



The Arlington Forester

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Arlington, Virginia

May 2022

AFCA Membership Meeting and Potluck Picnic: Changed to Tuesday, May 17

The final AFCA meeting of the season is a neighborhood tradition—a little business mixed with a lot of food, fun, and friends. The meeting will be a potluck picnic starting at 6 p.m. in the Lubber Run Park picnic shelter located upstream from the amphitheater. Normally on a Wednesday, the picnic this year will be on Tuesday, May 17, because the shelter in Lubber Run Park was not available on Wednesday.

AFCA will cook up hamburgers and hotdogs and provide buns, condiments, soda, plates, cups, utensils, and napkins. Residents should bring a side dish to share (salad, veggies, fruit, chips, snack, or dessert) and non-alcoholic drinks other than water and soda. Children and friendly dogs are welcome. Thanks go to Rob Janson and Allison Kennett for organizing the picnic this year.

There will be a brief business meeting to hold the annual election of AFCA officers. All current officers plan to run for reelection except for a co-secretary position,

which is open; but any dues-paying AFCA member is welcome to self-nominate or to nominate another member for any position (president; vice presidents for Greenbrier, Northside, and Southside; co-secretaries; and treasurer). If you want to nominate someone, including yourself, please let Art Schwartz know at arthur.edward.schwartz@gmail.com. In case of inclement weather, the picnic will be canceled. In that case, please attend the AFCA meeting virtually at 7 p.m. to elect officers; AFCA's bylaws require us to hold the election in May. To join the meeting through Zoom, enter the following URL into your browser between 6:45 and 7 p.m. on Wednesday, May 18: <https://tinyurl.com/33da6c38>. Alternatively, you can dial in to the meeting at 301-715-8592, where you will be prompted to enter meeting number 813 6159 0880 and passcode 015623. You might also be prompted to hit the # sign one or more times. This call-in number will be active starting at 6:45 p.m.

AFCA April 2022 Meeting

On April 20, AFCA President Esther Bowring hosted a remote AFCA meeting. Richard Stephenson, Arlington County's budget director, spoke about the county's final phases of budget preparation. Adoption of the operating budget was expected on April 26 for the fiscal year that starts in July; the capital budget is on a different schedule, with adoption expected in July. Planning for population growth and development is part of the budget process. Budgeting is based on real estate assessments completed in January; the real estate tax base is now about 47 percent commercial and 53 percent residential.

Esther announced the annual picnic coinciding with the May AFCA meeting. AFCA will hold club officer elections then. The Annual Yard Sale will be on May 21 (with a rain date of May 22). The Lubber Run Farmers Market reopened on April 16; it will continue each Saturday morning into November. Shows at the Lubber Run

Amphitheater will begin on June 10; the insert in this newsletter gives the schedule. Southside Vice President Sean Lyons announced that water main pipe replacement work is underway and offered to help residents solve any related problems. Greenbrier Vice President Tom Smialowicz spoke about a Fox News 5 television

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AFCA Meeting & Picnic 6 p.m. **May 17**—Note: Tuesday (not Wednesday)

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The Arlington Forester is the official publication of the Arlington Forest Citizens Association, Arlington, VA. A nonpartisan, nonsectarian publication serving the residents of Arlington Forest, the *Forester* welcomes articles, newsbits, letters, and photos focusing on noncommercial events or issues specific to our neighborhood. We publish eight times per year (Sep to Nov and Jan to May). The deadline for submissions is the first of the month. Email your submission of up to 400 words—less, if you include a photo—to newsletter@arlingtonforestva.org.

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AFCA Meeting

...from Page 1

report on traffic safety issues along N. Carlin Springs Rd. For the report, AFCA joined with the Bluemont Civic Association in writing a summary of the neighborhoods' joint work with Arlington County to improve pedestrian, bicyclist, and vehicle safety along N. Carlin Springs Rd.

Foresters Bev Johnston and Liz Kauffman explained the process of proposing neighborhood improvement projects for funding by the Neighborhood Conservation Program (see page 5). If you have an idea for a project, send it to Bev at flowerpowerbev@gmail.com. The Northside Traffic Circle Cleanup by volunteers continues with the removal of invasive plants and the addition of mulch-covered cardboard to suppress weed growth. The plan is for native plants in the traffic circles. Matt Bright of Earth Sangha, a nonprofit public charity that has a nursery with native plants for sale, has offered to advise Arlington Forest on appropriate native plants for our traffic circles.

