

The Arlington Forester



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Arlington, VA

February 2017

Replacing the Carlin Springs Road Bridge

The upcoming demolition and replacement of the N. Carlin Springs Road bridge over N. George Mason Drive is the focus of AFCA monthly meeting on February 15 at 7 pm in the Barrett School Library. Our guest speakers from the Arlington County Department of Environmental Services will be project manager Richard Viola and bridge engineer Ravinder Singh.

The replacement bridge will: widen sidewalks on the bridge, add bike lanes along Carlin Springs Rd., maintain four vehicular travel lanes, and enhance lighting on and under the bridge. The traffic divider down the center of the bridge will

be removed. Accompanying the project will be a sewer main upgrade in the adjacent area.

The project is expected to begin in June with the partial demolition of the existing bridge. The new bridge is expected to be completed in late 2018.

This meeting will be an excellent opportunity to learn more about the construction plans and the traffic disruptions that will occur during the project. For more info on the project, search for "Carlin Springs Road Bridge" on the County website.

Edison Park Renewal

About 30 Arlington Forest residents and park users met with representatives of the Department of Parks and Recreation on January 25 to provide suggestions for updating the N. Edison Street playground (as detailed below, the next meeting is on March 8). The meeting generated many ideas, but did not reach consensus on an overall vision appropriate for this quarter-acre park. Suggestions fell into three categories:

-- Tot lot: Replace the old play structures with modern versions while adding few new features. This would maintain the focus on pre-school children and preserve existing open green space.

-- Multi-Age Playground: Significantly expand the footprint of the play structures with new equipment to serve both pre-school and school-age children. This would reduce some open green space.

-- Multi-Purpose Playground: Add a wider variety of playground equipment, including a basketball half-court. This would reduce much of the open green space.

Other suggestions included: re-positioning the play structures to make a larger contiguous open green space, address-

ing erosion problems on the forest end of the park and the associated trail, and assuring that any changes preserve the playground's natural setting.

Neighbors exchanged varied views about the suggestion of adding a basketball half-court for older children. Some families felt that the basketball court at the Lubber Run Community Center is too far for their children to walk and prefer a ball court nearer to home. Others neighbors raised concerns about the adverse impact of large impermeable surfaces on erosion downhill from the park and felt that bouncing basketballs could potentially endanger toddlers near the court and the property of adjacent neighbors' homes.

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AFCA Meeting 7 p.m. February 15 at Barrett School Library

THE ARLINGTON FORESTER

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Editor's Note

The *Arlington Forester* welcomes articles, news notes, letters, and photos focusing on non-commercial events or issues specific to our neighborhood. We publish eight times per year (Sept to Nov and Jan to May). Deadline for submissions is the first of the month. E-mail submissions of up to 400 words to newsletter@arlingtonforestva.org. Space often fills up before the deadline.

Golden Anniversary

Arlington Forest Shopping Center's New Forest Valet is celebrating its 50th year in operation this April. That is a remarkable milestone for a small, family-owned business. Chris Macintosh – whose father and grandfather founded the business – is currently coordinating with our neighborhood's John Naland to organize a celebration at the shopping center on Saturday, April 29.

Initial plans are to hold a "Family Fun Day" event like was held in September 2014 and drew over 500 people to the shopping center to eat food, listen to music, play in Moon Bounces, and patronize stores. All shopping center merchants are being invited to participate as they did in 2014 – for example, by handing out promotional gifts. As plans for the celebration are confirmed, they will be reported in the March and April editions of this newsletter.

For over 75 years, AFCA has encouraged residents to "shop local" by patronizing our neighborhood shopping center. In past decades, there were periods when many store fronts were empty. Today, the former Subway sandwiches space is still vacant after closing due to low sales. So please think first of our conveniently-located Arlington Forest Shopping Center when you need goods or services.



