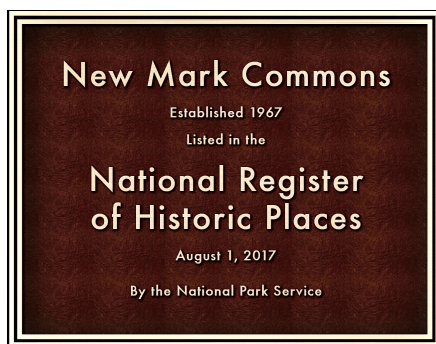




# NEW MARK COMMONS

*A Community Memoir*

*1967-2017*



This year, New Mark Commons was added to the National Register of Historic Places, maintained by the National Park Service. This booklet, published with the help of a grant from the City of Rockville, aims to capture the essence of 50 years of life within NMC that have made the community unique and worthy of such recognition.

The information was gathered by a committee of 15 NMC volunteers, drawing from interviews with residents, Board members and administrators, past and present; NMC archives; minutes and newsletters; the personal files of builder Edmund Bennett; Peerless Rockville; and other sources.

The result is a community memoir that describes how we see our neighborhood and its history, a snapshot in time. It is a work in progress that will be published, in an expanded form, on our website in 2018; it will be updated regularly to incorporate additional feedback from residents.

We express thanks to those who have shared their stories, and to those who have generously donated to our archives. The next project will be one of preserving the physical material we have discovered and used; we welcome help for that future project.

We extend a big thanks to the Board of the Directors of the New Mark Commons Homes Association who have supported this endeavor: John Daroff, President; Magnus Turesson, Vice President; David Schwartzman, Treasurer/Secretary; and members at large Alex Belida, Alexandra Manolatos, Kathleen Moran and Ellen Stein.

—*The New Mark Commons 50th Anniversary Committee: Margaret Chao, Sandra Clark, Natalie Gora, Rhonda Gordon, Madeline and Raj Gupta, John Hansman, Arthur Katz, Rose and Steve Krasnow, Alexandra Manolatos, Sima Osdoby, Pat Reber, Judy Rudolph, and David Sloane*

*Special recognition goes to the booklet editorial and photography team of Pat Reber, Judy Rudolph, David Sloane, and Arthur Katz*

*October 2017*

# 1

## III New Mark Commons at 50: Why are We Unique?

Before the builder Edmund Bennett even put a shovel in the ground that would become New Mark Commons, he did something unusual for a suburban developer: He took a census of all 653 trees 12 inches in diameter and larger, and planned the houses around them.

In 1967, when the first homes opened on Lakeside Overlook, our neighborhood became one of the first communities in the country to pursue the idea of affordable contemporary, modern architecture in preserved natural surroundings. Bennett and his architects Keyes, Lethbridge & Condon (KLC) took 96 acres of wooded land and turned it into the community that has fostered an enduring neighborhood with close social and family ties.



*Edmund Bennett (R) confers with unnamed architect at a New Mark building site.*

Bennett, a self-taught builder, had already finished two award-winning neighborhoods in Montgomery County when he turned his attention to his Rockville project. When he began the planning process, Maryland Avenue ended at Argyle and some of the earliest residents remember driving on a dirt road to get to a primitive New Mark Esplanade and the model homes in 1967.

Bennett promoted New Mark as a “20th Century Village that’s one foot in the future and a step back to a better time,” according to an ad in *The Washington Post* (August 19, 1967).

In its 50 years, New Mark has been many things to many people, but two things are certain: People often discover it by chance and once they get here, they don’t want to leave.

Geri and Ken Misner, for example, moved into a townhome in 1972, later moving to a detached house so they could stay in New Mark. In an interview, they said there was no other place that had all the things they wanted, including a layout that fosters the feeling of community.

## *New Mark Commons at 50: Why are We Unique?*

The earliest residents were mostly young professionals who enjoyed socializing and playing games ranging from tennis to softball to bridge,

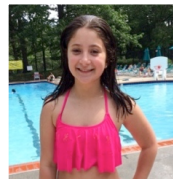


*The Communist staff: Front L-R: Barbara Craig, John Chaffee, Conrad Horn, unidentified man; Back L-R: Current resident Sally Guardia, three unidentified women, Harvey Alter, unidentified woman, Jean Grenning; and possibly Marlene Hewitt (associate editor.)*

according to the first newsletter, *The New Mark Communist*, produced for paying subscribers in 1971 and 1972.

Andy Fedlam, who moved here in 1974, recalled in an interview how *Commonist* editor Conrad Horn rode his bicycle off the low diving board every July 4. Well into the early '90s, pool manager Tim Stewart arranged spectacles for the Fourth, including a helicopter landing next to the tennis courts to deliver then-Rockville mayor Doug Duncan. Tim indicated that his themes often reflected that year's "blockbuster movie"—hence the Batmobile replica he arranged one year from a local auto dealer. The 1991 helicopter arrival was based on the year's movie hero Dick Tracy.

While things have mellowed as the community matured, youngsters these days still see New Mark's fun side. Asked at poolside in May 2017 what she liked best about NMC, 11-year-old, Jordyn Kolchins barely paused: "Knowing everyone and being able to be friends with the whole community."





## *New Mark Commons at 50: Why are We Unique?*

Bennett was forced by lagging sales and rising interest rates to sell off some streets to other developers and modify designs and construction technique, and residents fought some of his plans. But in fact, the social network that has emerged over 50 years has turned out much as he had hoped.

A 1964 ordinance passed by Rockville's Mayor and Council that created special zoning for Planned Residential Units (PRUs) was the enticement Bennett needed to pursue his vision for New Mark. The law authorized higher density communities if they included green space and set-asides for social and recreational activities. His was the fifth application under the new law.



Bennett had already collaborated with the KLC architects in previous contemporary neighborhoods, and he saw in Rockville the potential to use his experience and vision to create surroundings where people would get along, setting the stage for the sense of community that we value so much in New Mark.

"In our plan, a most important aim is the establishment of a community with which its residents can identify, and which provides an all important sense of 'place' for them," he wrote in his October 28, 1965, planning application to the city.

Bennett rejected the rigid, geometric suburban designs that mushroomed across the country after World War II, gaining experience of building on uneven terrain through Carderock Springs and Potomac Overlook. He drew inspiration for what in architectural circles is known as "situated modernism" from visiting "new towns" that sprung up across Europe after World War II, and gave the streets of New Mark names like Cumbernauld (Scotland), Tapiola (Finland) and Vallingby (Sweden.)

"To me, what has set New Mark apart from other communities in the area is that we were always a community, we weren't just houses on streets," said Rose Krasnow, a 1980 arrival who served as administrator for 17 years and was also elected to three terms as mayor of Rockville.