The county decided to release recommendations in phase 2 of the Missing Middle Housing Study in late April and leave 4 weeks in May for public review and feedback. A county board work session will then review the recommendations and make a decision. In response, the AFCA MMHS Committee prepared a letter to the county board asking for an additional 3 months' time (not including the summer) to review and comment on the recommendations before the board makes a decision. A concern is that, by state law, changes to residential zoning cannot be changed back. AFCA sent questions to Arlington County School Board member David Priddy, whose responses were circulated through the AFCA listserv (see page 6).

Chesapeake Bay TMDL Action Plan

In 2010, the Environmental Protection Agency established a comprehensive pollution diet for the Chesapeake Bay called the total maximum daily load (TMDL). Under the TMDL action plan for Chesapeake Bay, the Virginia Department of Environmental Quality issues 5-year permits allowing Arlington County to release stormwater into waterways like Four Mile Run and the Potomac River. For permit renewal, Arlington must achieve specific nutrient and sediment reductions through local stormwater management programs. Targets for overall nutrient and sediment reduction by permit cycle include 5 percent for 2013-18, 40 percent for 2021-26, and 100 percent for 2026-31. The county's strategy for meeting TMDL requirements includes stream restoration projects and watershed retrofits (like Sparrow Pond restoration).

Homegrown National Park: All Pesticides, Herbicides, and Insecticides Are Toxic on Some Level

By Susan Graham



As spring approaches, birds are building nests and raising their broods in Arlington Forest.

Many of us have put out our feeders, filled our birdbaths, and erected bird houses in our gardens. We can also help the birds by planting the right plants to support the mostly tiny caterpillars they need to feed

their babies, creating the optimal envi-

ronment for the caterpillars to complete their life cycles.

Almost all of our perching birds feed their babies with caterpillars. How many caterpillars are enough? That depends on the species and the number of nestlings, but it's a lot. Birds grow fast, from eggs to slightly larger than adults in around 2 weeks. Carolina chickadees, which are fairly common in Arlington Forest, feed their nestlings 350 to 570 caterpillars a day for 16 days, on average. I can't even imagine how many caterpillars will be eaten by birds in Arlington Forest this spring!

Caterpillars eat plants, and we can help by planting the right ones. You can find out which plants serve as hosts for caterpillar species in our zipcode by going to the National Wildlife Federation search tool at www.nwf.org/NativePlantFinder. There you will learn, for example, that oak, cherry, and willow trees host hundreds of caterpillar species. Oaks are the champions here, sup-

porting 557 caterpillar species in the mid-Atlantic region. No matter what trees, shrubs, or perennials we plant to feed caterpillars, we have to keep in mind that caterpillars go through four stages to complete their life cycles: egg, larva, pupa, and adult (moth or butterfly). Most caterpillars do not complete their life cycles on their host plants. Caterpillars that feed on the leaves of trees such as oaks, for example, drop to the ground when they are fully grown and pupate in the leaf litter under the tree. Leaving some leaf litter under trees and shrubs and in the beds in our gardens will increase the chances that the pupae will survive as adults and start the cycle over again. Likewise, some caterpillars tunnel into soft wood to pupate, so adding an artfully placed decaying log to your landscape enables them to complete their development.

Finally, once caterpillars emerge as adults, they must survive long enough to mate, find their host plants, and lay eggs. During this time, they need to eat, and most eat nectar from night-blooming flowers. A 2017 study found that the more lights there were in a given area, the fewer moths were feeding on nocturnal flowers. Many were fatally attracted to the lights. Have you ever wondered why there are often spider webs around your outdoor lights? Consider using motion sensors if you use security lights around your home. This will make a huge difference for night-flying moths—and thus for the caterpillars that baby birds eat.

Community Yard Sale on May 21

After a 2-year hiatus due to unsafe conditions during the coronavirus pandemic, Arlington Forest's long-running annual community yard sale will resume! The sale takes place Saturday morning, May 21 (rain date May 22). Over 40 Arlington Forest households have participated in the past, and the event attracts many bargain hunters who cruise though the area visiting multiple sales. This newsletter includes an insert with a map of sale sites.

