Swim Team Coach Tiffany Shaw will also be offering group lessons. For information concerning the group lessons, please contact Tiffany at 301-461-4499.

If you are interested in signing up your child for private lessons, please contact Pool Manager Ryan Haber for more details. Private lessons will be scheduled on an individual basis and not at time of group lessons. The cost for private lessons is \$25.00 per half hour session (one child per lesson only). You can contact Haber at 240-686-4457 or stop by the pool.

Important Pool Rules to Remember

The Century Pool staff at the Pool and Clubhouse would like Vistas residents to remember these important pool rules for the summer.

- The pool is open daily from 10:00 a.m. to 9:00 p.m.
- Members are required to turn in their pool passes upon entering the pool facility.
- Members ages 11-15 will be admitted to the pool are alone only when both of the following conditions are met: the child has adequately demonstrated to the Pool Manager, in his sole opinion, that the child has the ability to swim one length of the pool strongly and tread water for one minute unaided by another person, the lane ropes, putting his/her feet on the bottom, or floatation device.
- Diapers: Children wearing diapers must also wear swimsuit and rubber pants over diapers in both the wading pool and the main pool. Swim diapers alone are not enough.
- No diving
- No glass containers or glass objects of ANY kind are permitted in the pool, deck or bathhouses.
- Rafts will be allowed at the Pool Manager's discretion ONLY.
- Floatation devices are not substitutes for parental supervision in the water. Children dependent on floatation devices must have an adult (18 or over) in the water with them, within 3 feet at all times.

For questions or comments regarding these rules and regulations, contact Pool Manager Ryan Haber at 240-686-4457.



MULTI-SPORT SUMMER CAMP

Germantown, MD

Have a blast this summer!

June 23rd-June 27th June 30th-July 3rd July 7th-July 11th
July 14th-July 18th August 4th-August 8th
August 11th-August 15th August 18th-August 22nd

Sports:	Soccer, Basketball, Flag Football, Dodgeball, Kickball, Wiffieball & more!
Field Trips:	Miniature Golf, Splash Playground
Special Activities:	Water Balloon Fights, Contests, Arcade, Relay Races

Full Day: 9:00-4:00 for ages 7- 13 **Cost:** \$185 per child; per week
Half Day: 9-12 for ages 5-7 **Cost:** \$100 per child; per week
 Before and after care available 7-9 am 4-6pm, \$10 per child per hour.
Book more than 3 weeks of camps and save!



301-528-1483 www.discoverysportscenter.org



Jeffrey Escher

Discover the Future of Washington Real Estate

Realtor Dictionary:

"New Subdivision":
No yard, no grass, no driveway.
Bulldozers will wake you up at 7am.

Selling Your Home?

On the Cutting Edge: <ul style="list-style-type: none"> - Aggressive Marketing Plans - Maximum Use of Technology - Personalized Service 	Proven Performance: <ul style="list-style-type: none"> - Top Producer Sales/Units - S.T.A.R.S. Ambassador - President's Club, 2003
---	--



Jeffrey Escher
 Phone: 301.519.1709
 Web: www.jeffescher.com
 Email: jeff.escher@longandfoster.com

Looking to buy or sell on the Eastern Shore?
 THINK LOCAL!!!
 Call Jeff Escher!



Business Card Corner



Welcome Woodcliffe Wahoos

By Joel Weinberg

The opening of the brand new Pool and Clubhouse at Woodcliffe has brought a time honored summer tradition to our neighborhood...swim team. Headed by Coach Tiffany Shaw, 118 of Woodcliffe's fastest "fish" gathered on May 29th for the first ever Woodcliffe Wahoo Swim Team practice. Ranging in age from 4-18 years, these kids braved the elements and the frigid pool water to prepare for the upcoming season in the Germantown-Gaithersburg Swim League (GGSL).