Bennett's vision for the community has indeed materialized in the 50 years since Pat and Fielding Ogburn occupied the first house at 11 Lakeside Overlook in 1967. Families remain, frequently moving between

townhomes and detached homes. Their grown children sometimes return to raise their own kids here.

Fifty years after its establishment, in August 2017, NMC was accorded a place on the National Register of Historic Places maintained by the National Park Service (joining the two other Bennett/KLC neighborhoods on the list)—the ultimate testament to the builder-architect team’s enduring legacy.

The key factor in bringing about the historical recognition has been the years-long study of modern architecture in Maryland carried out by the University of Maryland’s Isabelle Gournay (School of Architecture) and Mary Corbin Sies (Department of American Studies.)

“I think the work of Bennett and [KLC] is some of the best in the country,” Corbin Sies told the *Rockville Gazette* in 2004. “We think this is nationally, and certainly regionally, significant.”

*This, then, is the story of New Mark Commons—how it started, how it evolved, and how we are working to keep it looking good and being fun. By talking to as many neighbors, young and old, whom we could reach, we hope now to have a better idea about what we have become.*

## ■ ■ 2

# ■ ■ ■ New Mark Remembers: In the ■ ■ ■ Beginning ...



An alignment of circumstance brought builder Edmund Bennett to the sleepy town of Rockville and the rolling tract of woodland that would become New Mark Commons. Original terrain can still be seen behind Don Mills and Farsta Courts and in the deep gully between Maryland Avenue and Lakeside Overlook.

In the 1960s, America was in the throes of huge social change and political turmoil. The nation's capital was flexing its residential reach beyond the inner suburb of Bethesda into the farmland and forests around it.

The seat of Montgomery County since 1776, Rockville was one of Maryland's oldest established towns. In 1960, what would become I-270 was opened from the Capital Beltway to Frederick, attracting residential development as well as large enterprises like the US Atomic Energy Commission, the National Bureau of Standards, IBM and others, and continuing to this day to attract high tech/biotech organizations and university campuses.

Young professionals, drawn by new jobs, were looking for affordable modern homes with conveniences that their parents often never had: central air conditioning, generous green space and community amenities like swimming pools and tennis courts.

Bennett and his chief architect, Don Lethbridge, had an award-winning track record of successfully challenging the region's traditional brick, colonial styles with contemporary designs. Some of his models were specifically designed for uneven terrain and were labeled UH for uphill and DH for downhill, according to the slope of the plot.



By 1968, when the first townhomes were built, Bennett's work in New Mark Commons was recognized with an Award of Merit from the Potomac Valley Chapter of the American Institute of Architects.

Bennett's admiration for Japanese-American furniture designer George Nakashima, who had studied architecture and learned to work with wood while in a World War II US internment camp, greatly influenced his vision of openness and natural beauty in the first home that Bennett built and lived in, according to Dirk Nies, who grew up next door to the Bennetts in Mohican Hills and worked for Bennett building homes during his summers home from college.

In an interview, Dirk called Bennett a builder with a "rare aesthetic sense" who was always "impeccably dressed and debonair, but a complex man."

"He was a perfectionist but interested in community," said Dirk, who lived with his wife Lily and children in New Mark for 17 years.



The results didn't take much to convince Sally Guardia, who moved into her home at 100 NME on Lake New Mark in 1971.

"I loved contemporary. There was no other place to find it. I didn't want a house with pillars," Sally said in an interview.



## *New Mark Remembers: In the Beginning ...*

Bennett broke soil in 1966 by excavating Lake New Mark both to make use of a stream and underground springs and create a Venice-like atmosphere with the townhomes around it. That work added \$5,850 to the price of a lakeside townhome to cover site improvements. For detached homes, site improvements cost \$3,950 and for standard townhomes, only \$2,500, according to the Urban Land Institute.

To this day, the lake provides a dramatic entrance, once you go past the large modern totem pole that represents the letters *NMC*, top to bottom.

Bennett's ideas were an elixir for young professionals like Paul Grandin, who moved here in 1971. "This was contemporary and in a wooded community, so it immediately attracted our attention," Paul recalled.



"When we first moved in, everyone was new, and had kids. There was a big social life. Lots of parties. Round robin. The kids played in the street," said Esther Dager, who has lived with her husband Ed on Bentana Way since 1970. Their daughter Beth

and husband Magnus Turesson have lived doors away since 2008 with their children, Charlotte and Elise, a pattern repeated frequently in other multi-generational New Mark families.

There were also start-up problems.

Patricia Ogburn, New Mark's first resident, quipped in a poem that referred to her husband, Fielding:

"The Great Day came, and in they moved,  
but Fielding was heard to curse,  
"Would you believe," he asked his wife,  
"the faucets are reversed?"

There were reports of rainwater weeping out of electrical outlets and a roof that leaked as late as 1980 because the original cedar shakes on the roof were actually intended for siding.

Bennett, who retained presidency of the homeowners association until 1973 when—with exception of the Tegner homes—the build-out was complete, bore the brunt of the complaints.

In 1971, *The Commonist* published this headline: “Townhome Residents Trapped by Snow while Bennett Enjoys Vermont Skiing.” The snowplow took 72 hours to get to New Mark. Bennett explained the lapse as the “growing pains of our Homes Association machinery.”

When pipes froze in two-degree-weather in early 1972, Bennett insisted it had been an “act of God,” according to *The Commonist*.

Bennett faced another problem. The momentum for sale of the contemporaries slowed, and he was stymied by community opposition to plans for what he had hoped would be a profitable commercial center and a 10,000-square-foot restaurant where the Tegner homes now stand.

“Years of planning went into our little village idea and then we opened in a period of high interest rates and tight money that hit the nation early in 1967,” Bennett told the *Washington Post* in December 1967.

On the loss of the commercial center, Bennett believed the residents lost out because now “they can’t just walk down the street to get a loaf of bread” as he had envisioned, he told the *Sentinel* in 1992.

Bennett was forced to start selling off parts of the planned development to three other builders.



*Briarglen Colonial*

By 1970, colonial style homes were being built on Bentana Way and Court and Welwyn Way and its side streets by Louis A. Zuckerman. When Bennett sold his own company to American Cyanamid in 1971, they retained his company’s name

and built the smaller contemporaries along Scandia Way and its feeder streets that are intermixed with a few original Bennett/KLC homes.



*Scandia*



*Tegner*

*New Mark Remembers: In the Beginning ...*

In the mid '80s, the Tegner homes were designed by Keyes Condon Florance architects, a later iteration of original architects. They were built by yet another builder, Charles Burgdorf, who lived in one of the homes until his death in 2016.

Bennett's original concept has indeed led to a coherent sense of community, regardless of who the subsequent architect or builder has been. That was brought into sharp focus while researching this history and discovering that the 1971 advertised name for the colonial section, "Briarglen," was unknown to all but a few current residents.

