

The Arlington Forester



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Arlington, VA

January 2017

Replacing the Lubber Run Community Center

The Lubber Run Community Center (LRCC) is the focus of the January 18 AFCA meeting at 7 PM in the Barrett School Library. The guest speaker will be Laura Lazour from the Arlington County Department of Parks and Recreation (DPR). Her presentation is part of the County's community engagement process to work through the design of the new \$47.5 million LRCC and its outdoor amenities.

Last month, the County Board awarded a \$3.9 million contract to VMDO, Inc. (the firm that designed the recently-opened Discovery Elementary School) to design the new LRCC. The County will require a minimum of LEED Silver Certification for the project. Construction is expected to start in late 2018.

The new center will be up to four stories high with an

underground parking structure. It will include a gymnasium, playground areas, and green space. It will accommodate relocation of the senior program from Culpepper Garden, as well as continue the DPR preschool program. DPR's Sports and Recreation Division staff which is currently split between LRCC and an office elsewhere will be consolidated at the new community center.

The January AFCA meeting will be an excellent opportunity to learn more about the project and provide your input. Ms. Lazour will also be available to answer questions about other issues involving Arlington parks.

For more info on the LRCC project and to sign up for e-mail updates, search for "Lubber Run Community Center Project" on the County website.

Home and Garden Tour on May 6

By Monica Darnell and Jennifer Claffey

The Arlington Forest Home and Garden Tour will take place on Saturday, May 6. This event is only held every three or four years and is not to be missed. The tour enables us to share the different ways we customize these special brick colonial homes. It is a great way to show off all the sacrifice that goes along with additions and renovations.

We are looking for a dozen plus Forester homes to showcase. We are also looking for original homes that have creative solutions to small space living, well-decorated homes, and/or beautiful gardens to admire.

We also need volunteers for the planning committee. This is a great way to get involved in the community. We meet once a month and you can choose how involved you want to be (start to finish, just one task, or just helping on the event day).

If you are interested in having your home or garden on the tour, or if you want to join the planning committee, please contact AFCA Home Tour Chairpersons Monica Darnell at 703-217-4559, darnell70md@verizon.net or Jennifer Claffey at 703-328-0751, jenniferclaffey@yahoo.com.

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AFCA Meeting 7 p.m. January 18 at Barrett School Library

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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.

AFCA Holiday Party



Crafts were a big hit and kept the AFCA holiday party-goers entertained.



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AFCA Holiday Party



Arlington Foresters of all ages turned out to greet Santa Claus and the holidays at what might be the last Arlington Forest Holiday Party at the current Lubber Run Community Center (depending on when construction of the new center begins).

Santa arrived riding on a strobe-flashing, siren-screaming Arlington County fire truck. He then entered the rec hall where he was greeted by excited kids and camera-toting parents gathered for this neighborhood party which has taken place annually since 1946.

Santa sat on his throne hearing each child's holiday gift wishes. Kids and grownups alike swarmed over the goodie tables laden with holiday treats. Festive holiday music was provided for the 13th year by Foresters Chris Bosch (bass) and Ken Schellenberg (keyboard). Barrett Elementary School Daisy, Brownie and Girl Scout members helped Santa with the kids. As he has for more than two decades, Chris Scheer organized the party.

Thanks go to LRCC director Marco Dillon and his staff who decorated the hall and assisted throughout the evening. Thanks also go to Captain Randy Higgins at Fire Station 2 (at Wilson and George Mason) who arranged for Santa to arrive in such a dramatic way. Fun was had by all.



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.



Adam RT Tnaib

202-725-0055

Adamt@kw.com

Licensed in VA & DC

Your neighbor realtor in Arlington Forest

10 tips to whip your home into shape and wow potential buyers by HGTV

Improve your landscaping. Curb appeal is crucial to a good first impression, so make sure your home's lawn is immaculate. Mow the lawn, prune the bushes, weed the garden and plant flowers.

Clean the outside. A sloppy exterior will make buyers think you've slacked off on interior maintenance as well. Be sure to clean the gutters and pressure wash your home's siding.