The GGSL consists of nine other local neighborhood pools and is known for their competitive swimming in a fun environment. The team will compete in 8 biweekly (Wednesday evenings and Saturday mornings), swim meets starting on Saturday, June 21st. The Pool and Clubhouse at Woodcliffe will host meets on Saturday, July 12th and Saturday, July 19th.

The swim meets are only half the fun for the kids. The Wahoos have a summer packed with activities including time trials, pep rallies, swim-a-thon, a field trip, invitations, a year-end banquet and practice Monday through Friday.

Of course, the big question around the pool has been "what the heck is a wahoo?" A wahoo is a swift-moving, powerful, predacious food and game fish. They are found worldwide, especially in the tropics. The wahoo is a slim, streamlined fish with sharp-toothed, beaklike jaws and a tapered body ending in a slender tail base and a crescent-shaped tail.

The neighborhood kids will try to emulate their mascot with the guidance of Head Coach Tiffany Shaw. Tiffany is a recent graduate of the University of South Carolina, where she was a member of their NCAA Division I swim team. Her background includes numerous years of coaching, training and lifeguarding. She has developed a strong reputation for teaching and developing younger children and serves as a natural role model for the older swimmers.

Each week, Tiffany will motivate the team by recognizing swimmers for their team spirit and outstanding achievements with awards and prizes. Special recognition went to Jay Patel and Maria Lopez as they were each awarded Swimmer of the Week for their accomplishments during first week's practice.

VISTAS NIGHT @ THE FREDERICK KEYS! "TAKE ME OUT TO THE BALLGAME!"

SATURDAY, AUGUST 16TH, 2003

Join us for a pre-game picnic, and a Frederick Keys Baseball game followed by fireworks! Meet at the stadium at 5:00 p.m. for our private picnic, which will include hamburgers, hotdogs, chicken, baked beans, coleslaw, potato salad, watermelon, drinks, etc. **OUR WHOLE GROUP WILL THEN BE SEATED TOGETHER BEHIND HOME PLATE!** Game begins at 7:05!

Ticket prices are \$8.00/person
Children 0 -3 are free

LIMITED SEATING AVAILABLE
REGISTER NOW, DEADLINE IS JULY 15TH

DETACH & RETURN

NAME: _____

ADDRESS: _____

OF TICKETS: _____ PHONE #: _____ EMAIL: _____

checks should be made payable to: "cmi"
REGISTRATIONS CAN EITHER BE MAILED TO:

VISTAS SOCIAL COMMITTEE
c/o Linda Wildman at CMI
16 Executive Park Court
Germantown, MD 20874

Or come to the registration/drop off at the pool on:
Sun June 29th from 12:00 - 2:00 and 6:00 - 8:00 p.m.
Or
Tuesday July 1st from 6:00 - 8:00 p.m.

Due to limited seating this event is open to Vistas Residents only*
Questions can be emailed to: Vistasocialcommittee@sissonfamily.com

Sponsored by the Vistas Social Committee and Vistas Community Association

Stretch. Tumble. Run. Jump. Smile!

At The Little Gym, we use music and fun educational tools to encourage interaction with other children...all with the goal of increasing motor, social and listening skills.

- Non-Competitive Gymnastics (3-12 yrs)
- Sports Skills (3-8 years)
- Infant/Toddler Music & Fitness (4-36 months)
- Summer Camps -there's still room! (3-9 years)
- Awesome Birthday Bashes!



THE Little Gym
Kingsview Village Center
Clopper Rd & Great Seneca Hwy
Germantown

Now Enrolling for Summer and Fall Sessions

Call To Schedule A
"No Obligation" Introductory Class

240-686-1640 www.thelittlegym.com

Around Town

Summer in the Park

By Trish Heffelfinger

Have you made your plans for the summer yet? If not, there's lots to do at South Germantown Recreational Park. You can cool off at the Splash Playground, then play a challenging round of golf at the Miniature Golf Course, or stop by the Golf Driving Range and hit a bucket of balls. For the younger kids there's always the Adventure Playground followed by a family picnic at one of the pavilions.

