



College Heights Estates Association  
Winter 2020

President's Letter and CHEA Newsletter

Dear CHEA Residents,

It was great to see so many of you at CHEA Fest last month. We are all busy, but it is so nice for neighbors to come together and see those that live all around us. I recently read a NYTimes article about a study finding that it was important to have acquaintances we can identify and with whom we feel some connection. And the burgers were good. (That was Earl Adams, Jr., our V.P., and me flipping burgers.) I must also mention the large platter of baked salmon. Yum!

I want to thank Pat Cuniff for doing this newsletter for so many years. She has done so much for our community. Thank you, Pat. I will try to continue to use this newsletter to keep you informed of items that may impact our community.

There continues to be developments along Baltimore Avenue, and the Purple Line construction is starting along University Boulevard, Campus Drive and the University of Maryland campus. Be prepared for added congestion and traffic delays. Hopefully, the new Gilbane project will not add to the traffic woes.

I want to wish you all a safe and happy holiday.

Warmest regards,

Chris Oehrle  
CHEA President

# College Heights Estates News

## Local Up-coming Events

### **Clarice Smith Performing Arts Center**

- Sun, Dec 15, 2019. 3:00PM [Ballet Company M: The Nutcracker](#)
- Sat, Jan 11, 2020. 2:00PM [Annual Tribute to Rev. Dr. Martin Luther King, Jr.](#)

### **UPWC Annual Holiday House Tour**

December 14, 2019 from 4-8pm. The following five houses will be showcased this year:

The Lovely Residence - 6306 Queens Chapel Rd.  
The Nyce Residence - 4403 Tuckerman St.  
The Peretti Residence - 4300 Tuckerman St.  
The Wagner-Stewart Residence - 4110 Clagett Rd.  
The Walters Residence - 4301 Tuckerman St.

Tickets are \$20 each (cash or check made payable to UPWC) and can be purchased at any of the homes the evening of the event

## Local Real Estate Sales Information

### **Real Estate Sales Summary for 2019 in College Heights Estates**

The following list is an abridged version of information found in the 2019 Summary of Home Purchases in the Region, developed by Long and Foster. For further information about number of bedrooms and baths, lot size, list price, etc., contact Long and Foster Office, Jean Pirovic. [jean.pirovic@longandfoster.com](mailto:jean.pirovic@longandfoster.com).

7028 Hunter Lane - PENDING SETTLEMENT  
7236 Windsor Lane - PENDING SETTLEMENT  
4409 Beechwood - \$479,900 SETTLED 11/18/19  
3915 Commander - \$685,000 SETTLED 10/11/19  
7006 Forest Hill - \$770,000 SETTLED 7/31/19  
6912 Baltimore Ave - \$497,000 SETTLED 11/1/19  
6819 Pineway - \$537,000 SETTLED 8/21/19  
4110 Clagett - \$800,000 SETTLED 5/21/19  
7211 Windsor - \$540,000 SETTLED 5/18/19

7007 Partridge - \$595,000 SETTLED 6/6/19  
7001 Forest Hill - \$1,100,000 SETTLED 5/21/19

Based on sales, it appears that inventory issues will continue to affect buyers looking for low-to-mid-priced homes. The lack of listings has been severe for mid- and lower-priced homes, where demand outpaces supply. The luxury market has plenty of inventory to meet demand.

### **Update on Gilbane's Western Gateway Project**

We are keeping a watch for zoning legislation to be proposed before the county council on the Western Gateway project, which includes a five-story apartment building and is adjacent to CHE. This project will be in view of many of our residents. Since early summer, there does not appear to have been significant movement on this project. A traffic study was planned, but it does not appear to have been implemented yet. For past news on this project, you may wish to read this article -- <https://www.bizjournals.com/washington/news/2019/04/22/gilbane-strikes-deal-with-umd-to-build-new.html>.

### **Update on WSSC's Water Main Project**

Water main replacement has been completed in College Heights Estates, but there remains some finishing work. WSSC needs to replace the temporary blacktop curbs with standard cement curbs where new fire hydrants and clean out traps were added. They also will replace trees and shrubs on resident's property that were damaged in the process. The last activity will be to repave all the streets where new water mains were added. All these tasks are planned for spring 2020. If you have damaged landscaping, you should notify WSSC water main replacement Project Manager, (301) 206-4308.

### **Landscaping Help Needed for Two CHE Entrance Signs**

We really need some folks to help with Keeping our entrance signs looking great. It entails planting a couple of times a year and keeping things watered sufficiently. Of course, CHEA will pay for expenses of flowers, plants and other necessary items. If you have a green thumb and want to help our community, please email me at [oehrle@verizon.net](mailto:oehrle@verizon.net).

## **Traffic Issue in Area**

Purple Line construction continues through College Park. Traffic over the Northwest Branch bridge on University Blvd. has been shifted to the southern side of University Blvd for what is known as Phase I. This is expected to continue until Summer 2020 when traffic on the bridge will be shifted to the northern side. Once completed, two Purple Line tracks will run down the center of the bridge surrounded on each side by two lanes of traffic, bicycle lanes and sidewalks.

Temporary traffic signals will be installed at the intersection of Adelphi Road and Campus Drive. Campus Drive will be eventually reduced to one lane in each direction. The "M Circle" on the campus of UMD will be relocated to the southeast of its present site. Unfortunately, the trees surrounding it will be sacrificed. At that point, the Purple line will cross campus to Rossborough Lane where it will cross Route 1. Finally, on Nov.11, 2019, the Purple Line implemented a long-term sidewalk closure on Campus Drive between Paint Branch Trail and River Road.



**We encourage all residents to join the association at a minimum of \$25/year by submitting dues for 2020.**

**Send your dues to: Jie Zhang, CHEA Treasurer, 7250 Windsor Lane, College Heights Estates, MD 20782, [jiezhang\\_1999@yahoo.com](mailto:jiezhang_1999@yahoo.com)**

**2019-2020 Officers and Board Members**

President: Christopher Oehrle, ([oehrle@verizon.net](mailto:oehrle@verizon.net))

Vice President: Earl Adams, Jr. ([earladamsjr@gmail.com](mailto:earladamsjr@gmail.com))

Treasurer & Membership Database: Jie Zhang ([jiezhang\\_1999@yahoo.com](mailto:jiezhang_1999@yahoo.com))

Secretary: Vacant

**Board Members**

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Visit our web site, [www: cheamd.org](http://www.cheamd.org)

**We welcome feedback on our newsletter and our service to the community.**

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