Make repairs. In a buyer's market, you want your home to be in the best condition possible. Take care of major defects like broken windows or a leaky roof that could discourage buyers.

Make the front door inviting. A fresh coat of paint, especially in a color that contrasts with the home, will make the front door stand out. Replace faded house numbers so buyers can see them from the curb.

Buy a new welcome mat. Let buyers know they're invited into your home.

Remove clutter and depersonalize. Buyers want to envision their belongings in your home. Clean up by renting a storage unit for knickknacks, photos, extra furniture and other personal items.

Organize closets and drawers. Messy closets give the appearance that your home doesn't have enough storage space.

Make every surface shine. From ceiling fans to floors and everything in between, clean your home until it sparkles.

Take color down a notch. You might like your lime-green bedroom, but it may sour buyers. Paint your walls a neutral color that will appeal to a wide range of buyers.

Eliminate bad odors. Hide the litter box and spray air neutralizer throughout your home. When showing the home, fill it with inviting smells by putting out fresh flowers and baking a batch of cookies.

Ancient Rocks Along Our Creeks

By Hutch Brown

In strolling down by our creeks, you might have noticed eroded banks with rounded rocks of various sizes packed into the soil. You can often find these densely packed stream banks just above the bedrock along the creeks. If you're like me, you probably thought nothing of it. The dirt beneath the trees has rocks in it -- so what?

Here's what: Those dense deposits of stone and dirt just above the bedrock are more than 100 million years old. Directly overlying the bedrock in our area is something called the Potomac Formation on geologic maps. I expected it to be rock, but it turned out to be erosion scars of packed soil and rocks. So where did it come from?

The Potomac River we know is only a few million years old. Over the past 200 million years or so, forerunners of the Potomac have crisscrossed our geographic area, depositing all kinds of sediments. Some of them hardened into rock. From about 140 million years ago to about 100 million years ago, forerunners of the Potomac River deposited sediments in our area -- a mixture ranging from rocks, to pebbles, to sand and silt. The sediments are so densely packed that you have trouble picking them apart, even with a shovel. But they are not solid rock.

Due to development, erosion along our creeks has exposed the sediments. You can tell that the exposed stones are river rocks, because they are rounded by abrasion after tumbling for many miles downstream from points west. You can even find Blue Ridge rocks such as quartzite. Some show traces of fossils from creatures living in the sands of ancient seas.

So the gravels along our creeks have rocks of all kinds. If you look carefully, who knows what you might find?



The Potomac Formation near Long Branch Nature Center. Photo: Hutch Brown.

Arlington County Sales Update.

2016 was a year of stability and light growth for Arlington real estate with 2,933 total transactions and \$1.87 billion in total sales volume. The average net sold price for all housing was \$636,839, and the median average price for a single-family home averaged \$912,000 in the last 12 months. Arlington saw a price increase of .15%, while maintaining its 2015 market pace of an average of 49 days on market per sale.

Arlington Forest Sales Update. 42 properties closed in Arlington Forest in 2016 per MRIS data. The average list price was \$711,812 and average sold price was \$715,571, with an average of 24 days on the market. In 2015 there were 30 listings sold with an average sold price of \$703,225.

Mortgage Financing Update. Since the election rates are up about .5%. Current 30 yr. fixed rates are at 4% for conforming loans (\$424,100 or less),

\$4.125% for both super conforming (up to \$636,150) and Jumbo loans as well. FHA/VA rates are 3.5% (conforming loans) and 3.625% for higher amounts. One of my preferred lenders is now offering down payment protection for the full amount of the homebuyer's down payment, in the event of a loss when you sell in a down market. For details feel free to contact me.

Predictions for 2017. There will be more first-time buyers entering the market, but they will face new challenges. When inventory (supply) is thin and demand is unchanged, prices typically rise. It is expected that inventory supply will not increase, and affordability will still be a challenge in major markets. Mortgage rates are likely to increase throughout 2017. In places where affordability is already an issue, seeing these small bumps will have a slight dampening effect, primarily for first-time homebuyers or lower income folks.