Notwithstanding the difference in building styles, each section became part of the New Mark Commons Homes Association, and best of all, Bennett's original home site plans were honored by the other builders, ensuring large stands of trees on each lot.

## 3

# The Stage is Set, and New Mark Thrives



*The Board in September 2017, L-R: Board Members Kathleen Moran and Alex Belida; Administrative Assistant Kirsten Hall; Administrator Jim Denny; Vice President Magnus Turesson; President John Daroff; Treasurer/Secretary David Schwartzman; Board Members Alex Manolatos and Ellen Stein.*

Without volunteers, it's difficult to imagine how New Mark Commons could have become the great community that it is today. From the dozens of board members who have grappled with difficult challenges over five decades to the volunteers who pitch in with the swim team, landscaping activities, the newsletter, July Fourth, Architectural Control, social gatherings, Garden Club—the list could go on and on: Where would we be without them?

To begin with, the whole concept of a homeowners association (HOA)—known here as the New Mark Commons Homes Association, Inc.—was new for most suburban residents in the late 1960s. While Edmund Bennett maintained the HOA presidency until 1973 to oversee the final build-out—a common practice among builders—residents began organizing as early as 1971 to have a say and block some of his plans.

Wini Herrmann, resident since 1969, recalled in an interview: “We went to City Hall a lot!”

Early residents talked about the difficulties of keeping the community running, without financial resources or equipment, after Bennett turned over the Homes Association to residents in 1973.



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“We were in the dark. But we made it through,” said Ursula Rein, resident since 1972 who served on the board in the ‘70s.

Thus, while Bennett created the beautiful backdrop for our community’s ensuing drama, since then it has been up to residents to navigate our way into the future and resolve problems as they surfaced.

Buying a home in New Mark Commons is more than just moving into a house and assuming ownership. Residents, in effect, have signed a contract with the whole community to uphold common interests, to preserve external design, to pay our dues to maintain common property such as the pool, clubhouse, lake and pathways—and even to give up outdoor clotheslines and little sheds that most folks in the suburbs take for granted.

That contract is called the *Covenants*.

New Mark was unusual for including both townhomes and detached homes in a single HOA—in accord with Bennett’s idea of accommodating a variety of economic levels and ages—and there have always been disagreements over who pays for what.

As in any community, there have been other conflicts over the years.

But the fact that so many residents remain or return testifies to New Mark’s magnetism and overall welcoming ambience. There is movement back and forth between townhomes and detached homes, and children who grew up here often purchase their own place in New Mark as adults, with their parents nearby.



**Left,** L-R: Raj and Madeline Gupta (1976), daughter Anjeli (2016), son Sanjay.  
**Right,** R-L: Victor Chernomordik and Tatiana Rakhovskaya (1997), the parents of Mariya Rakhovskaya, who in 2016 moved to NMC with husband Nir Maoz and daughter Alexandra.

## **Happenings in New Mark**

New Mark attracted a variety of people, from growing families to immigrants and foreign nationals who felt at home among

contemporary design, greenery and tree canopy. Europeans, Asians, South Americans, Mid-Easterners, Africans—all came together in New Mark Commons.

The diversity spawned the idea of the International Dinner. *The Communist* reported on the annual event in 1972, quipping: “The neighborhood is changing. Several of the party-goers were overheard speaking English!”



*L-R: Andrea Massar, Karin Boychyn, Lisa Halvorson, 2017 International Dinner.*

In the beginning, most of the new residents were young professionals who were serious about their work but ready to party at the drop of a hat, in tune with the social revolution of the 1960s. Paul Grandin recalled wearing a Liberace-type outfit to the annual adult Halloween Party in the clubhouse.

“It was really neat because everybody dressed up in wacky stuff. I came with this old velvet Liberace blazer, with tails and a big wide vest,” Paul said.

The late Rupert Curry, a Rockville City Council member whose widow Irene and her family have operated the Snowden Funeral Home for generations, provided a casket to use as a bar one year for the Halloween parties, according to Judy Mermelstein, New Mark’s administrator from the early ‘70s to 1985.

Irene Curry said that she doesn’t remember this, but added that it sounded very much like the fun-loving Rupert.



*NMC Playgroup July 1980.*

Children enjoyed a range of organized activities. One year, someone put goldfish in the baby pool and set the toddlers loose catching them. There was a cooperative nursery at the clubhouse that required mostly at-home moms to volunteer on a regular schedule.

There was swim team, flashlight tag and Christmas caroling.

Ardis Fisher, who served on one of the early boards, and husband Al kept a Wiffle Ball game going for 22 years. It started when some kids

### *The Stage is Set, and New Mark Thrives*

came upon them playing catch on a Monday night, and begged to join because the pool was closed. Over the years, 168 New Mark children participated, a tally by Ardis showed.

“We made up the rules as we went,” Ardis said recently. “We played with everybody from kids still in diapers to young adults.”

Art Gelman organized a gentle game of softball played in Stevenage Circle that drew little kids from around the neighborhood. Son Jeffrey recalls going to bat only “once or twice” because he was quite young.

Softball for grownups on Sundays at Monument Park went from about 1968 to 1996. Sometimes the “contemporaries” played against the “colonials.” Steve Krasnow recalls being drafted onto a team by the man from whom he and Rose bought their house. The man left the neighborhood but not the game!

Early residents actually used the lake for skating, fishing and boating, all gradually prohibited for safety and liability reasons. For the same reason, the high dive at the pool was dismantled in the mid 1980s.



Residents organized multi-day tennis tournaments, volleyball and horseshoes. The tennis courts—governed by an active Tennis Committee—had a long sign up sheet, and rules limited play to an hour unless a tournament was going on.

Community vegetable gardens in a still-undeveloped area off Don Mills Court were available for a \$10 annual fee for some years for residents who wanted to grow vegetables, according to the NMC newsletter. In a separate plot near a Don Mills home, a local farmer came in and cultivated the ground for use by residents of that street. Lack of accessible water as well as the expanding deer herd put an end to that, but Ann Reiss enjoyed the novelty and learning experience for as long as it lasted: “I’m from Brooklyn. What did I know about [growing] things?”

These days, the main remnant of organized activity resides with the swim team, which continues to provide the social glue connecting parents and kids throughout the community.



“Here at NMC, it’s not just about swimming hard, but about creating memories and friends for life,” wrote one member of the Barracuda team in the June 2017 *New Mark News*. She preferred to remain anonymous, but her words reflected the experiences of generations of swimmers in New Mark who have kept in touch through the decades.

“The team is extremely important because it really brings together the community,” said Vivianna Cowl, a team parent and volunteer.

