



The Arlington Forester

Vol. 64, Number 1

Arlington, Virginia

September 2022

Virtual AFCA Meeting—Missing Middle Housing Study Update

AFCA invites you to join our monthly Zoom meeting on Wednesday, September 21, at 7 p.m. Arlington County Board members Christian Dorsey and Takis Karantonis will join us to discuss the latest developments in the Missing Middle Housing Study (see the article on page 6). We will also touch on the 13 restrictive covenants tied to properties in Arlington Forest (see the article on page 9). In addition, we will vote on the AFCA budget for 2022-23.

To join the meeting, enter the following URL into

your browser between 6:50 and 7 p.m. on Wednesday, September 21: tinyurl.com/3yd766c3. (If you have never used Zoom, you can view a short tutorial at <https://zoom.us/resources> by clicking on Joining & Configuring Audio/Video.) Alternatively, you can dial in to the meeting at 301-715-8592, where you will be prompted to enter meeting number 832 4005 4310 and passcode 590630. You might also be prompted to hit the # sign one or more times. This call-in number will be active starting at 6:50 p.m.

Call for Dues



Your annual AFCA dues help get this newsletter delivered to your door as a service to you and the entire neighborhood. Dues also pay for tree grants to resi-

dents and donations to our neighborhood schools. Dues support the AFCA website (www.arlingtonforestva.org), which contains a detailed neighborhood map, a history of Arlington Forest, back issues of this newsletter, and more.

COVID has limited AFCA's ability to raise funds in other ways, so please pay your dues today. You can pay online through the AFCA website or clip out the coupon on this page and deliver it with a \$10 check to your section representative in the enclosed envelope. Add an optional donation if you can—every little bit helps! If you include your email address, you will be added to the AFCA listserv, which sends a few messages per month with news of neighborhood interest.

AFCA MEMBERSHIP DUES ANNUAL DUES \$10 PER HOUSEHOLD

Deliver this cutout and your check payable to "AFCA" to your respective AFCA section representative.

Greenbrier: Tom Smialowicz, 26 N. Granada St. 22203

Northside: Joel Yudken, 104 N. Columbus St. 22203

Southside: Sean Lyons, 34 S. Park Dr. 22204

Dues: _____ Donation: _____ Total: _____

NAME: _____

ADDRESS: _____

EMAIL: _____

AFCA Virtual Meeting 7 p.m. **September 21** Through Zoom

The Team

Editor: Hutch Brown

703-855-1732, newsletter@arlingtonforestva.org

Advertising: Hutch Brown

703-855-1732, newsletter@arlingtonforestva.org

Check your ad and contact Hutch for any corrections.

Layout & Design: Leo Horwitz

newsletter@leohorwitz.com

Distribution: Joan Blake

703-358-9549, joanblake43@gmail.com

Contact Joan if you do not receive a newsletter.

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.

2020–21 AFCA Officers

President:

Esther Bowring

703-243-0433

afcaprez@gmail.com

Vice President, Southside:

Sean Lyons

sean.mculty.lyons@gmail.com

Vice President, Northside:

Joel Yudken

703-980-8122

joel.yudken@verizon.net

Co-Secretary:

Janet Irwin

703-516-4574

jeirwin1@verizon.net

Recording Secretary:

Char Mahoney

571-241-9866

char.mahoney@verizon.net

Neighborhood Conservation Plan:

Treasurer:

Jeffrey Horwitz

703-243-2395

afca@ironstate.me

Liz Kauffman

571-327-6497

lizkauffman@yahoo.com

Karen Burst

571-242-9942

Arlington Civic Federation Rep:

burstfamily@yahoo.com

Salvador D'Itri

703-350-2183

sditri@yahoo.com

Historian:

John Naland

nalandfamily@yahoo.com

Website: www.arlingtonforestva.org

Join AFCA listserve by emailing address to:

arlingtonforestva@gmail.com

The *Forester* is printed by Minuteman Press

AFCA May Potluck Picnic

On May 17, 2022, AFCA held its annual potluck picnic, a neighborhood tradition—a little business mixed with a lot of food, fun, and friends. The picnic started at 6 p.m. in the Lubber Run Park picnic shelter, and it was well attended, especially after so much social distancing and so many remote meetings due to the coronavirus pandemic for the past 2-1/2 years. AFCA cooked hamburgers and hotdogs and provided buns, condiments, soda, plates, cups, utensils, and napkins. Residents brought side dishes of all types to share, along with nonalcoholic drinks. Children and family dogs rounded out the event. Thanks go to Rob Janson and Allison Kennett for organizing the picnic this year!

