



**JOIN MCCF AT ITS
100TH ANNIVERSARY
CELEBRATION
SUNDAY, JUNE 8
5:00-7:00 P.M.
WHEATON
PURCHASE TICKETS
ON PAGE 2**

June Program | There will be ***no general meeting*** on Monday, June 9. Instead, MCCF is hosting a celebration of its 100th Anniversary on ***Sunday, June 8***, at the Hollywood East Cafe in Westfield Wheaton Mall. You must purchase tickets to attend. Awardees will be honored! New 'Legacy of Leadership' Award, too! | **P. 2**

MCCF May 28 Letter to Director of the Dept. of Housing and Community Affairs | Asking about short-term rentals | **P. 4**

Like MCCF's Facebook Page and follow us on Twitter.

TO PRINT, USE PRINT VERSION

of note

Next MCCF Meeting #964
SUNDAY, 8 JUNE 2025, 5:00 p.m. to 7:00 p.m. in person only. MCCF's 100th Anniversary Celebration. ***Note the change of day and the change of time!***

May Meeting Minutes
General Meeting #963 **P. 6**
Executive Committee Meeting **P. 8**

Membership Application
JOIN ONLINE | MAIL-IN FORM

ANNIVERSARY

1925



CELEBRATION

2025

MCCF's 100th Anniversary Celebration

Sunday, June 8, 2025 | 5:00 p.m. to 7:00 p.m.

**Hollywood East Cafe | Westfield Wheaton Plaza
11160 Veirs Mill Road | Wheaton, MD 20902**

*Come celebrate 100 years of community involvement and civic engagement
with the Montgomery County Civic Federation!*

PURCHASE TICKETS HERE

mccf

The **Montgomery County Civic Federation, Inc.**, is a county-wide nonprofit educational and advocacy organization founded in 1925 to serve the public interest. Monthly MCCF meetings are open to the public (agenda and details at left).

The *Civic Federation News* is published monthly except July and August. It is emailed to delegates, associate members, news media, and local, state, and federal officials. **Recipients are encouraged to forward the *Civic Federation News* to all association members, friends, and neighbors.** Permission is granted to reproduce any article, provided that proper credit is given to the "*Civic Federation News* of the Montgomery County (Md.) Civic Federation."

Civic Federation News

civicednews AT montgomerycivic.org

TO SUBMIT AN ARTICLE, SEE PAGE 9

You are Invited to the Montgomery County Civic Federation Annual Awards Celebration

SUNDAY, JUNE 8, 2025 | 5:00 P.M. TO 7:00 P.M. | HOLLYWOOD EAST CAFE
11160 VEIRS MILL ROAD, WHEATON, MD 20902

Congratulations to the 2024–2025 Award Recipients

THE LEGACY OF LEADERSHIP AWARD

Former Montgomery County Executive Isiah “Ike” Leggett

This new Civic Federation Award recognizes outstanding service to Montgomery County by a respected community leader or elected official.

As Montgomery County Executive from 2006 to 2018, Isiah Leggett gave priority attention to fiscal stability, education, affordable housing, economic development and job growth, inclusion and equity, and public safety. He was elected as the first African American and

longest-serving County Executive of Montgomery County.

THE WAYNE GOLDSTEIN AWARD Friends of Sligo Creek

The Wayne Goldstein Award recognizes outstanding public service contributions by an individual or group in Montgomery County.

This dynamic nonprofit organization supports environment protection and sustainable development throughout the Montgomery County portion of the Anacostia Watershed. FOSC volunteers work year-round to protect Sligo Creek and its neighbor-

hoods through trash clean ups, the removal of invasive vines, and community educational programs.

THE SENTINEL AWARD Luxmanor Citizens Association

The Sentinel Award is given to an individual or group, typically outside of government, for a significant contribution to “good government” at the local level.

For more than 80 years, Luxmanor Citizens Association in North Bethesda has mobilized its community resources to address issues

2025 Awards, cont.

of environmental protection, public safety, pedestrian safety, traffic, and community development.

THE STAR CUP Joe Harkins

The Star Cup is awarded to the Federation delegate or committee performing the most outstanding public service on behalf of Montgomery County.

Harkins is Chair of the Montgomery Civic Federation Bylaws Committee and a Member of the Parkwood Residents Association. He led a year-long comprehensive revision of MCCF bylaws in an outstanding contribution to nonprofit governance that is a model for inclusive and transparent governance. ■

MCCF Letter to Director of DHCA on Short-Term Rentals

May 28, 2025

Mr. Scott Bruton
Director, Department of Housing
and Community Affairs
1401 Rockville Pike, 4th Floor
Rockville, MD 20852

Dear Mr. Bruton:

The Montgomery County Civic Federation (MCCF) would like to take the opportunity to comment on regulations the Department of Housing and Community Affairs (DHCA) is currently drafting governing short-term rentals.