New Mark had the good fortune to have years of summertime service from Tim Stewart, who signed on as team coach in 1976, and later his wife-to-be Ann, who was hired as a lifeguard in 1979 and, after a poolside romance, married him. They remained at the NMC pool in various capacities until 1991. In an interview, they agreed that “summer swimming is what sticks” in the memories of swimmers. It’s the “summer family.”

While the Barracudas still churn the waters twice a day at summertime practice, other activities have waned. There’s no longer a sign-up sheet at the tennis courts, where one is more likely to controversially find dogs or kids on bikes than tennis players, administrator Jim Denny, who is retiring in 2017, wryly observed.

As original homeowners move on, and homes turn over, bringing an influx of younger children into New Mark, lively games take place on the basketball court, kids chatter and clatter on the tot lot and swings and children play soccer and football on the green space around the tennis courts. Jim Denny noted another connectivity in New Mark—the “subgroup” of dog walkers, “where we may know the dog’s name but not the walker!”

The Fourth of July still dominates the summer calendar with day-long pool activities such as rafting, capped off by the egg toss in the parking lot. The 2017 win for Frances Durso and dad Chris was the first in their ten years of playing. Don Mills Court residents had a running rivalry for years. Mark Wetterhahn says one of his most exciting times in New Mark



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was when he and daughter Allie finally beat the Steve-and-Kevin Krasnow team.

For many years, the July Fourth celebration culminated with the whole community gathering on the lake banks along the Esplanade to watch over the tree canopy as fireworks flared from Richard Montgomery's football field. That declined as the tree canopy grew higher, and ended when the fireworks venue changed. Many residents miss that. "This community throbbed on the Fourth," said a wistful Jim.



## **Community Operations**

On the serious side of life here, adult volunteers on the Board of Directors and committees have kept the neighborhood going through many hours of work. They must grapple with everything from within the community related to architectural control, projects and upkeep to developments outside NMC borders. We are really Bennett's "village," complete with self-government.



The Board oversees maintenance of pool and infrastructure (common paved, natural, and landscaped areas, buildings, tennis courts, Lake New Mark), collection of dues and payment of bills. Almost from the beginning, we have had a paid part-time administrator who lived in New Mark: Judy Mermelstein (1972-1985), who replaced a series of short-term staff; Rose Krasnow (1985-2002); and Jim Denny (2002-2017). Jim has actually given 25 years service to New Mark, having worked as a paid employee to help with maintenance starting in 1993.

"We've had three administrators in 50 years," Rose noted. "That's pretty good!"

Before New Mark had a professional landscape service, people who lived in New Mark did the work and got paid, residents recalled.

Rick Winecoff worked full-time until the early 1990s, mowing grass with the help of students, operating the snow plow, and building and main-

taining wooden signs, benches, and even creating the clubhouse bar. Residents gave him sock warmers at Christmas and planted juniper bushes along the steep grade up to the 800 block so he wouldn't get injured mowing there, residents recalled. Teenagers were also paid to do yard work on common grounds and to deliver the monthly newsletter.

Even with the current professional landscape service, there are still volunteers like Board member Ellen Stein, chair of the Landscape Committee, and other volunteers. They plant and weed, and twice a year get help from about a dozen volunteers to clean out overgrowth around the community.

## **New Mark Defends Itself**

Throughout these 50 years, the Board and residents have stepped up to deal with external events that impact life within NMC. This need was especially intense during periods of Rockville's greatest growth, from 1970 to 1990.

The City was beginning to revise its Master Plan and wanted to attract more business and jobs to Rockville. NMC was facing a series of external development issues: the Potomac Valley Nursing Home proposed to build a senior apartment building; the I-270 Interchange was in the final planning stage; several homes were planned for the site backing up to NMC on Maryland and Argyle; population changes affected where our children attended school; the city changed the zoning for the large vacant tract abutting New Mark now known as Tower Oaks from low density residential to office park.

Plans for the new interchange created a round of worry about heavy traffic on Maryland Avenue, among other concerns. Arthur Katz, Board president during the early 1980s, worked with a coalition of Fallsmead and other communities to negotiate a commitment from the City to prohibit trucks on Maryland Avenue.

In 1983, New Mark partnered with our neighbors along Potomac Valley Road (known as Markwood) in legal action to mitigate the impact of Potomac Valley Nursing Home's plans to build a 3-story senior apartment building on its property.

The community went to court again in the '80s when the owners of the tract now known as Tower Oaks— to the south and west of Don Mills and Farsta Courts—convinced the city to change its zoning from

residential to office in a rushed action that did not address citizen opposition. The board appointed then-president Walter Counts, board members Doug Northing and Marty Reiss and resident Sima Osdoby to investigate, suggest a course of action, and subsequently to work with legal counsel to negotiate on behalf of the community. Our partners in this case were our neighbors in the (now defunct) Hungerford-Stoneridge Swim Club.

Although the community prevailed, the rezoning remained in place. Nevertheless, the developer, then called Westmont, agreed to reimburse New Mark for its legal costs and to a number of other stipulations, including to reduce the footprint of its office buildings and plant a tree buffer, and that new homes built bordering on and/or accessed through areas abutting New Mark would become part of the New Mark Commons Homes Association. A look through three decades of minutes confirms that Mark Wetterhahn and Marty Reiss were the two residents involved the longest. They also helped negotiate an agreement between the developer and several residents of Don Mills Court.

Another benefit arising from this engagement and negotiation was the tot lot near the tennis courts. The Tower Oaks developer contributed much of the cost to build it. New Mark residents have also been involved in school boundary issues from the beginning, through their local PTAs and public advocacy. And New Mark resident Sandra King-Shaw was a member of a reform slate that energized the school board in the early 1980s.

## **Adapting to Changing Times**

After 50 years, New Mark's commonly-held infrastructure is starting to show its age, presenting ever greater financial challenges to its residents. Projects costing hundreds of thousands of dollars—repaving the townhome parking lots and sidewalks; dredging the lake; updating the clubhouse to accommodate those with disabilities; remediating an extensive erosion problem impacting mainly townhomes—threaten to outstrip the Reserve Fund, which wasn't even put in place until 1987.

The original cedar shingles and shakes that so many residents have replaced with other materials are somehow emblematic of these challenges. Just as we have gone from printed to digital newsletters and from resident grass-mowing to an outside company, the community has successfully adapted to change.

"What was right for 1967 is no longer right for 2017," said Judy Rudolph, resident since 1980.

Our community of 384 homes is fortunate to currently have nearly 40 residents from New Mark's first years. In interviews, some said they felt the sense of community has been lost compared to the feeling when they were youthful pioneers eager to meet new people. "We grew up here!" said Ardis Fisher.

Mothers whose work in the earliest days often entailed staying at home with children, these days usually work outside the home. Most older residents no longer have children at home to provide that child-world network, observed former New Mark Board president John Hansman.