If you still haven't decided on a summer camp, the Discovery Sports Center still has openings in its Multi-Sport Camp. Both full day and half-day sessions are available. The camp is ideal for kids who want variety. The activities include: basketball, kickball, soccer, dodgeball, wiffleball, flag football and the very popular end of the week water balloon fight! They play outside and indoors. And they go to the Splash Playground and Miniature Golf. There are relay races and time in the arcade. For more information, call 301-528-1480 or visit the website at www.discoverysportscenter.org.

Other camps held at the Discovery Sports Center include the Gary Williams Basketball camp. And there are a number of outdoor soccer camps held throughout the summer as well as the Champions of Tomorrow field hockey camp. To register for any of the camps, stop by the Discovery Sports Center Monday - Sunday, 9:00 a.m. to 9:00 p.m.

If golf is your game, the Germantown Golf Range inside the Park also has a summer camp.

For the second year in a row, the Maryland SoccerPlex will host the Snickers US Youth Soccer National Championships,



July 23-27. The top 48 girls and boys soccer teams ages 14-19 compete for the title of National Champion. Last year three teams from Montgomery County made it to Nationals and one team made it to the finals. There are evening matches on Wednesday, Thursday and Friday. The finals are played on Sunday, July 27. More than 400 volunteers are needed to run the event. If you'd like to volunteer, please call 301-528-1480. If you'd like to come by and see a match, the SoccerPlex will be charging for parking to help defray some of the costs of hosting the events.

The SoccerPlex will host three outdoor tournaments in August and a wheelchair basketball tournament at the Discovery Sports Center on August 23.

If you didn't make it to the Interior Design Expo in May, it will be returning to the Discovery Sports Center on September 6 and 7, with over 150 exhibitors under one roof to help you with your home improvement projects.

Trish Heffelfinger is the Executive Director of the Germantown SoccerPlex located on Central Park Circle, just minutes from the Vistas in Boyds, Maryland. You can contact Trish for more information by calling 301-548-1480.

Upcoming Events

Kentlands/Lakelands 5K & Kids Fun Run

Saturday, August 30, 2003, 8:00 a.m.
Kentlands Market Square

Plans are underway for the 10th Annual Kentlands/Lakelands 5K Race and Kids Fun Run. The race will be held on Saturday, August 30th in the Kentlands Market Square area of Lakelands. The race will travel through the Kentlands and Lakelands communities.

Registration has already begun so be sure to log onto www.kentlands.org to submit your registration form and learn more details.

Good luck and have fun!

Infant and Child CPR Classes To Be Held Locally On June 29th

Shady Grove Adventist Hospital and The Little Gym have teamed up to offer these classes locally in an effort to make it easier for busy parents or caregivers to learn to prevent and respond to emer-

gencies with infants and toddlers. Become certified in Infant and/or Child CPR and you just may save a life some day.

The infant and child CPR course will be held Sunday, June 29th from 6:15 PM to 9:30 PM, although less time will be required if you wish to take courses for strictly Infants or Toddlers.

- Infant CPR, Child CPR & Child Safety- 6:15-9:30
- Just Infant CPR and Child Safety - 6:15-8:15 PM
- Just Child Safety and Child CPR- 7:30 - 9:30 PM

Classes will be held at The Little Gym in Kingsview Village Center. The center is located in Germantown at the intersection of Clopper Road and Great Seneca Highway.

The cost for the combined course including a child safety course and both Infant and child CPR, the cost is \$40.00. The cost for just the infant CPR or just the toddler CPR course by itself is \$25. If you are a member of The Little Gym, don't forget to ask about member discounts for these classes.

Call 240-686-1640 to register!

Café Miletto



★ Voted Best Value ★

-Washington Consumer Checkbook, Spring 2003

Kids Eat Free!

Tuesdays- 4:30-9:00 some restrictions apply

\$ 2.00 pasta!