This letter follows up on a meeting an MCCF member organization, the North White Oak Civic Association, held with DHCA staff on April 10, 2025, regarding short-term rent-

als (STR).

Based on this call, it is our understanding DHCA is in the process of writing regulations to implement council Bill 22-23 enacted November 7, 2023, and effective July 1, 2024, strengthening the oversight of STRs and transferring from HHS to DHCA the authority to inspect and license such rentals.

Several MCCF member organizations have made our organization aware of difficulties experienced with STRs in their communities ranging from lack of adequate parking, to noise, to poor property maintenance. In addition, member organizations have experienced absentee landlords operating STRs for more than 120 days per year without occupying the property as their principal residence.

DHCA on ST Rentals, cont.

MCCF strongly supports the shift of STR oversight to DHCA given your agency's long-standing experience in regulating residential property rentals. We believe the regulations DHCA is drafting can create an oversight regime that will ensure STRs are safe and don't negatively impact quality of life in the surrounding community. To that end, MCCF would like the opportunity to meet with appropriate members of DHCA and other appropriate County staff members to discuss the STR regulations being drafted. At the meeting, we would like an overview of the general approach being contemplated and the opportunity to discuss three particular topics:

I Notification of any civic associations and HOAs. We note that section 54.43(n) of the legisla-

tion states that, where applicable, notification must be provided to "any applicable homeowners associations, condominium, housing cooperative" as well as single-family property owners adjacent, abutting, and confronting the proposed STR property. In addition, in multi-unit buildings, neighbors living across the hall and those that share a ceiling, floor, and walls with the applicant's unit. We would like to discuss whether duly incorporated civic associations should be notified in writing when an application for a STR license is filed and renewal is being requested. We would like to discuss how such a requirement might be implemented, particularly given that similar notifications to civic associations are made by the Board of Appeals, OZAH, and Planning Board on land use matters.

I Who may challenge applica-

tions. We note that section 54-46 of the legislation provides the ability to challenge an application for any party entitled to notice under 54-43(n) listed above. Since civic/citizens/neighborhood associations are listed in 54-43(n), would they be have standing to file an appeal of an approved application? Section 54.46 also provides for real property owners living within 300 feet of a proposed STR to challenge the application. It is not clear how a nonabutting, nonconfronting property owner who does not receive notification under 54.43(n) would know about an STR application if the notice requirement does not include civic/citizens/neighborhood associations.

I Ensuring maximum public transparency regarding STRs. MCCF supports public transparency

DHCA on ST Rentals, cont.

regarding what properties have STR licenses, when these licenses are up for renewal, who the licensee is, and a listing any complaints and enforcement actions on the STR property. DHCA has a very good electronic database with this type of information for regular residential rental properties which we hope could be modified to contain similar information for STRs.

Thank you, in advance, for the opportunity to provide input on the STR regulations. We look forward to meeting with the County on this matter. Please contact me to schedule a meeting at gannon1507@gmail.com.

Sincerely, Cheryl Gannon
President, MoCo Civic Federation
cc: *County Executive Mark Elrich*
Montgomery County Council ■

MCCF General Meeting Minutes for May 12, 2025, via Zoom

By Alan Bowser, Secretary

- 1. Call to Order.** The meeting was called to order at 7:05 p.m. by President Cheryl Gannon.
- 2. Approval of the Agenda.** The agenda was approved.
- 3. Approval of the Minutes.** The minutes of the April 14, 2025, General Meeting were approved.
- 4. Treasurer's Report.** Treasurer Jerry Garson reported a bank balance of \$6,711.00.
- 5. Announcements**
 - President Gannon noted that the 100th Anniversary Celebration of the Montgomery County Civic Federation will take place on Sunday, June

8, 2025, at Hollywood East. Delegates and members were encouraged to buy tickets and to attend.

■ She also announced this year's recipients of the MCCF Annual Awards: The Wayne Goldstein Award—Friends of Sligo Creek; The Sentinel Award—The Luxmanor Citizens Association; and The Star Cup—Joe Harkins.

■ President Gannon asked for volunteers for a newly created Membership Committee and the existing Planning and Land Use Committee. Volunteers are encouraged to contact Cheryl at president@montgomerycivic.org.

6. Report of the Nominations Committee. In the absence of the Chair of the Nominations Com-

May Minutes, cont.

mittee, Elizabeth Joyce, President Gannon announced the nominations for MCCF officers for the 2025-2026 year: President, Cheryl Gannon; 1st Vice President, Joyce Gwadz; 2nd Vice President, Elizabeth Joyce; Secretary, Alan Bowser; Treasurer, Jerry Garson. There were no nominations from the floor. Electronic ballots will be sent to all eligible delegates for voting. The election results will be announced at the June 8th program.