"Because everybody was new, it brought people together more," said Paul Grandin. He noted that the center of activity in those days was the pool and tennis courts, at a time when the schools did not offer the kind of after-school opportunities they do today.

Many newer residents however still feel that sense of community and attraction that brought them here in the first place. Jim Denny added, "I don't know so much has changed, but I think we've aged gracefully... I've lived in New Mark longer than I lived any other place in my life."



There is occasional grumbling about what residents think they should be allowed to do with the external appearance of their homes and what the Covenants allow. Those are natural tensions in any town or village. But the Covenants, the Architectural Control Guidelines and other efforts to maintain the community as Bennett and the KLC architects envisioned it play a special role in keeping New Mark's identity and its unique "mark" on the landscape.

"It's in people's interest to abide by these rules and they need to understand the benefit of maintaining values. You can be creative inside but maintain the outside," said Sima Osdoby at a 2017 meeting.

Despite the challenges in preserving the "look and feel" of our unique community, New Mark Commons is said to have best preserved its original exterior appearances when compared to similar communities, according to Isabelle Gournay and Mary Corbin Sies of the University of Maryland.



*The Stage is Set, and New Mark Thrives*



*Ed Bennett (R) returned for New Mark Commons' 25th Anniversary celebration in 1992. Next to him is Charles Burgdorf, who built and lived in one of the Tegner townhomes.*

“New Mark Commons may not have entirely fulfilled Mr. Bennett’s ambitions as a community builder, but it is certainly the best preserved of his subdivisions, thanks to the Homes Association he created,” they wrote in a survey for the Maryland Historical Trust.

In fact, it seems that New Mark in its 50th year is answering “yes” to the question of whether we have made Bennett’s 20th century village also one for the 21st Century.



4



## New Mark Commons Voices

*We asked many residents—from the earliest to the most recent—for stories or opinions about New Mark Commons. We have arranged their remarks starting with the most recently arrived.*

**Mark Bernardo (2013)**, father of six-year-old twins who swam with the “Minis” this year: “We love the pool. We love that New Mark Commons is dog friendly. There’s a sense of community and it’s peaceful.” **Mila**: “It’s fun. You get to learn how to swim and play fun games.” **Emma**: “I like swimming laps.”

**Irakli Kavsadze (2010)**: “I’ll never leave New Mark. Great people, great neighborhood. What else do you want?”

**Rakesh Peter (2004)**: Familiar with New Mark from his uncle who lives here. “It’s a hidden gem.” His family settled first in a townhome, then moved to a detached home. When it came time to buy the townhome, “the first thing we looked at was New Mark because of the amenities.”

**Chip Maust (2003)**: For many people, even those who grew up in Rockville, New Mark is unknown. “It’s a hidden oasis. A gem that no one knows about.” He described just driving here on a holiday weekend. “There was a for sale sign. We knocked on the door. The owner said, ‘We want someone to take care of our house.’ There were lots of bids, but he sold to us.”

**John Hansman (1994)**: John, a former Board president, and Ed Bennett knew each other from attending the River Road Unitarian Universalist Church on River Road in Bethesda. At Bennett’s memorial service in 2013, John described how Ed was downsizing and drove out to New Mark Commons to deliver to the current owner of a home on Radburn Court a large board-mounted photo of the home that had been used in a marketing display. By coincidence, it was John’s home. “We were both quite surprised to meet at my front door,” John said.

**Jim Denny (1986)**: Jim recalls the funniest things that happened to him in New Mark had to do with the lake. “I toppled over into the lake twice. I was out in the boat. The first time, there was a chunk of firewood .... And I bent over the side of the boat and gave it a tug and it didn’t come—but I went!!” On other occasions, Jim was assisted by Sally

Guardia or Rose Krasnow in pulling objects from the lake. During lake dredging, interesting things always turn up, Jim said. They have included a wall-mounted pay phone, a black-faced jockey lawn ornament, and an intact tool belt that belonged to Rick Winecoff.

**Mincy Neil (1985)**, original occupant of a Tegner townhome, loves the community of interesting people who provide mutual support. She would not change anything. Mincy discovered New Mark in 1985, with a real estate client interested in the newly-finished Tegner homes. The client passed them up, but Mincy and her late husband bought. She says one of her main professional challenges has been getting listings in New Mark—because nobody wants to move!

**Dirk Nies (1984-2001)** lived with his family in New Mark for 17 years. He grew up next door to Edmund Bennett, in Mohican Hills, and worked as a college student on Bennett buildings. Dirk said Bennett always hired the best carpenters and construction workers. The builder came to check out his New Mark home, giving advice on a remodeling project, and also checked out their most recent residence in Charlottesville.

**Rose Krasnow (1980)**, New Mark Commons administrator for 17 years, recalled that one of her favorite days each year as New Mark administrator was when groundskeeper Rick Winecoff would go to the airport to fetch a shipment with new fish for Lake New Mark: “I always loved fish day. We had to get them quickly as they were alive, and then we would just dump them in. That was kind of fun. Rick really kept that lake very well balanced. He tried to buy fish that would eat things we didn’t want growing in the lake.”

**Janice and Alan Perry (1978):** “We knew all the people in the cul-de-sac, that made it very pleasant,” Alan recalled. They said they liked the rules about external changes and additions, but felt the enforcement has been lax in recent years. Nevertheless they love the community and like that many children live here.



*Emma Bernardo*



*Chip Maust*



*Mincy Neil*

**Tim Stewart (at pool 1976-1991) and Ann (Donovan) Stewart (at pool 1979-1991):** The couple met while working at the New Mark pool variously as Barracuda coaches and pool managers during their 15 summers here. The pool has a “special ambiance/feng shui,” Tim says.

They recalled some of the motivational traditions for the team, including taking a container of water from the New Mark pool to away meets to dump into the rival pool.

One time, Tim was under the gun against the deadline for the Montgomery County Health inspection right before the Memorial Day pool opening. The inspector discovered that a metal component at the bottom of the pool skimmer was broken, so the pool would not be cleared to open until a replacement could be ordered. But Tim recounted that Rick Winecoff, the full-time groundskeeper, took the broken part to his workshop and did a “makeshift fix” that amazed the inspector and saved the day.

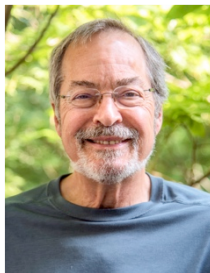
**Andy Fedlam**, who arrived in **1974** in his 1968 Dodge Dart, misses the ice sports that attracted people from all over. He said that at night, folks used to shine their headlights on the lake for night skating.