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Around the Forest

High School Boundaries: On December 1, the School Board voted 5-0 to adopt a high school boundary revision plan that did not change Arlington Forest's high school designations. The vote was preceded by a motion by School Board member Reid Goldstein to include Arlington Forest in the boundary revision plan. His motion failed 4-1. Shortly thereafter, APS announced that discussions will begin in February to determine where 1,300 additional high school seats will be built by 2022 and what the instructional focus of those seats will be. It is likely that the new seats will be next door to Washington-Lee on the site of the Education Center. A key issue to be determined is whether the seats will be a new County-wide high school program or a 9th grade annex for W-L. That decision will impact the extent to which additional high school boundary changes are needed in 2022.

Edison Park Planning Meeting: If you have suggestions for updating the N. Edison St. playground then mark your calendars for Wednesday, January 25, 7 to 8 pm at Lubber Run Community Center, Room 204. Please join Arlington County Landscape Architect Shannon Early and fellow park users in envisioning a renewed Edison Park. AFCA has identified this park's renewal as a priority for funding through the Neighborhood Conservation Advisory Committee (NCAC). At this first Scoping Meeting, community members will help to identify which park improvements are desired and appropriate for the space. County staff will then develop a concept plan and cost estimate that must be approved by AFCA before it can be presented to the NCAC to request funding. The County web page for this project is at <https://projects.arlingtonva.us/projects/edison-park/>. If you are not able to attend the meeting and want to relay ideas or questions, please send them to Liz Kauffman, AFCA's NCAC Representative (alternate) at lizkauffman@yahoo.com, or to architect Shannon Early at searly@arlingtonva.us.

Oh Deer: Deer are increasingly venturing into our neighborhood streets at night from parkland around Four Mile Run and Lubber Run. For example, they are a common sight in the front yards of the first block of N. Granada St during hours of darkness. For your own safety and the safety of our furry neighbors, please drive slowly and cautiously between dusk and dawn. If one deer darts in front of your car, there may be two or three others close behind. According to the Animal Welfare League of Arlington, more than 25 deer are killed each year in Arlington in vehicular collisions. That count apparently excludes the federally-controlled George Washington Parkway where car-deer collisions are frequent.

AFCA Dues Drive: The results are in from our fall dues drive that requested \$10 from each household to support AFCA's activities. A total of 365 of the 851 households in Arlington Forest paid their 2016-2017 dues. Participation rates are Southside-47%, Greenbrier Section-44%, and Northside-39%. That is up 70 members from last year – prompted in part by the 40+ residents who paid dues at the October AFCA meeting to be eligible to vote on the resolution regarding high school boundaries.

Snow Watch: Now is the time to check your shoveling supplies and make plans to clear your sidewalks of snow and ice. The safety of your neighbors requires that all residents adhere to the County code which requires clearing snow and ice from sidewalks within 24 hours after snowfall ceases (within 36 hours if snowfall exceeds 36 inches). Despite the 24-hour rule, the County urges shoveling "as soon as possible" since snow and ice left for any length of time could cause a pedestrian to fall and be injured. Moreover, freshly fallen snow is much easier to remove than snow that has been compacted into ice by neighbors walking by. Any resident who is unable to shovel due to ill health, travel, or other reasons should coordinate for someone else to do the work. A low-cost option is to utilize "Kids for Hire" on page 10 of this newsletter for a list of energetic neighborhood students who stand ready to assist. That list has now expanded to 41 youths offering reasonably-priced help with babysitting, yard work, pet sitting, and other tasks.

Decision 2016: In the November 8 election, the Arlington Forest precinct recorded 995 votes for Hillary Clinton (72.4%), 293 votes for Donald Trump (21.3%), and 85 votes for other candidates. An additional 10 voters did not cast a ballot for president, but voted for other offices. Not voting at all were 1,003 of the precinct's 2,386 registered voters.

Best of Arlington: In Arlington Magazine's annual readers' survey, the Ballston restaurant SER (www.ser-restaurant.com) serving Spanish food, owned by Greenbrier Section residents Christiana Campos-Candon and Javier Candon, was named "Best Ambiance" and was one of the top vote-getters for "Best Restaurant."