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Edison Park (continued)

A second scoping meeting will be held on Wednesday, March 8, 7:00 to 8:00 pm at the Lubber Run Community Center. County staff will bring visual aids to help neighbors visualize the footprints on the park for the various options mentioned above. Since this small park cannot fit in all the new features that have been suggested, the visual aids will help residents understand the trade-offs inherent in any design. Other limiting factors include restrictions on construction above the stormwater drainage pipe that lies under a section of the park and restrictions on construction on the park's rear section which is in a Resource Protection Area (RPA).

With this information, participants on March 8 will seek agreement on a plan concept that will serve broad community interests now and into the future. After that meeting, the County architect will prepare a preliminary plan and cost estimate. AFCA has tentatively scheduled its April 19 monthly meeting for taking a vote on the final design concept which will then be presented to the County's Neighborhood Conservation Advisory Committee (NCAC) to request funding. If the NCAC and County Board approve the project, construction would likely begin sometime next year and be completed in 2019.

Points of contact for this project are AFCA's NCAC Representative Liz Kauffman at lizkauffman@yahoo.com and

County architect Shannon Early at searly@arlingtonva.us. The County website for this project is at <https://projects.arlingtonva.us/projects/edison-park/>

Neighborhood Conservation Plan: With two park improvement projects (Edison Park and LRCC) underway in Arlington Forest, neighbors may wish to review our Neighborhood Conservation Plan's section on parks. Neighborhood Conservation Advisory Council-funded projects such as the renovation of Edison Park grow from our Neighborhood Conservation Plan. You may read Arlington Forest's Neighborhood Conservation Plan in its entirety at www.arlingtonforestva.org under the "Neighborhood" tab.



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I work with a team that can bring great results. Our team has helped many homeowners in Arlington Forest and we can do the same for you.

Thinking about buying or selling? Call me for a free/no obligation consultation.

Should I remodel my house before selling it?

This is where a good real estate agent comes in handy. It'll take some research to find one, but a good one will know what makes a house sell at the price you want for the neighborhood you're in.

My experience is that there are several ways of looking at it. The nicer the house, the higher the selling price. But a good clean up - washing the outside and touching up paint inside and out - may be enough. I usually advise against any major reworking because what suits your fancy may not suit the buyers.

Remove as much furniture as you can and store it off site, or sell it, because the least amount of furniture you can get by with makes the house look roomier. Paint the interior with an off white as your taste in color isn't going to match the buyers and white is easier to paint over. Plus it adds to the sense of roominess.

Bathroom and kitchen additions or remodels can add to the desirability of the house but often don't add enough value to recover the extra costs. For some things, like a new roof, full painting, or a needed remodel/repair, I suggest that the seller ask top dollar and then escrow from the sale proceeds the amount necessary to complete the repair. The buyer gets a good house allowing time for the repair, and the buyer gets a good sale price. But the need for repair/improvement can also cause the price to lower some. It will depend on the buyer and the persuasiveness of the agent/seller.

If you are thinking about selling this spring, you need to start getting your home ready now. I can help you with this process, and I look forward to working with you.



Around the Forest

Hanssen Spy Talk: Saturday, February 18, 3 to 4:30 pm, Long Branch Nature Center. The infamous spy and traitor Robert Hanssen worked in secrecy all around our nation's capital for years before being discovered. Some of those clandestine affairs were conducted in the woods of our nearby nature center. On the anniversary of his capture, hear the dramatic story, including the FBI's nature center operations. \$7 fee. Program #622947-K. Adults only. For info, call 703-228-6535. To register, call 703-228-4747 or go online at <https://registration.arlingtonva.us>.

Help Fight Graffiti: What should you do if you see graffiti? Call the non-emergency police line at 703-558-2222 to report it. ACPD will take your report and come to photograph the graffiti. Does it matter what the graffiti says? No; all graffiti will be documented by ACPD. Who will clean up the graffiti on public property? ACPD will coordinate with the appropriate County agency.