7. May Program: CAO Richard Madaleno. Introduced by 1st Vice President Joyce Gwadz, Montgomery County Chief Administrative Officer Richard Madaleno provided an update of the status of the FY26 Recommended Operating Budget. He discussed the impact of budget

developments at the State and Federal Levels, the MCPS request for an unexpected \$300 million budget increase, and the Executive's proposal to increase County income tax rates from 3.2 to 3.3%. [A video of the May 12 meeting is online here.](#)

8. Questions. Delegates and members asked a broad range of questions about the Recommended FY26 Operating Budget, including the impact of a reduced earned income tax credit (EITC); maintenance of effort requirements for MCPS schools; questions about the continuing MCPS budget deficits; the County's ability to track the impact of the PILOT program recently approved by the County Council related to office-residential conversations; and the impact of tax increment financing related to the Viva White Oak project on future County

budgets.

9. New Business. Short-Term Rentals. Barry Wides of the North White Oak Civic Association (NW-OCA) requested MCCF help with a problem related to the establishment of short-term rentals in neighborhoods. Specifically, NWOCA wants support for three requirements related to short-term rentals: providing for notice to civic associations at the time of application for a short-term rental, like HOAs and condos; notice to civic associations at the time of renewal; access for civics to the database which records violations at the short-term rental location. Members and delegates expressed support for a MCCF letter on the issues [see page 4]. One delegate suggested that the County should deny a license if there were repeated violations at a

May Minutes, cont.

particular location.

10. New Business. Establishing of Drug Rehabilitation Facility. Lindsay Bucci highlighted the issues related to the establishment of a new drug rehabilitation facility in Brookville. The facility is a 3.5-level care facility with patients requiring a 24-hour level of care. She reported that current County zoning provides for conditional approval, notice to neighbors when a care facility housing more than 8 is permitted, and a right to appeal, but these requirements do not apply to smaller facilities. In this case, the for-profit corporation is establishing two care facility houses with 8 patients each, for a total of 16 positions. However, conditional approval is not required for these two facilities, even though

they are adjacent to each other. Ms. Bucci highlighted numerous issues related to the project, including its location near a public elementary school (Greenwood Elementary School). She requested MCCF support for a zoning text amendment that would address an apparent loophole in the zoning code. Members and delegates asked numerous questions and made suggestions to help the neighborhood engage with County and State officials. President Gannon offered to write a letter to the Executive Branch and the County Council about the issue. MCCF would need more information before taking a position on a ZTA.

11. Adjournment. The meeting was adjourned at 9:10 p.m. ■

MCCF Executive Committee May 29, 2025, Minutes

By Alan Bowser, Secretary

Members Present: Cheryl Gannon, Jerry Garson, Joyce Gwadz, Jacquie Bokow, Joe Harkins, Ken Markison, Dan Meijer, Jay Elvove, Alan Bowser

Treasurer's Report. Treasurer Jerry Garson reported a bank balance of \$4,211.00, noting an outstanding payable bill of \$2,500.00 for the 100th Anniversary Celebration at Hollywood East in Wheaton.

100th Anniversary Celebration. Members discussed plans for the 100th Anniversary Celebration of the Civic Federation on June 8, 2025, at the Hollywood East Cafe in Wheaton. Plans have been made for audio

May ExCom Minutes, cont.

visual presentations at the venue. Members discussed what events of historical significance should be featured at the 100th Anniversary Celebration.

2025 MCCF Elections. Elections were underway for 2025 officers for the Civic Federation: President, 1st Vice President, 2nd Vice President, Secretary and Treasurer. There had been no nominations from the floor at the May General meeting. The results of the election would be announced at the June 8th meeting at Hollywood East.

Corridors Plan. Members discussed the ongoing progress related to the University Boulevard Corridors Plan as well as the general plans for corridor housing throughout

Montgomery County. President Gannon will draft a position letter on the Corridors bill.

Short Term Rentals. Members discussed issues related to the short term rentals in the County, following a recent presentation by the White Oak Civic Association to the Federation General Meeting in May.. President Gannon will draft a message to the Montgomery County Department on Housing and Community Affairs expressing MCCF and civic association concerns about the licensing, notifications, and monitoring of short term rentals.

Committee for Montgomery. Secretary Alan Bowser noted that he would likely be elected Chair, Committee of Montgomery at its June 2, 2025 meeting at the Universities of Shady Grove. ■

cfn

The *Civic Federation News* is published monthly except July and August by the Montgomery County Civic Federation, Inc. It is emailed to delegates, associate members, news media, and local, state, and federal officials. Recipients are encouraged to forward the *Civic Federation News* to all association members, friends, and neighbors. Permission is granted to reproduce any article, provided that proper credit is given to the “*Civic Federation News* of the Montgomery County (Md.) Civic Federation.”

Submit contributions for the next issue by the 26th of the current month. Send to CFN at [civicfednews AT montgomerycivic.org](mailto:civicfednews@montgomerycivic.org).

Send all address corrections to membership AT montgomerycivic.org.

VIEW PAST ISSUES ONLINE [HERE](#)