New Advertisers: In this month's issue, we welcome new advertiser Workhouse Plumbing (see page 12) and welcome back advertisers Adam RT Tnaib of Keller Williams (page 3) and Paul Cachion of Long and Foster (page 9). We encourage residents to turn first to our advertisers and neighborhood businesses when you need goods or services.

Forest Exchange

Our Savior Lutheran's winter open house: Please join us on Saturday, January the 28th from 9am to 12pm to learn about our small, affordable Pre-K through 8th grade program in Arlington. This school really is a hidden gem. For more information, the website is osva.org. Otherwise, the school is happy to give tours during the school day at any time, so please feel free to contact the school for a tour. If you have questions regarding this amazing school and all it has to offer, please contact Patty Collins, Board of Education, at patty0716@msn.com.

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Community Calendar

Next AFCA Meeting: Wednesday, January 18, 7 PM, Barrett Elementary School. See page 1 for details.

Edison Park Meeting: Wednesday, January 25, 7 PM, LRCC. See page 5 for details.

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

Neighborhood Spring Cleanup: Saturday, April 22. 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:

February 15: Carlin Springs Road bridge project

March 15: School Board member Barbara Kanninen

April 19: To be announced

May 17: Picnic and Annual Membership Meeting

Arlington Forest

Get Your Home Ready for Fall & Winter

- Check out your furnace
- Clean out humidifiers and change filters
- Reverse your fan
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Barcroft School News

December was a really busy month at Barcroft, with the Scholastic Book Fair, Leo Night, Hour of Code, field trips and music concerts. Leo Night is always a favorite as the students are the teachers and teach their families about what they have been studying over the past quarter. The music department hosted an amazing concert on December 14 featuring band, orchestra and the 4th and 5th grade chorus. The learning often extends beyond the school day with new enrichment activities and opportunities.

We are really excited for the launch of our new after-school enrichment program in January, where students have the opportunity to participate in art, STEM and sports activities. The PTA has teamed up with our Community in Schools coordinator and staff to offer this program at no charge.

Barcroft is also proud to have eight teams competing in Odyssey of the Mind this year. A big thank you to the staff and parent volunteers supporting our students as they build their creative problem solving skills.

We are very excited to announce that our new Assistant Principal, Dr. Judith Concha, started on January 9th. Please join us in welcoming Dr. Concha to the Barcroft family!



Barcroft 4th and 5th grade choirs performing at the Winter Concert



Electronic versions of this newsletter are available on the AFCA website:
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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



The students of KW Barrett Elementary are charging head first into learning this winter after a nice break. On the horizon? The

The run-up to winter break also saw the return of the Barrett Gives program, an annual opportunity for Barrett families to support each other during the holidays. This year, Barrett families provided 80 students with something to wear, something they need, something they want and something to read!



Winter Concert and the Family Dance, bringing music to those cold winter nights.

Before the holidays, the staff and students enjoyed parties in the classrooms, a crazy hair day and the Arlington Fire Department's 12 Days of Christmas contest. Students could be found around the school, pointing out safe exits, fire alarms and fire hydrants (see photo) to show off what they had learned about fire safety. The highlights, though, were the classroom visits from firefighters!

The school also hosted its popular BINGO night on December 16th with a packed house and tons of school spirit. Pizza and prizes were the highlights. Teachers got into the spirit (see photo) by wearing B-I-N-G-O letters.

Important Dates:

Jan 16 & 20: No School | Feb 3: Grade Prep Day
Feb 7: PTA Meeting | Feb 17: Family Dance Night



Paul Cachion
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I love this neighborhood! As gentle fall breezes turn into colder winter gusts, Arlington Forest gets even more fun, as the kids wish for snow days, and the chance to go sledding in the park. The holiday decorations still glow in the streets, spreading cheer, and neighbors invite each other over for hot cocoa.

Contest: Let me know your favorite thing about this neighborhood! The first 3 people to answer get free Starbucks gift cards, and the most creative response will win a special prize, and be published here in the next *Forester*.

Good luck!



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, sophiapolisar@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
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