AFCA President Esther Bowring initiated a brief business meeting to hold the annual election of AFCA officers. Art Schwartz, who headed up the nominating committee, presided over the election, held by voice vote. Reelected by acclaim were Esther Bowring, President; Tom Smialowicz, Vice President for Greenbrier; Joel Yudken, Vice President for Northside; Sean Lyons, Vice President for Southside; Char Mahoney, Recording Secretary; and Jeffrey Horwitz, Treasurer. Elected for the first time was Janet Irwin, Corresponding Secretary, replacing Natalie Roisman, who retired; thanks to Natalie for her years of service! Welcome to all our AFCA officers, and thanks for volunteering your time and service!

Plant a Tree in Your Yard

Help keep the “forest” in Arlington Forest! Fall is the perfect time to plant. If you have lost a tree or want to add a new one, you can get financial assistance.

AFCA Tree Grant Program: AFCA provides up to \$125 to help cover the cost of buying and planting a canopy tree (including delivery). You can qualify for grants on up to two trees, with various native trees to choose from. To qualify, all you need is to be paid up on your 2021–22 AFCA dues. For the application form, go to www.arlingtonforestva.org and click on the AFCA tab. Act now—grants are limited.

Arlington Tree Distribution Program: Arlington County is giving away 500 young native trees this fall. The trees, 2 to 4 feet in size, come in 2-gallon containers. Register for your free tree online at <https://environment.arlingtonva.us/register-for-your-free-tree/> beginning on September 6 and pick up your tree in late October.

Tree Canopy Fund: Through a county program administered by EcoAction Arlington, you can get a native tree planted on your property at no cost to you. You can choose from various trees, both large and small. The application deadline for spring planting is in January, with the form posted in October. For more information, check out EcoAction Arlington Tree Canopy Fund.

Faces of the Forest:

Mike Wardian—Ultramarathoner Par Excellence

By Kathryn Funk



For many Arlington Forest residents, Route 50 is a convenient conveyor to DC or Seven Corners. For Mike Wardian, Greenbrier resident and one of the country's most gifted and prolific athletes, running Route 50 over 3,200 miles from coast to coast was an item on his "bucket list"—and one he can now check off.

Running was not Mike's first sport. He grew up a lacrosse player and played in Division I at Michigan State University. In 1995, he took up running to give the Boston Marathon a try—a decision that changed his life. He has run and competed all over the world, finishing over 300 marathons and ultramarathons and setting

a slew of world records. In 2017, he won the World Marathon Challenge, with the fastest time running seven marathons on seven continents in 7 days. He has even held world records for running a marathon while pushing a stroller and for running a marathon on a treadmill. Among his many extreme adventures and athletic feats, Mike won, in 2020, the Quarantine Backyard Ultra, running nearly 263 miles over the course of 63 hours without sleeping in a repetitive loop around his block on North Greenbrier Street.

On May 1 of this year, Mike set off on the journey of a lifetime: running 3,234 miles on Route 50 from San Francisco to his home in Arlington Forest and then on to Rehoboth Beach. The project, called "Running Home," raised more than \$100,000 for clean water initiatives in the developing world. Mike's journey started after a quick dip in the Pacific Ocean. On July 1, exactly 61 days later, after averaging 52 miles per day, Mike finished just as the sun began to rise on the Rehoboth Beach boardwalk, followed by a quick dip in the Atlantic Ocean. During this epic trip, Mike had a small support crew following in an RV, where he refueled, slept, worked, and charged his phones and (importantly) his headphones.

It was an emotional journey, bringing both highs and lows. Mike says that the "Welcome to Virginia" sign in the Appalachian Mountains brought him to tears. "Knowing I would see my family, friends, and dogs a few days later was a real boost," he said. "Coming through Arlington was amazing—so many neighbors came out to run—but it was also a tease because I had 3 more long days ahead of me!" Along the route, he was frequently joined by local runners, upwards of 50 people at a time, but otherwise it was quite monotonous. "I really appreciated all the calls," he said, "and

being able to chat with my neighbor, Kenny Kraft, or my brother, Matt, while they were on their daily runs made me feel like I was home."