Some tips for success: (1) Prepare in advance. Sort clothes by size. Group similar items together. Use shopper-friendly ways to display merchandise (like tables and clothes racks). Have grocery bags on hand. Obtain dollar bills and coins to make change. If selling electronics, set up an extension cord to show that the items work. (2) Price items reasonably. Savvy shoppers will buy elsewhere if prices are too high. Be prepared to negotiate down from the listed price. (3) To snag buyers who make yard sales their business, start setting up at 7 a.m. By late morning, people come looking for

closeout prices and even freebies. If left with furniture or other large items that you simply want to get rid of, leave them at the curb with a "free" sign and they will probably be gone by Sunday afternoon. (4) Keep your cash in a pocket, shoulder purse, or fanny pack. If you do use a cash box, don't leave it unattended while you are with a shopper. Decline personal checks. If you go indoors, have someone watch your merchandise. Sellers near Arlington Blvd., Carlin Springs Rd., George Mason Dr., and Henderson Dr. might consider posting homemade signs along those thoroughfares pointing into the neighborhood to their sale (please remove signs at day's end).

For many people, yard sale success is not measured by profit but by how much unwanted stuff is moved out. The sale is also a great community event. Families can say hello to neighbors down the block and find their own bargains. Kids can set up a lemonade stand. So, whether you are a seller, a buyer, or both, please join us on May 21.

Lubber Run Farmers Market This Summer!

By Peter Constantine



Lubber Run Farmers Market. Photo: Dan Brown.

The Lubber Run Farmers Market opened in April and is going strong. A number of new vendors have joined the market, including District Biscuit, Family of Nuts, Pasta Ilgatto, Setas Mushrooms, and Stephanie's Bite Size Bakery. The market, located in the Barrett Elementary School parking lot, runs every Saturday from 8 a.m. to 12

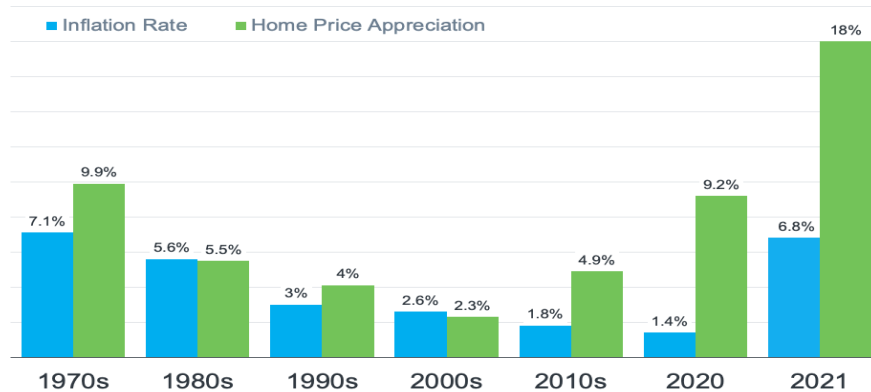
noon through November 19. Plans are underway to celebrate the market's fifth anniversary in May. Drop boxes are available at the market for making donations to the Arlington Food Assistance Center (AFAC). Bring your nonperishable food donations or pick up something at the market to donate. The Market Merch shop is now open! You can order mugs, glasses, and T-shirts with the classic Lubber Run Farmers Market logo at <https://lubber-run-store.creator-spring.com>.

Volunteer Farmers Market greeters are always welcome! If you enjoy shopping at the Farmers Market, consider signing up to be a volunteer market greeter. Greeters work in shifts of about an hour and a half. Volunteers help answer questions, promote vendors or AFAC donations, and offer the ever-popular Lubber Run Farmers Market canvas bags. The first shift helps out with setup and the last with closing. It's a great way to see neighbors, make friends, learn about market goods, and ensure that we keep this neighborhood gem. You can sign up for shifts online via SignUpGenius. It's easy and fun! For more information or to sign up, contact Susan Sampson at eat_your_veggies@verizon.net or stop by the market tent. See you at the market!

In inflationary times, it's especially important to invest your money in an asset that traditionally holds or grows in value. The graph below shows how home price appreciation outperformed inflation in most decades going all the way back to the seventies – making homeownership a historically strong hedge against inflation. Inflation rate is on the left, price appreciation is on the right.

Homeownership: a Hedge Against Inflation

Home Price Appreciation vs. Consumer Price Increases over the Decades



Source: NAR, CoreLogic, Consumer Price Index

If you're ready to buy your first home, or a replacement home, it may make sense to move forward with your plans despite rising inflation. If you want expert advice on your specific situation and how to time your purchase or sale, let's connect. Put my 37 years of local Arlington market expertise to work for you and your largest financial investment!