**Steve Plotkin (1973)**, has served as Board president and wishes the board were stronger about architectural control. “New Mark was great for me,” said the avid swimmer, adding that his children were exposed to a diverse community at Richard Montgomery and that swim team was a great experience.

**Ursula Rein (1972)**, originally from Germany, moved here with her late husband Melvin, daughter Corky and a puppy. She said living here has changed her: “I used to be so shy. I became outgoing, I thrived on meeting people. And I could open my door and there was nature outside.”



*Tim and Ann Stewart*



*Steve Plotkin*



*Ursula Rein*

**Geri and Ken Misner** moved into a townhome in **1972**, later buying a detached home where Geri's lush azaleas light up all of Welwyn in the spring. Ken served on the Board for six years. They appreciate the diversity of the community that has grown over the years, and the friendliness of a community that recently turned out to help them find their missing dog, Teiger. "Picked the right place," they agreed.

**Ann and Marty Reiss (1972)** are fortunate enough to have a neighbor with a really hefty snow blower. Ann recalls how they had this very clean street one year while the rest of New Mark was still snowed in. People called the city to complain that Rockville was favoring their street because a certain former elected city official lived on it. "The city told them, 'We didn't do it,'" Ann recalled with a chuckle.

**Mark and Marilyn Wetterhahn** arrived in **1972**, driving a 1968 green Dodge Coronet 500. Mark was so excited by the wildlife that he put a salt lick in his front yard: "Back then, you might see one deer a year, maybe one every other year. These days, I walk out my house and they're 10 feet away and don't budge," he said.

**Bill Reed (1971)**, a college freshman when his parents moved into New Mark, has fond memories of learning woodcrafts from his father, who died in 1977, and of his mother, an avid gardener. "Dad was quite handy, and taught me a lot about cabinet-making and carpentry. Together we built a lot of the furniture in this house, including a Secretary, a grandfather clock and other pieces," he said. His mother, the late Helen Reed, who worked for the Office of Strategic Services, the precursor to the CIA, was an expert on Asia, a geographer by training and an avid gardener by avocation. In addition to working with Lady Bird Johnson, the First Lady in the early '60s, on her Highway Beautification program, she also co-founded the New Mark Garden Club and did a lot of the landscape design here, including around the lake and pool and the entranceway to NMC. Bill moved back into the New Mark home in 1992 to help look after his mother.



*Geri and Ken Misner*



*Marty and Ann Reiss*



*Mark and Marilyn  
Wetterhahn*

**Tony and Hans Schierling (April 1971):** Their first Christmas with fellow newcomers on the block found their family room with no furniture. So everyone brought a card table, and there were three big lasagnas that took much longer than anticipated in the oven.

**Irene Curry (1971)**, whose family still operates Snowden Funeral Home, and her late husband Rupert, who served on Rockville City Council for several terms, bought an empty lot at the end of Welwyn Way. “Rupert came to the site every day” to check progress, Irene recalls. Despite Rupert’s being a veteran, mortgages were hard for minority buyers to come by, Irene said. “Back then, there were not too many places for us to buy. I’ve enjoyed it here in New Mark . I don’t know of any other place I’d want to live ... It’s very rewarding to see the 2nd and 3rd generations, still here in new Mark,” she said.

**Paul Grandin (1971)**, a passionate tennis player, recalls fondly the days when “everybody played with everybody [and] you had to get in line and sign up to play.” One day, one of the players built a referee stand. “It was fairly high on wooden legs, but when it was hot it would sink into the court.” Paul’s son Jeff, who grew up here; his wife Becky, whom he met when she was working at the pool; and their two children now also live in New Mark.

**Sally Guardia (1971)** , who has captured New Mark’s wildlife with her camera from her perch on Lake New Mark, once had the idea that she wanted an umbrella on her balcony. Within about 20 minutes, a good gust of wind plopped it into the lake. Never mind, said her neighbor, “I have a blow-up boat.” So out they went. “I get into the boat, he gets into the boat, and it tips over. Now not just the umbrella but also Ted and I are floating in the lake and the boat is floating away. People are on their balconies laughing. This has now turned into an entertainment event!” They managed to get out again in the boat —without tipping this time— and realized there was no way that the raft could haul in the umbrella



*Bill Reed*



*Tony and Hans  
Schierling*



*The late Rupert Curry, right, chats with  
Ardis and Allan Fisher at a New Mark  
event.*



because it was wide open. Another neighbor went into Sally's house, threw them a rope to hook onto the umbrella, and pulled it in. "I threw the umbrella away," Sally laughed.

**Ellen and Neil Stein (1971):** Ellen, on the Board since 2012, heads the Landscape Committee and can often be seen pruning and trimming not only in her own yard but on New Mark common areas. Both Neil and Ellen would like to see more people involved in the community, as that is the only way to keep what is so special about New Mark alive. It needs much input and work from those who live here, they said.

**Ulla Billings, (1970),** originally from Denmark, and her late husband were looking for a contemporary home but none were available, so they bought a colonial. The furnishings however are Danish modern. New Mark is "heaven for kids to grow in," she said.

**Esther and Ed Dager (1970)** recall ice skating in winter and fishing in summer. "Every winter we waited for it to freeze over. Then someone fell through the ice," Esther recalled. "The kids had rubber rafts in the lake. No one was allowed to swim but some 'accidentally' fell in."

**Ardis and Al Fisher (1969)** know just about everyone who's lived here from the beginning, after organizing a 22-year-long weekly Wiffle Ball game for neighborhood kids. Ardis recalls that when the community undertook the first lake dredging in the late 1970s, the first step was to let all the water run out. "Someone called me at 3 a.m. and said, 'Those [darn] vandals have drained the lake!'" As a member of the Board of Directors at the time, Ardis was a logical person to contact, and she had to reassure the caller that all was in order. Ardis said the Board had decided it could not afford a true dredging. So it engaged bulldozers to "plow" the lake and "lift the sludge into trucks." The haulers left a trail of mucky lake water as they left the community via Monroe Street. Some



*Paul Grandin and family*



*Ellen and Neil Stein*

residents recalled that the bulldozers even got stuck in the mud and had to be hauled out.

**Wini Herrmann (1969)** chose New Mark because there was a rare townhouse with a garage for her new Mercedes 280SL . One of her colleagues at the Patent Office who had been house hunting in Montgomery County had discovered it. “I came out to look. I saw it and wanted it. Signed up in July, moved in in August,” Wini said. Some time later, her boss showed her a leading magazine with a write-up about New Mark Commons and photos of her row of townhomes.

**Erica (Braslow) Breychak (1968)** is in a sense an “original” resident: Born into a lakeside townhome whose original owners were her parents, she moved with them to a detached home on Welwyn Way, grew up, started her own family in DC, and then bought her parents’ home when they downsized. She was nervous about it, saying “it is strange to buy your parents’ house ... We would do it for five years and if I was miserable, we would move to Bethesda.” They are still here! “It was a nice place to grow up and a fantastic place to bring up children.”