Snow Watch: Winter is not over yet. If you need help complying with the County's ordinance requiring snow and ice removal from sidewalks, see the Kids for Hire listing on page 10 for a list of neighborhood youths who are available (look under "snow shoveling" or "yard work").

Tired of looking for the home of your dreams and coming up empty-handed?

STOP LOOKING, START DESIGNING!



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Cost Versus Value Report

It's an unbiased, third-party report on how much it really costs for a professional to do a typical remodeling project, as well as how much a real estate pro believes that project will increase a home's value if it's sold within a year of when the work was completed. By dividing the project's value into its cost, you get a sense of how much bang for the buck you're generating as a result.

The 2017 report has data on 29 projects in 99 markets nationwide, that paid back an average of 64.3 cents on the dollar in resale value.

In the Washington DC area, here are the top 10 projects:

- 1) Fiberglas Attic Insulation = 158.5% cost recouped.
- 2) New Garage Door = 129.2%
- 3) Manufactured Stone Veneer = 129.2%
- 4) Entry Door Replacement = 100.6%

- 5) Two-Story Addition = 80.5%
- 6) Minor Kitchen Remodel = 79.7%
- 7) Siding Replacement = 78%
- 8) Wood Deck Addn = 70.8%
- 9) Backup Generator = 70%
- 10) Basement Remodel = 60.1%

In our local marketplace, some paybacks can be huge for certain projects with eve better returns. Contact me for advice on optimizing your improvement objectives and a copy of the cost versus value report!

Nationally, the combined value of every home in the US is expected to climb to a record high of more than \$29.6 trillion, up 5.7% from just one year ago. It's clear that our housing market is insanely valuable BUT don't let this scare you out of the market if you are preparing to buy a home. There are still motivated sellers in the market if you know where to look and how to work with them. Let me help educate you on the possibilities!



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Around the Forest

Carlin Springs Road Pedestrian Safety: In January, the County installed car speed indicators at the Arlington Forest Club crosswalk on both sides of N. Carlin Springs Rd. approaching N. Harrison St. The equipment measures and displays car speeds on large screens to alert drivers who are exceeding the 30-mph speed limit (see accompanying photo). Hopefully, that will cause speeders to slow down.



Arlington Blvd & Park Drive Intersection: The repeatedly-delayed project to create safer access and crossings for pedestrians, bikers, and Metro bus users at Arlington Blvd and Park Dr. has been delayed again. The County is still waiting for federal and state approval to hire the construction contractor. The County now anticipates that construction will start this summer and will take 120 days to finish.

Arlington Blvd Crashes: On January 12, there was a five-car pileup on westbound Arlington Blvd. apparently precipitated by a car slowing or stopping in the fast lane waiting to turn across oncoming traffic onto S. Columbus St. This was the latest in a series of crashes and near-crashes that occurred as cars on Arlington Blvd. have attempted to turn across traffic onto Columbus St. or Edison St. While signage prohibits such turns at Henderson St., they are legal elsewhere. However, they can be risky. Thus, cars westbound on Arlington Blvd. headed for Southside Arlington Forest might consider exiting at N. Park St. and looping around the traffic circle to cross Route 50 at the light. Cars eastbound on Arlington Blvd. headed for N. Columbus might exit at the N. Park St. turning lane. Cars eastbound on Arlington Blvd headed for N. Edison might consider exiting at the Carlin Springs Rd. interchange to get to the Greenbrier Section.

New High School: In September 2022, APS plans to open a new high school building with up to 1,300 seats – most likely next door to Washington-Lee on the current site of APS headquarters. Beginning next month, APS will conduct a community engagement process to determine the instructional focus of that new building. Options are a magnet program drawing students from around the County or a 9th grade annex to W-L drawing students only from W-L's attendance zone. Depending on the option that is selected, major additional high school boundary changes may be needed in 2022. To keep up with developments, search "new high school instructional focus" on the APS website. In addition, the guest speaker at the AFCA monthly meeting on March 15 will be School Board member Barbara Kaninen.