Mondays- 4:30-9:00 some restrictions apply

Cloppers Mill on Great Seneca Highway • 301-515-9370

TAKE ADVANTAGE OF TODAY'S LOW RATES

Now Is the Time to Refinance Your Home Loan

*Specializing in FHA, VA and Conventional Mortgages
for Home Purchases and Refinancing*

- COMPETITIVE RATES
- 100% + FINANCING AVAILABLE
- STATED INCOME, NINA, NO DOC LOANS
- HUNDREDS OF PROGRAMS AVAILABLE TO SUIT YOU

RONNY CABRERA
Senior Loan Officer

240-401-3619
rcabrera@pmflc.com

4720 MONTGOMERY LANE • SUITE 410 • BETHESDA, MD 20814



301-907-0080 • 301-907-0156 (FAX) • www.pmflc.com

Real Estate Update:

Pricing Your Home To Sell

By: Jeff Escher, Long & Foster Realtors

When it comes time to sell your home, often the biggest issue is setting the price. In fact, many homeowners choose their listing agent based on who quotes the highest price. Unfortunately, what many sellers don't realize is that an agent only has control over the marketing plan, not the price.

Setting the right price is part science, part marketing, part negotiation and part art. The idea is to get the highest price possible to sell quickly while maximizing the homeowner's equity. A home's price is based on market value - the agreed upon amount between a buyer and seller that will bring a sale, based on the history of similar properties in the area. Factors including market conditions and interest rates also have an impact on determining the sale price for a home.

When a homeowner is trying to determine the proper price to sell, the following questions should be asked:

- ▲ Is the value based on actual neighborhood sale prices? A Comparative Market Analysis (CMA) based on location and characteristics is necessary to determine value. A CMA takes into account the recent sales in the area, as well as the quality and quantity of comparable properties on the market.
- ▲ How many homes in the neighborhood are for sale? How do they compare? When buyers look at homes they make decisions by comparison. Perception of value is effected by other available options. A higher priced home can make other similar homes look like a better value.
- ▲ Have any neighboring homes been on

the market too long? Why? The majority of activity on a new listing occurs during the first two to three weeks. Often, homes that are on the market too long are suffering from a lack of new buyers visiting the home. Price reductions to spark activity are often detrimental, as it creates the belief for buyers that it is still over-priced or something is wrong.

- ▲ Which improvements will actually increase value? Which won't? While finished basements or additional bathrooms can add some value to a house, improvements such as a pool, hot tub or wet bar are made for one owner's enjoyment, not resale value. A buyer does not want to pay for something that was for the former owner's personal pleasure.
- ▲ Are personal financial needs influencing the asking price? Sale prices cannot be based on what owners "need". Very few buyers are willing to pay an extra amount because an owner needs the money.

By using these questions to set the right price, many benefits can be realized. These include a faster sale, exposure to more buyers, less inconvenience to the owner, and often times bidding wars. With the right price, there is a greater likelihood of more money to the seller than over-pricing from the start and less chance of having to make concessions and having to help the buyer with expenses. With the right price, your home gets SOLD.

Jeff Escher is a real estate agent with Long & Foster Realtors. Contact him at 301-519-1709 or log onto www.jeffescher.com for more information.

Vistas Listings 04/15/03 thru 06/11/03

FOR SALE NO CURRENT LISTINGS

UNDER CONTRACT

Address	Housing Type	Model	List Price
14309 Brass Wheel Road	Single Family	Southhill	\$549,900
14309 Brass Wheel Road	Single Family	Southhill	\$549,900
14324 Kings Crossing Blvd	Single Family	Austin	\$460,000
18301 Thundercloud Road	Single Family		\$559,000

SOLD

Address	List Price	Sold Price	Type	Model
18304 Aspen Dale Court	\$500,121	\$500,121	Single Family	Southhill
14229 Autumn Gold Road	\$515,000	\$500,000	Single Family	Jefferson
18400 Bright Plume Terrace	\$483,000	\$483,000	Single Family	
18402 Carved Stone Court	\$509,339	\$509,339	Single Family	
18521 Cornflower Road	\$499,999	\$515,000	Single Family	
14305 Harvest Moon Road	\$414,000	\$385,000	Single Family	

The information above was obtained from MRIS. Information is believed to be accurate, but should not be relied upon without verification. These were not listing/sold exclusively by Jeff Escher/Long & Foster Realtors.