**Terry Santoro (1967)**, from Germany, and husband Antonio, from Rome, moved here because they liked New Mark’s European flair with townhomes on the lake. She says that when New Mark was young, there were many fewer cars. Now her nextdoor neighbor has four. A one-time renter who was her neighbor took advantage of the thick vegetation to grow marijuana and had loud, late night parties.



*Wini Herrmann (left) and Claudia Rathbone, another early resident, at July 4, 2017*

*L-R: Larry and Judy Braslow; Andrew and Erica Breychak*

## ■ ■ 5

# ■ ■ ■ New Mark's Street Names Have ■ ■ ■ Global Origins

New Mark Commons developer Ed Bennett was keenly interested in the large communities being planned in post-war Europe, referred to loosely as “new towns.” He visited these communities and showed his appreciation by giving their names to most of New Mark’s streets.

The pioneering visionary for such communities was the English reformer Ebenezer Howard, whose 1898 book, *Garden Cities of Tomorrow*, advocated construction of a new kind of town that would have housing, commerce, and industry interspersed with green space and surrounded by a greenbelt of wooded and agricultural land.

The name “New Mark Commons” is attributed to the idea that Bennett considered the community a “new mark” on the landscape, says former administrator Rose Krasnow. It is said to have been coined by Robert C. Ledermann, director of land acquisition for Edmund Bennett Associates.

**Letchworth, UK:** Howard’s principles were first applied in Letchworth, about 38 miles north of London, on 4,000 acres originally purchased by Quakers for farming and a Quaker community. Named after an existing village, Letchworth Garden City was started in 1903.

**Welwyn, UK:** Welwyn Garden City was the second of Howard’s experiments. Land was purchased in 1919 in Hertfordshire south of Letchworth, about 20 miles north of central London.

**Radburn, NJ,** is a planned community of 670 homes on 149 acres, governed by a homes association. It was started in 1929 by the City Housing Corporation from the plans developed by Clarence Stein and Henry Wright. The other US planned community of this era was Greenbelt, MD, developed in the 1930’s with federal assistance. But Bennett did not choose to name a street after Greenbelt.

**Stevenage, UK,** is 33 miles north of central London, between Letchworth and Welwyn. In 1946, it became the first “New Town” designated by the government after WW II.

**Harlow, UK:** The second of British New Towns after WW II, Harlow was planned in 1947. It is about 22 miles north northeast of central London.

**Basildon, UK,** is another of the eight New Towns in the London region. The Essex County Council successfully petitioned the national

government in 1948 to create a New Town 32 miles east of central London, north of the Thames River.

**Bracknell, UK,** is east of Reading and 34 miles west of central London. It was designated a New Town in 1949, planned for 25,000 people on six square miles in and around existing villages.

**Tapiola, Finland:** Located on 660 acres of forest eight miles west of central Helsinki, Tapiola was one of the first post-war “new town” projects in Continental Europe, started in 1951. Ever since, tourists and planners have been attracted to its architecture and landscaping that combine urban living with nature. The name means the home of Tapio, the forest god of Finnish mythology.

**Don Mills, Toronto, Canada,** is now a mixed-use neighborhood on the north side of Toronto. Industrialist E.P. Taylor assembled 2,000 acres of farmland at a site then outside Toronto and announced in 1951 his plan for a model community.

**Vallingby, Sweden:** Starting in the early 20<sup>th</sup> century, the City of Stockholm bought large areas on its periphery. The best-known result of this forethought was the 1954 new town of Vallingby, eight miles northwest of central Stockholm.

**Farsta, Sweden,** was Stockholm’s second new town, following Vallingby, and was completed five years later, in 1959. Largely built on land acquired by the city in 1922, it is five miles south of central Stockholm.

**Cumbernauld, UK,** is a New Town about 11 miles northeast of Glasgow center. It was so designated late in 1955 and the first new housing was occupied in 1958.

**Scandia and Bentana:** Although these streets have names that sound as if they might be new towns, they are not. Scandia appears to be a short form of “*Scandinavian*,” as the other streets in this section are named after Swedish and Finnish new towns. Bentana is a name that appealed to Bennett. He named his small development of townhouses in Reston, “Bentana Woods.”

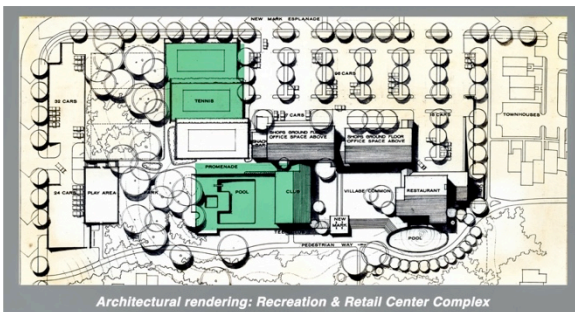
The complete mystery is Tegner Way and Tegner Court. The developer of these 1984 townhouses, Charles Burgdorf, submitted these names on his subdivision application to the City. Eric Burgdorf, Charles’ son, states that the Post Office came up with this name.



## 6

# New Mark Commons Timeline

- 1964** Rockville Mayor and Council adopt the Planned Residential Unit (PRU) zoning ordinance.
- 1965** Builder Edmund Bennett files Exploratory Stage Application for New Mark Commons under new ordinance.
- 1966** City accepts Bennett's plan. He begins excavation of Lake New Mark.
- 1967** First detached homes are occupied on Lakeside Overlook. New Mark Commons Homes Association is incorporated.
- 1968** First townhomes are occupied. Swimming pool, tennis courts and Clubhouse open.
- 1970** First "Briarglen" traditional homes open along Welwyn Way and Bentana Way and court, built by Louis A. Zuckerman.
- 1971-1973**  
Scandia Way neighborhood is built out, with combination of Keyes, Lethbridge and Condon homes and contemporary homes built by Bennett's successor company.
- 1973** Resident Judy Mermelstein becomes New Mark administrator after a series of short-term staff.
- 1973** Bennett turns over control to residents after final build-out in the 800-900 NME blocks. Gives up plans for commercial center next to the Clubhouse after city decides to keep New Mark Esplanade a dead end. Later loses bid to build 25 townhomes in its place, on land where 13 Tegner homes now stand.