Superman Lives Here: In January, Greenbrier Section resident Michael Wardian won the World Marathon Challenge by running seven marathons on seven continents (including Antarctica) in seven days. He not only completed each 26-mile 385-yard course, but he did so each time in under 2 hours and 55 minutes. Congratulations on an amazing accomplishment!

Power Line Maintenance: Dominion VA Power recently completed its once every three or four-year trimming of trees adjacent to the high-voltage transmission line along Four Mile Run on the southwest border of Arlington Forest. Maintaining a clear area around power lines helps to reduce the risk of power outages. A County urban forester was on hand to monitor trimming. Our local herd of deer watched the noisy work from a safe distance deeper in the forest.

Yard Sale: Cold winter days are perfect for cleaning out closets and the basement in preparation for Arlington Forest's long-running annual Community Yard Sale. This year's event will be on May 20. With around 50 Arlington Forest households participating each year, the event attracts many bargain hunters drawn to the convenience of cruising through one area to visit many sales.

Arlington Forest History Book: This 150-page book -- published to mark the 75th anniversary of our neighborhood in 2015 -- contains essays, photos, and excerpts from the Arlington Forester. We have sold over 250 copies to date. You can order one by sending your address and a check for \$20 made out to "AFCA" to John Naland, 100 N. Granada St., Arlington 22203. A PDF version of the book is on the AFCA website (www.arlingtonforestva.org) under the Neighborhood tab.

New Advertiser: In this month's issue, we welcome new advertiser Chris Clark of MVB Mortgage (see page 4). We encourage residents to turn first to our advertisers and neighborhood businesses when you need goods or services.

Forest Exchange

Where are You? House numbers on Arlington Forest homes are sometimes hard to find, especially at night. A decade or so ago, an entrepreneur went through the neighborhood offering to stencil house numbers on curbs in back paint on a white background. Most of those numbers are now faded. If a new entrepreneur is interested in offering a similar service at a reasonable price using durable paint and quality workmanship, please email newsletter@arlingtonforestva.org and we will publicize your service in a future newsletter.

Put Your Free Notice Here: Send it to newsletter@arlingtonforestva.org.

Repair Posts Remount Rails



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Rails Installed New

Community Calendar

Next AFCA Meeting: Wednesday, February 15, 7 PM, Barrett Elementary School. See page 1 for details.

Edison Park Scoping Meeting: Wednesday, March 8, 7 PM, Lubber Run Community Center

E-CARE: Mid-April. Semi-annual recycling event at Thomas Jefferson Middle School.

Neighborhood Spring Cleanup: Saturday, April 15. Help beautify our neighborhood parks.

Family Fun Day at Arlington Forest Shopping Center: Saturday, April 29.

Arlington Forest Home and Garden Tour: Saturday, May 6.

Annual Yard Sale: Saturday, May 20. Turn unwanted stuff into cash.

Lubber Run Amphitheater: Live entertainment under the stars resumes in June.

Future AFCA Meetings:

March 15: School Board member Barbara Kanninen

April 19: N. Edison Street Playground Renovation

May 17: Picnic and Annual Membership Meeting

Arlington Forest

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Barcroft School News

Did you know that Barcroft is one of only four APS schools that has an in-school branch of the Arlington Community Federal Credit Union?

The Credit Union's In-School Branch Program provides students with real world, financial education. Our students are learning how to perform financial services duties including accepting membership application, processing deposits, handling withdrawals and practicing positive customer service skills. The credit union is open from 8:30 to 9:00 am each Wednesday. Barcroft students can open a savings account with an initial \$5 deposit.

At Barcroft, we also love books! Please join us on Friday, February 17, for a book exchange accompanied by cupcakes and lemonade. This is an opportunity for the Barcroft community to bring books you no longer want and to get some new books. The book exchange will take place from 6:30 to 8:30 pm, with storytelling in the library from 7:00 to 8:00 pm.