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Black Coyote Sighted Near Four Mile Run

The photos, taken by Nathan Gabig in early spring 2022, show a dark coyote in Glencarlyn Park across Four Mile Run from Southside. Forester John Naland reports that the coyote is bigger than our local foxes but smaller than his 60-pound dog.



Call for Neighborhood Conservation Project Ideas

By Liz Kauffman

The updated Arlington Forest Neighborhood Conservation Plan has now been accepted by the Arlington County Board (for the near-final plan, go to the AFCA website and click on Neighborhood). We're now focusing on proposing projects consistent with the plan, to be funded through Arlington County's Neighborhood Conservation Program (NCP). To qualify for NCP funding, a project must fall into one of four categories: street/park improvements and beautification; street lights; missing sidewalk links; and neighborhood signs. Traffic calming and signage projects typically fall under the purview of the country's traffic and transportation departments, not the NCP. You can find examples of NCP projects in other neighborhoods online at Neighborhood Conservation Program Arlington by clicking on Capital Improvement Projects.

If you or your neighbors have a project idea, send it to Liz Kauffman at lizkauffman@yahoo.com or Beverly Johnston at flowerpowerbev@gmail.com, and we'll add it to the neighborhood's wish list. After NCP staff review a proposed project and accept it as viable, AFCA must vote to endorse it. If we have more than two qualifying projects, the neighborhood will decide by vote on the maximum of two that can go onto the NCP list for funding. If you'd like to get more involved with the NCP, please contact Liz.



DA Studio Salon

Your local family beauty salon dedicated to making the whole family feel and look great. Let us give you a trim, touch up or add some color to your hair.

Stop in and also look at the artwork on display by local artist **Angela Caron.**

(Artwork is available for purchase)

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Arlington County School Board Q&A

In March, AFCA sent questions to Arlington School Board member David Priddy, who provided the answers summarized here. Asked about the Missing Middle Housing Study (MMHS), Priddy noted that Arlington Public Schools (APS) expects the MMHS to estimate the number of additional students from expanded housing. The school board, he said, has not seen widespread parental concern about history curricula in Arlington schools or about gender and sexual orientation. Parents can speak to Office of Academics staff about any concerns and consider learning alternatives to specific lessons. However, all lessons “have a curricular purpose and are grounded in standards,” and APS curricula “use multiple perspectives while avoiding false equivalencies,” employing “student inquiry and investigation of topics.” APS is concerned about two bills under consideration by the state legislature. House Bill 127 sets rigorous requirements for admission to Academic Year Governor’s Schools, possibly indicating “a willingness in the future to inhibit efforts to improve diversity.” Senate Bill 36 requires principals to report misdemeanors to law enforcement officials, which might involve them in situations where it “is not in the best interest of all involved parties.”

The APS budget for fiscal year 2023 focuses on “recruiting, hiring, and investing in a high-quality workforce.” Another funding focus is on “increased services and supports, both instructional and social-emotional, for all students, including students with disabilities and English learners.” All students will return to school for in-person instruction in the fall except for students with medical exemptions, who will receive full-time virtual instruction.

Outdoor Volunteer Opportunities

The 160-volunteer Arlington Regional Master Naturalists program is a great way to learn about local environmental issues and to pitch in and help. An evening training program with weekend field trips leads to volunteer opportunities for stream monitoring, invasive species control, and more. The COVID pandemic depressed volunteer hours in 2020, but opportunities have been rebounding. Find out more at armn.org/.



Paul Cachion, MBA

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More Flowers!



More Birds!*



More Houses!



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*Hawk in flight captured by local AF neighbor, Christos Liacouras





Arlington County has announced the results of phase 2 of the Missing Middle Housing Study (MMHS) (online at Arlington Missing Middle Phase 2). On April 28, after a 2-year process, the MMHS made recommendations to the Arlington County Board for implementation in phase 3, with a 4-week public comment period in May, board deliberations in June, and a decision in July. If the board approves, then all single-family residential neighborhoods, including Arlington Forest, will be rezoned to permit townhouses, duplexes, and multiplexes with up to eight units (in addition to single-family homes and

Missing Middle Housing Study: Arlington Forest Zoning Likely To Change

By Hutch Brown

accessory units, already permitted). Existing restrictions on building heights, setbacks, and lot coverages would remain, so the only likely effect for Arlington Forest would be to allow for duplexes and triplexes. Offstreet parking requirements for middle housing would be reduced, so the environmental impacts (such as tree loss) would likely be about the same as for current teardowns and home footprint expansions.