Architectural rendering: Recreation & Retail Center Complex

- 1976** Tim Stewart is coach of New Mark Barracudas, eventually marries assistant coach Ann Donavan. They also serve as pool managers in the years before their departure in 1991.
- 1978** First lake dredging.
- 1984** Rockville Metro station opens. First three Tegner Way homes, designed by Keyes Condon Florance and built by Charles Burgdorf, are occupied.
- 1985** Resident Rose Krasnow replaces Judy Mermelstein as administrator. Committee forms to deal with Tower Oaks developments on New Mark's southern flank. The 100 block of NME is last in community to get street lights.
- 1988** Beavers and gypsy moths attack New Mark trees.
- 1989** I-270 interchange at Falls Road opens. Cable TV up and running in most of New Mark.
- 1991** Ceiling fans installed in Clubhouse.
- 1992** Tower Oaks helps fund New Mark's first tot lot as part of a settlement.
- 1993** Second Lake dredging.
- 1997** Foxes start appearing in large numbers in New Mark.
- 2002** Resident Jim Denny replaces Rose Krasnow as administrator.
- 2004** Third lake dredging.
- 2007** Air conditioning installed in Clubhouse. Rockville Town Square opens.
- 2017** During New Mark's 50<sup>th</sup> year, the community gains a place on the National Register of Historic Places—a tribute to the unique legacy of builder Edmund Bennett and architects Keyes, Lethbridge & Condon in creating our community.



*During the 2004 lake dredging, Ardis Fisher captured with her camera this heron wading in the mud and feasting on a frog.*





## 7 The Way Ahead

Edmund Bennett envisioned New Mark Commons as a place with one foot in the past, and one in the future.

What then, are the challenges to moving our “20th century village” into the 21st Century? We asked that of several long-time residents, including 2017-18 Board president, John Daroff; two recent administrators; and NMCHA past presidents still residing in the community. They reflected that, since 1967, NMC has weathered changes in its physical surroundings and in the national and local culture and government—and all are hopeful that the community will continue to adapt in the future.

**External relations:** As early as 1972, the *NMC Resident Management Committee* (predating Bennett’s turnover of the Homes Association to residents) had a “Foreign Affairs Committee” to interface with local governments.

Arthur Katz, Board President 1982-83 notes, “One of the strengths of NMC has been its engagement through the Board and as individuals with the City and County on issues that matter, such as schools and transportation. In a world where everyone is over-programmed, it is critical we maintain that engagement, particularly from newer members of the community.”

Some of that engagement might come from residents such as Erica (Braslow) Breychak, now raising her family in her NMC childhood home, who comments: “The Board does a great job but they should be more involved with the schools in the neighborhood ...”

Ken Misner—whose Board service spans 1974 to 2001, President in 1998—and wife Geri remember the previously mentioned battles with developer Edmund Bennett, as well as one about Bennett’s unsuccessful bid to build townhouses between 316 and 318 NME, where there is still a grove of trees.

**Within NMC:** In its first 50 years, New Mark has successfully incorporated the Tegner homes into the community, and amended the covenants to create a reserve fund to address the costs of aging infrastructure and planning for systematic improvements. Maintaining NMC’s aging common elements is a test for the original dues structure,

covenants and administrative arrangements. Former President Joe Jordan notes, “We’ve fallen behind ... regarding capital maintenance: erosion issues, lake dredging, and parking lots.”

Individual homes have also required maintenance and updating, surfacing tensions between property owners and those charged with enforcing the original ACC and property maintenance covenants. Steve Plotkin, President 1987-89, indicated that architectural control was an issue even when he was on the Board. He wishes the Board had been stronger about upholding the ACC standards.

Administrator Jim Denny, who is retiring in 2017, notes: “With 384 homes, there’s a lot of different personalities and standards of maintenance.”

And 2015-17 President John Hansman suggests that we educate “newcomers about New Mark’s distinctiveness and the key role of architectural coherence and harmony. The National Register listing was part of that effort ... Some people buy in New Mark in part because of the architecture and amenities, but many buy with an interest only in an affordable house in a location convenient to work.”

## **Roadmap to the future**

***Leadership and Governance:*** John Daroff feels strongly that revising and updating NMC’s Covenants and Bylaws—requiring a 2/3 vote of the homeowners—must be a top priority.

Former Administrator Rose Krasnow notes: “You get on the board, you don’t think it’s going to be hard. It’s always going to be hard. There are always issues and many different viewpoints.”

***Administrative support:*** Jim Denny, Administrator from 2002-17, says: “It’s not a part-time job anymore...” He notes the increased complexities derived from the establishment of the Montgomery County Commission on Common Ownership Communities (CCOC) and the state’s legal requirements for HOAs. He continues: “Community management is a profession now.”

John Hansman adds: “New Mark has been well served in the past by having an administrator who lived here and reported directly to the Board ... Supervising a management company will be a different role for the Board. That role will require a commitment to learning a new way of managing.”

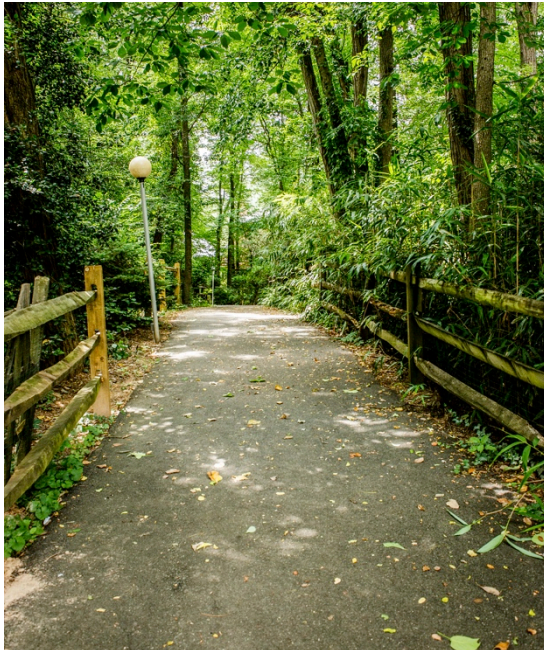
**Finances:** Several individuals expressed concerns about the potential for difficult decisions ahead relating to major capital expenses (for the lake, parking areas, and Clubhouse) and the possible need to revisit NMC's dues and assessment structure.

## **NMC continues to need community ideas, input, and involvement**

Margaret Chao, President 2009-14, writes: "After living in NMC for 34 years, it is my hope that going forward more residents will become involved in our community to continue the traditions and values of New Mark Commons and start new traditions ... It truly takes a village to accomplish our goals; new faces are always welcome."

Arthur Katz notes: "The most important attributes of NMC are its diversity and the respectful attitude we maintain toward each other. While we might disagree about specifics, it is essential that NMC not fall into the trap of being divided in any fundamental way."

We close by recalling Bob Dylan's 1960's anthem, "*The Times They Are a-Changin'.*" NMC and its residents will continue to change and evolve, keeping "one foot in the past, and one in the future."





**NEW MARK COMMONS HOMES ASSOCIATION, INC.**

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