Please join us for the rescheduled Barcroft (Spring) Snowball Stride 5K on March 11, 2017. Registration will be available soon.



In January, we were thrilled to celebrate and recognize Principal Bounet and Assistant Principal Concha as part of Principal Appreciation Week. We are grateful for these amazing leaders every day!



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Your Neighbor in Arlington Forest

If you are considering putting your home on the market, I would suggest that you begin getting your home ready as soon as possible. By having your home ready and in great shape for the new owners, the price that you get will be higher than if you don't prepare the home for sale. I have a list of things that owners should do in preparation to market their home. If

you would like to meet with me to see your home and give you some ideas on how to prepare it, please call me for a free, no obligation consultation. With the inventory low, it is an ideal time to sell your home. I look forward to meeting with you.

Jim

Barrett School News

Students at KW Barrett are marking African-American History by celebrating the contributions of black Americans to the arts, sciences, politics, math and society at large. A highlight will be Pan African Night, which will feature music and dancing. The always well-attended event has been moved from February 9 to the 23rd.

February is heart health month, too, so Barrett hearts will be pumping with jump rope activities to keep us moving through the wintery weather. In addition to in-school jumping, students will be participating in a fundraiser for the Heart Association. Look for fliers in your students' folders.

Coming up? The Family Valentine's Dance on February 17, a favorite tradition with more music and dancing and super popular snacks for sale!

Soon the students will be learning about Virginia Readers' Choice (VRC). VRC uses newer books to promote reading for pleasure and encourage exploration of contemporary literature. Some books will be read aloud to classes in the library and books will be available for students to check out from the library. Students will get to vote for their favorites in April.



Photo Caption: Barrett student track and cheer as Arlington's own Michael Wardian (and Barrett dad!) wins seven marathons in seven days on seven conti-

Important Dates:

Feb 17: Family Dance Night | Feb 20: No School
Feb 23: Pan African Night | March 7: PTA Meeting



Paul Cachion

Cell: 571-216-6802

Email: CachionHomes@gmail.com



"Your Favorite Things About Arlington Forest"

Last Month's Contest Winners:

First 3 Responses (won Starbucks gift cards):

Karin Rotchford, Greenbrier Section
Jen Flores, Greenbrier Section
Evan Fagen, Northside

Grand Prize Winner (\$300 in realtor services):

"My favorite thing about living in Arlington Forest is playing "Can You See It?" every time I walk the dog. No matter which way you turn you can always play. The rules are simple. Can you locate the original house inside each renovation? Can you see where the bump out/porch was? Can you see the original front door? A special edition of the game is Can You Imagine?... when you see a part of someone's new home, what the equivalent is in your own home? It is a highly addictive game that despite your desire to stop playing it and just enjoy the trees, the nature, the sound of Carlin Spring Road....YOU CANNOT STOP! – Jen Flores



Kids for Hire

These Arlington Forest youths are available for babysitting, pet sitting, and other services. To be added or deleted, e-mail newsletter@arlingtonforestva.org.

Southside:

- Caroline Darnell: babysitting (RC certified, references), carolineddarnell23@gmail.com, 571-458-0307
- Daniel O'Mara: dog walking, pet sitting, snow shoveling, leaf raking, tomara@teamcfw.com, 703-769-3767
- Ethan O'Mara: dog walking, pet sitting, snow shoveling, leaf raking, tomara@teamcfw.com, 703-769-3767
- Sophia Polisar: babysitting (RC certified), pet sitting, sphiapolisar@gmail.com, 571-429-2289
- Andrew Rogers: yard work, dog walking, pet sitting, andrewmcyt@gmail.com, 703-892-0226
- Caroline Rogers: babysitting, pet sitting, dog walking, carolinearogers@verizon.net, 703-892-0226
- Julia Rogers (college breaks only): babysitting (RC certified), yard work, juliaerogers23@gmail.com, 703-892-0226
- Jon Tiernan: babysitting (RC certified, references), pet sitting, jontiernan16@gmail.com
- Liz Tiernan: babysitting (RC certified, references), pet sitting, lizytiernan@gmail.com