New duplexes in residential districts like Arlington Forest would be affordable to households with annual incomes of \$244,000 and up, almost double the median area income level of \$128,100. The MMHS predicts that market preferences for upscale single-family homes would remain—and that redevelopment in residential neighborhoods for middle housing would be limited to about 20 lots per year, for a total of about 100 new units and 150 new residents annually. However, the predictions are based on conjecture, and markets are unpredictable; developers might exploit their new opportunities in unforeseen ways. The extent of the actual changes would remain to be seen.



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Missing Middle Housing Study: Modest Zoning Changes Might Come to Arlington—We Shouldn't Fear Them

By Nancy Cleeland

Like local governments across the country, Arlington County has been looking into the possibility of changing zoning in residential neighborhoods to help overcome a housing shortage that is driving up prices. After nearly 2 years of open study incorporating feedback from a variety of constituents, county staff just released a draft framework for the Arlington County Board to consider. It recommends allowing more housing types in the 70 percent of Arlington now zoned exclusively for single-family homes. In neighborhoods with small lots like ours, duplexes and possibly triplexes would be permitted. Larger lots in other parts of Arlington could accommodate up to eight-unit buildings. The new housing would be limited to the same footprint as single-family homes. For reasons explained in the report, county staff estimates that only about 100 missing middle units would be built in all of Arlington each year under this plan and that the pattern of replacing small houses with large ones will still predominate. No matter what happens, Arlington Forest will remain a neighborhood of primarily single-family homes.

No doubt you'll be hearing and reading a lot about this framework, including in this newsletter, which has devoted a great deal of space to raising concerns about

the Missing Middle Housing Study for more than a year. I hope readers will seek information from a variety of sources before forming an opinion. The county materials (online at Arlington Missing Middle Phase 2) are easy to read and have a lot of information, including projected price ranges. Groups including the NAACP and affordable housing advocates are also weighing in. I know I'm not the only one in Arlington Forest who is open to the idea of loosening restrictive zoning laws as long as it is done thoughtfully. None of us wants to be surrounded by big apartment buildings that generate excessive traffic and change the character of the community. That is not at all what is envisioned in this plan.

I believe we can make room for more and different kinds of families in Arlington's neighborhoods while preserving the things we love about them, like our tree canopy. This is what the Missing Middle Housing Study has been about. As the study moves into a new phase, I hope we can all keep an open mind, realize that there are many interests beyond those of neighborhood homeowners, and deal honestly with the issues without throwing up unnecessary roadblocks or exaggerating the potential consequences.



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United States Army Veteran

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Dental: Something Wicked in the Land of

Ahhhs

Financial: Good Habits to Have (Financial Help

Book)

Missing Middle Housing Study: A Convoluted Process

By Hutch Brown


The Missing Middle Housing Study (MMHS) was launched by Arlington County in 2019 to explore the feasibility of rezoning neighborhoods like Arlington Forest to allow for “missing middle housing” (duplexes, rowhouses, and small multiplexes). I followed the MMHS from the start as a member of the AFCA MMHS Committee, and I assumed that it was a genuine study with multiple potential outcomes, including no action. I was wrong.

The MMHS was set up in three phases. Phase 1, completed in fall 2021, was “to build a shared understanding of the problem,” and it engaged more than 1,150 Arlingtonians in discussing middle housing types and potential impacts. That number might sound impressive, but it was less than 1 percent of the Arlington voter count in the off-year November 2021 elections, and many participants were double counted or questioned the MMHS rationale. With such negligible participation and dubious support, phase 1 did not build “a shared understanding of the problem” in any meaningful sense. Phase 2, currently underway, has just made recommendations for

rezoning all single-family residential neighborhoods in Arlington. A “County Board work session” was originally scheduled to consider the recommendations and make a decision by the end of June, but that left no time for community review before a decision was made. MMHS planners belatedly scheduled 4 weeks of stakeholder review in May after hurriedly releasing the recommendations in late April, with a county decision now planned for July. But 4 weeks are not enough time to review the only substantive outcome of the entire 2-year MMHS process, and citizens associations are inactive in summer. So AFCA and other neighborhoods have asked for 3 months’ time in the fall to weigh in on the recommendations before any decision is made. The AFCA request was denied.