Vistas Development Update

Sales, construction and settlements, the Vistas is a happening place! As the Viewpoint goes to press, there are currently 502 residents calling the Vistas home. With a total build out expected at 816 homes, the community is just waiting for 314 more residents to settle before final build out.

A few of the homebuilders in the community are hoping to pick up some additional lots expected to be released by the developer in the coming months. So stay tuned! There may be one last opportunity to persuade your friends and family to move to the Vistas.

Community Classifieds

SERVICES AVAILABLE

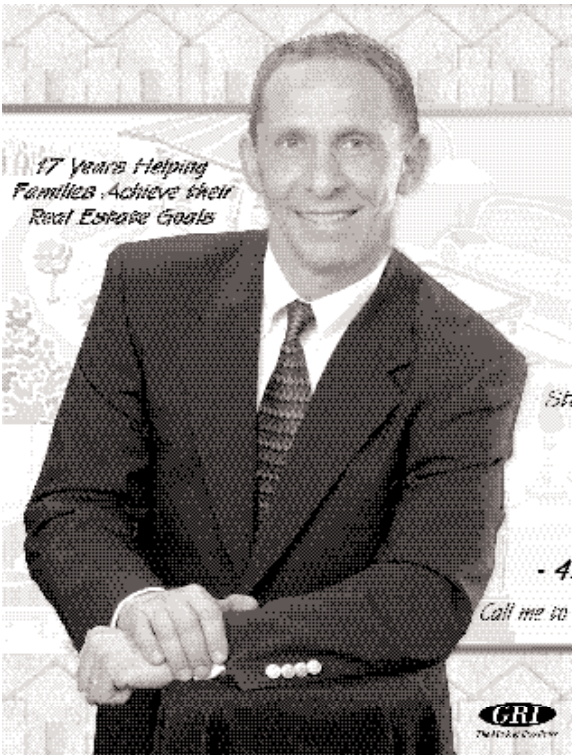
Have Mower, Will Travel: Available for lawn mowing, yard work contact Paul Schoonmaker, age 14 at 301-540-2204.

Pet Sitter Available: Contact Paul (age 14) or Samantha Schoonmaker (age 12 1/2) at 301-540-2204.

Wooden Gate for Sale: I have 3 sets of wooden gates custom-made for our

Richmond American "Princeton" home. The design is such that no nails are needed for drilling into the handrails. Each gate selling for \$50. If interested, pls call Pauline (301) 972-3660.

To place a classified in future issues of the Vistas Viewpoint, contact Andrea at vistasviewpoint@aol.com or call 240-832-0905.



Bob Myers

RE/Max Realty Services Each Office Independently Owned and Operated

Your Neighbor in Woodcliffe Asks -

Why Pay 6% Real Estate Commissions?

I am a full service Realtor, including:

- Multiple Outlet Advertising, Web Presence, Open Houses, Fact Sheets with Color Digital Photos, and more
- Advice in Staging your Home to Optimize that First Impression
- State of the Art Knowledge from the Graduate Realtor Institute (GRI)
- Contractor Referrals to Prepare your Home
- Nationwide Re/Max Relocation Services

PLUS

One Year Home Warranty \$400 Value Free

- 4.6% Total Brokerage Fee -with SUPERLATIVE service!!

Call me to find out your home's value or just talk about the ever changing real estate market.

301-910-9910

bobmyers4homes.com robertmyers@remax.net