Greenbrier Section:

- CeCe and Zephren Collinson: babysitting (references), pet sitting, dog walking, leaf raking, snow shoveling, tutoring, plant watering, mail collection, 703-528-3595
- Donna Corina: babysitting (RC certified), dog walking, pet sitting, leaf raking, snow shoveling, tutoring, 703-248-8885
- Mary Corina: babysitting (RC certified), dog walking, pet sitting, leaf raking, snow shoveling, tutoring, 703-248-8885
- Allison Ferrell: babysitting (RC certified), pet sitting, Allisonrocket@aol.com, 703-276-2840
- Ethan Hall: babysitting (RC certified), snow shoveling, leaf raking, pet sitting, dog walking, k.hall.b@verizon.net, 302-650-4428
- Bridget Holt: babysitting (RC certified), dog walking, pet sitting, 703-465-0580
- Jack Holt: babysitting (RC certified), yard work, snow shoveling, leaf raking, watering plants, tutoring, jackloginname@gmail.com, call or text 703-470-8040
- Anthony Lawson: yard work, pet sitting, dog walking, 703-933-8880
- Charlotte Lawson: leaf raking, pet sitting, dog walking, 703-933-8880
- Reid Messman: pet sitting, dog walking (references), 703-469-1988

- Shea Messman: babysitting (Safe Sitter certified, references), 703-785-3362
- Alexandra Orli: babysitting (references), mother's helper, pet sitting, watering plants, call 703-528-5618 or text 703-731-9904
- Carsten Schoer: math tutoring, soccer lessons, snow shoveling, leaf raking, yard work, carstenschoer@gmail.com, call/text 703-209-0905
- Leah Shvedova: babysitting (references), tutoring through 8th grade (Social Science, English, Algebra), pet sitting, watering plants, 571-426-6818

Northside:

- Daniel Brancati: yard work, leaf raking, snow shoveling, car washing (in your driveway), daniel@barms.org, 703-243-1916
- Laura Brancati: babysitting (RC certified), dog walking, pet sitting, laura@barms.org, 703-243-1916
- Alex Brown: yard work, leaf raking, snow shoveling, alexhutchinsb@gmail.com, 703-314-8840
- Riittisha Choudhary: tutoring, babysitting age 4-12, yard work, riittishachoudhary@gmail.com
- Ely Constantine: pet sitting, leaf raking, snow shoveling, lawn mowing, cpconstantine@comcast.net, 703-841-9229
- Sophia Constantine: pet sitting, dog walking, srconstantine@comcast.net, 703-841-9229
- Alex Eng: pet sitting, leaf raking, snow shoveling, dcharveydc@yahoo.com, 703-861-1890
- Evan Eng: pet sitting, dog walking, leaf raking, snow shoveling, dcharveydc@yahoo.com, 703-861-1890
- Jeremy Fagen: pet sitting (any animal), dog walking, plant watering, jdoxen11001@gmail.com, 703-200-2396
- Leina Gabra: babysitting (ages 4-12), house sitting, leinagabra@gmail.com, 703-973-8914
- Fiona Hickey: babysitting (RC certified), 703-351-7013
- Sophie Hickey: babysitting, 703-351-7013
- Olivia Kennett: babysitting (RC certified), 571-277-4441
- Tenley Kennett: plant watering, dog walking (25 lbs. max), 571-277-4441
- Marika Mortimer-Lotke: babysitting (RC certified), house sitting/chores, 703-276-9046
- Ethan Nissenson: lawn mowing, leaf raking, snow shoveling, Enissenson@verizon.net, 703-201-0523
- Allison Vernon: babysitting (references), pet sitting, catharinevernon@aol.com, 703-522-9147
- Gabby Young: babysitting, mother's helper, pet sitting, dog walking, merrywesing@yahoo.com, 703-622-4229



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