Why such a convoluted process? The MMHS was launched as a “study,” yet it had a foregone conclusion that some kind of rezoning would follow—hence the refusal by at least one county board member to consider a no-action alternative. The rationale for rezoning was already laid out in a five-part “research compendium” before phase 1 began, so no “shared understanding” actually needed to be built, and any questions could be (and were) referred back to the rationale already laid out. And if a “shared understanding” could be presumed, then so could community support for any recommendations coming out of phase 2. The county board could then promptly approve the recommendations and move on to implementation in phase 3, with no further need for stakeholder review. Only belatedly did someone apparently realize that key decisions were finally being made and that community review might be needed—too little, too late. So the entire process has been presumptuous, misleading, and fundamentally flawed.

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Missing Middle Housing Study: Is Upzoning the Answer?

By Hutch Brown



The Missing Middle Housing Study (MMHS) starts from a commendable vision of Arlington as “a diverse and inclusive community” with “a full range of housing types and affordability levels.” The problem has been “shortfalls in housing supply, few housing options, and rising housing costs.” The reasons include “upward pressure on land values” and “zoning decisions made in the past,” which “contributed to racial disparities.” In response, phase 2 of the MMHS has just proposed rezoning all single-family residential neighborhoods in Arlington for middle housing (duplexes, rowhouses, and small multiplexes).

Such changes are unlikely to increase moderately priced housing for middle-income families, a major MMHS goal. With its prime location in the metropolitan area, Arlington is in such high demand (hence the “upward pressure on land values”) that wealthy buyers are willing to pay premium prices for high-end housing of any kind; and an increase in housing options and price points will not benefit middle-income households if the new middle housing is still out of reach. Gentrification is already affecting neighborhoods like Buckingham, turning low-cost housing in garden apartments into high-end townhouses costing \$1 million or more, unaffordable to middle-income families. According to the MMHS, new duplexes would be affordable to households with annual incomes of about \$244,000, almost

double the median income level for the metropolitan area. Nor would racial equity much improve. Small multiplex units would be “attainable” for households with incomes of \$108,000 to \$160,000, well above Arlington’s median income levels for Blacks, Hispanics, and Asians. Developers are in business to maximize returns on investments, not to achieve public policy goals; if market conditions favor the construction of high-end housing for wealthy buyers—who tend to be White—then that is what developers will build. Rather than relying on markets to achieve public policy goals, Arlington might need to focus on other instruments, such as financial tools and institutional partnerships.

I salute Arlington County for its dedication to equitable and affordable housing, but the county has not shown that releasing developers from zoning constraints will make much difference; in fact, the MMHS claims that not much will change. Even with more middle housing, the signs point toward rising housing costs, larger housing footprints, more impervious surfaces, fewer canopy trees, worsening stormwater runoff, and a changing neighborhood character. Maybe that’s inevitable for a county in the urban core of the Washington metropolitan area; maybe it’s even desirable if it reduces urban sprawl. But that is not the argument that the MMHS makes.

Around the Forest

Spring Cleanup



We had a good turnout for the 11th annual Arlington Forest Spring Cleanup on Saturday, April 23. Eight neighbors weeded and mulched around the Arlington Forest sign at the top of S. Park St., picked up trash along the service road, and pulled honeysuckle—uncovering some oak seedlings in the process. At the foot of N. Granada St. (see photo), 8 families scoured the Four Mile Run floodplain north and south of the Arlington Blvd. overpass, filling 10 bags with trash and pulling several oversize objects out of the parkland. AFCA thanks the volunteers for preserving our green spaces and removing trash that otherwise would have been washed into the Potomac River and ultimately into Chesapeake Bay.

Newsletter Deliverers Needed!

We are looking for youths interested in helping to distribute The Arlington Forester newsletter while earning a small stipend. We are bidding a fond farewell to some of the teens who have been delivering the newsletters, and we are looking forward to welcoming newcomers. If you would like to help deliver our neighborhood newsletter, please contact Joan Blake at joanblake43@gmail.com.

Southside Gully Repair

Gullies from storm drains in the streets of Arlington Forest are badly degraded in our local parks. As part of Sparrow Pond restoration, Arlington County will repair the gully next to the S. Park Dr. entrance to Glencarlyn Park to stop the erosion there. Project work on Sparrow Pond will begin in 2023 and last up to 9 months.

Noise Alert

By county ordinance, work with lawn mowers, leaf blowers, and other outdoor power tools is not allowed before 10 a.m. on Saturdays, Sundays, and holidays. Please respect this quiet time for your neighbors.

Community Calendar

Next AFCA Meeting/Annual Picnic:

Tuesday, May 17, 6 p.m.

Community Events:

Lubber Run Farmers' Market: April through November, Saturday mornings at the Barrett Elementary School parking lot.

Annual Yard Sale:

Saturday, May 21, 2022

Sparrow Pond Restoration

Sparrow Pond is a marsh along the W&OD Trail fed by Arlington Forest Branch, a brook below Southside. Now that the beavers are gone, Arlington County is proceeding with plans to renovate the sediment collection areas, pools, and outfall established about 20 years ago as a series of bioretention ponds for capturing and purifying stormwater runoff. The work began in April with soil borings to collect the soil layer information needed for pond restoration. After permitting and procurement, work will begin in 2023 and be completed in 6 to 9 months.

May Potluck Picnic



The annual AFCA potluck picnic, canceled for the last 2 years due to the coronavirus pandemic, is back! This year's picnic will be on Tuesday, May 17. Rob Janson and Allison Kennett have volunteered to make the arrangements, including reserving the shelter in Lubber Run Park; AFCA will pay for cookout supplies, including hot dogs, hamburgers, buns, chips, and so on. The organizers need volunteers to bring desserts and sides to share.

COVID Vaccinations

The Arlington Mill Community Center and Walter Reed Community Center are offering free COVID-19 vaccinations for walk-ins and by appointment for people age 5 and older. The Centers for Disease Control and Prevention recommend additional boosters for certain people. You can find out more at the Arlington County website for COVID-19 vaccinations.

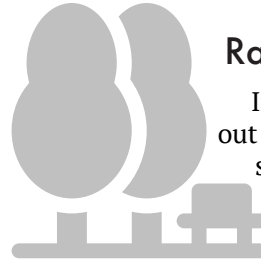
Around the Forest (continued)

Northside Traffic Circle Cleanups



On four weekends in March, a group of neighbors held spring traffic circle cleanups on 2nd St. N, completing a first round of intensive cleanups on all four traffic circles. Arlington County installed the circles to help slow down traffic with the understanding that Arlington Forest residents would maintain them. Thanks to all the neighbors who turned out—Kay and Tom Tiernan, Sue Huff, Janice and Jim Hull, Cheryl Roesel, Char Mahoney, Randy Brooke, Fieke and Rob Janson, Mary Claire Wisthoff, Gaby Arcos, and Omar Sherzai!

Arlington's Parks Rated in Nation's Top Three



In 2021, Arlington scored 79.1 points out of 100 on the ParkScore® index sponsored by the Trust for Public Lands. The calculation is based on an average of five categories (access, investment, amenities, acreage, and equity). Arlington scored near the top in the investment (both dollars and volunteerism) and access categories. With 99 percent of Arlingtonians living within a 10-minute walk of a park, the importance of the county's parks was acutely felt during the COVID-19 pandemic. Arlington's more than 150 parks served as places to connect and exercise, and they were integral in strengthening our community's mental and physical well-being. For the past several years, Arlington has ranked fourth in the country.

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Barcroft School News

By Samantha Bell

It's hard to believe we are coming up on the end of the school year, with the last day of school on June 17. Students returned from Spring Break on April 19. The Arlington Library mobile truck stopped by Barcroft at lunchtime on April 22 and students were able to pick out a new book (see the photos). Barcroft organized an opportunity for students and their families to attend a D.C. United soccer game on April 23. The PTA celebrated Teacher and Staff Appreciation Week the first week of May with chalk art, a catered breakfast, flowers, cards, scratch-off lottery tickets, and a luncheon. The PTA is planning an End of the Year Picnic on June 3 with a DJ, treats, and lots of fun. Follow us on Twitter and Instagram at @BarcroftEagles and on Facebook at Barcroft Elementary School PTA.



Hey Arlington Forest!

Hope everyone is enjoying the warmer weather - Fingers crossed it lasts! I'm sure you have been seeing all the "For Sale" signs go up in the neighborhood over the past year. What does this mean for you? It means your home value has INCREASED!

Last year 30 homes sold for an average price of \$905,955 which is a 10.36% increase in sale price. Of those 16 had 3-bedrooms, 14 had 4-bedrooms, and one was a 2-bedroom. The average sale price for 3 bed homes was \$853,041 up 5.30% from 2020. Four bed homes average sale price was \$977,692 for an increase of 14.21% from 2020. The sale price for the 2 bed home was \$820,000.

If you have any questions about the value of your home or would like a free Home Evaluation - shoot me a text at 703-517-0950! It's a completely free service with no obligation.

Sincerely,
Ben



Ben Drucker, Realtor

703.517.0950

ben.drucker@fulcrumpg.com

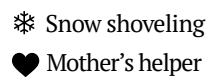
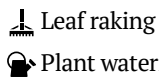
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Southside

Greenbrier

Northside

Name	Email	Phone									Other
Sophia Davis	24sdavis096@bishopoconnell.org		✓			✓*					Tutoring
Dylan Heinrich		831-620-9742	✓	✓			✓	✓		✓	Odd jobs
Ethan Heinrich		831-238-8475		✓		✓*	✓	✓	✓	✓	
Emilie Kluge	emiliekluge@yahoo.com	571-457-1983	✓	✓		✓		✓	✓	✓	Tutoring
Amy Mashkuri		571-643-5883	✓	✓							
Andrew Rogers	andrewmcyt@gmail.com		✓	✓							Yardwork
Caroline Rogers	carolinearogers@verizon.net		✓	✓		✓					College Breaks Only
Atalie Dempsey	atalie.dempsey@gmail.com	571-317-9216	✓	✓		✓		✓		✓	
Evan Dempsey	Evan.cw.dempsey@gmail.com	703-559-9690	✓	✓	✓	✓	✓	✓		✓	
Anna D'Itri		703-346-3467	✓	✓		✓*		✓	✓	✓	
Gabriel D'Itri		703-346-3467			✓		✓				Lawn mowing
Julia Green	joangreen32@gmail.com	703-785-4293	✓	✓				✓		✓	
Gavin Kraft	kenneth.d.kraft@gmail.com	314-775-7008	✓	✓						✓	
Charlotte Lawson	CharlotteLawsonnn@gmail.com	703-933-8880	✓	✓		✓					
Madeline Lund	madelinelund11@gmail.com	571-447-6968	✓	✓		✓			✓		
Avery McGrann	snooz_ette@yahoo.com	571-225-2484	✓	✓					✓	✓	Weekends only
Anna McLaughlin	annamc1012@yahoo.com	571-550-1680	✓	✓		✓*		✓		✓	
Ciara McLaughlin	ciarahmcLaughlin@gmail.com	703-712-9215				✓*			✓	✓	
Reid Messman		703-469-1988	✓	✓							
Shea Messman		703-469-1988				✓*					
Lucas Miller	g.mark.miller1@gmail.com	786-493-3112	✓		✓		✓				Lawn mowing
Jacob Nadherny	jacob@nadherny.com		✓	✓						✓	
Matthew Petrucci	tony.petrucci@gmail.com	703-629-0425			✓		✓				
Caulder Pickard	katiepickard@gmail.com	571-244-6870	✓	✓	✓		✓	✓	✓	✓	
Elle Pickard	katiepickard@gmail.com	571-244-6870	✓	✓		✓*		✓	✓	✓	
Ava Smialowicz	ava.smialowicz@hotmail.com	703-424-0895		✓		✓*					
Emma Weaver		703-875-8185				✓*					
Anelia Werner	aneliaw09@gmail.com	703-975-4573	✓			✓*		✓	✓	✓	Odd jobs
Natalie Bryant	sarakatherine75@hotmail.com		✓	✓	✓				✓	✓	
Niittisha Choudhary	Niittisha@gmail.com	703-981-1229	✓			✓		✓			Tutoring
Tyler Dinan	chrisbettdinan@aol.com	703-525-5763	✓		✓	✓	✓				Lawn mowing
Jeremy Fagen	jeremy.fagen@gmail.com	571-645-3475	✓	✓				✓			
Rafaella Lenco	Rafaellalenco@gmail.com		✓	✓							
Annie Madden	Lacrosse.donuts@gmail.com	703-220-3357		✓		✓*					
Cory Pearl	cory.pearl99@gmail.com	571-447-0852	✓	✓	✓	✓*	✓	✓		✓	
Evie Price		240-665-8139	✓	✓		✓*		✓	✓	✓	
Sophie Stewart	sophiestewart4@gmail.com	703-713-5902	✓	✓		✓*		✓	✓		



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