Mike's support team includes his wife, Jennifer, and his two boys, Pierce (16) and Grant (13). They have lived in Arlington Forest since 2008, with the boys attending Barrett Elementary School and now both at HB Woodlawn. In his day job, Mike works as an international shipbroker. You may see Mike at the pickleball courts at Lubber Run Recreation Center as he conquers a new sport!

Homegrown National Park: How To Create a Butterfly Garden

By Susan Graham

I'm writing this on August 25, while watching numerous pollinators such as monarch butterflies, black swallowtails, yellow swallowtails, various skippers, bees, and even hummingbirds feed on my New York ironweed. The monarchs are especially fascinating to me because of their unbelievable migration to spend the winter in Mexico, so this article will discuss what we can do to help them out.



New York ironweed

I'm sure most of you know that, every autumn, the monarchs in our gardens make an incredible 2-month, 2,000-plus-mile journey to Mexico, where they spend the winter months in a forest in the highlands of central Mexico. They return to Texas in the spring and begin a journey north as far as southern Canada. Along the way, they mate, lay eggs, and die, so the monarchs that reach Virginia are third- or fourth-generation butterflies. You've probably also heard that the monarchs are endangered due to climate change, habitat loss in Mexico, and lack of food for developing caterpillars on the journey north and for butterflies along the way, both north and south. We can't do much about the first two problems, but we can help out with the food part

The most important thing that you can do is plant milkweed in your gardens. These are the only plants that monarch caterpillars can eat. Swamp milkweed, butterfly weed, and common milkweed all do well here. You can buy plants on September 24 at the Northern Alexandria Native Plant Sale at the Church of St. Clement from 9 a.m. to 2 p.m. The Virginia Native Plant Society is another

source of native plants, which are widely available in other nurseries as well.

One caveat: if you or your neighbors hire mosquito control companies that use Pyrethrin sprays, please DO NOT plant milkweed! The butterflies don't know the difference between sprayed plants and unsprayed ones, but the caterpillars will die when they hatch and start to eat the sprayed leaves. Your butterfly garden should also contain plants that butterflies need for nectaring. New York ironweed is a favorite in my garden, as are New England asters, goldenrod, mistflower, Joe-Pye weed, and coneflowers. Why not create a butterfly garden in your front or back yard, perhaps in the middle of the lawn?



*Your home, your investment.
Rely on a professional to help you.*

OMAR SHERZAI

703-474-1145

Omar@LNF.com

LONG & FOSTER
REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

4600 Lee Hwy
Arlington, VA 22207
703-522-0500

Sparrow Pond Restoration

By Kay Tiernan

In 2023, Arlington County's Sparrow Pond Restoration project will remove accumulated sediment and improve water quality and habitat in Sparrow Pond. The pond is located along the W&OD Trail in Glencarlyn Park behind Arlington Forest homes. Project managers have been designing the pond's sediment collection areas, pools, outflow, and plantings. In the coming months, they will begin the permitting and procurement processes for pond design. They are also seeking feedback on topics for educational signs (such as pond functioning, native plants and habitat, native wildlife, and biophilia).

The spur trail at the base of S. Park Dr. into Glencarlyn Park will be the access point for pond reconstruction, with appropriate erosion and sediment controls. The trail will be rebuilt to handle trucks for future maintenance. Gravel will be poured alongside the bottom of the spur trail and extended along the W&OD Trail to the pond. In the process, the Sparrow Pond project aims to solve the problem of frequent water sheeting at the base of S. Park Dr. The plan is to add new storm drains at the end of S. Park Dr. and a pipe under the spur trail. The pipe will connect to upgraded stormwater pipes and outflows along the W&OD trail, ultimately draining into Four Mile Run. Most of the work will be at the top of the



spur trail, with multiple drainage pipes installed underground on the west side of the trail. The trail entrance will shift to make space for a new storm drain in the curb. Stormwater runoff will flow over a short stone channel into a county-owned yard inlet (a flat grill draining into an underground pipe). Runoff will be able to drain from both sides of S.

Park Dr. into the system, reducing erosion in the gully next to the spur trail. The county intends to bid the spur trail and pond projects together, using the same contractor to complete all work. The phasing has yet to be established, but you can find more information online at Arlington Sparrow Pond Restoration.

Neighbors living nearby are communicating with the county on drainage for the base of S. Park Dr., spur trail improvements, and Sparrow Pond restoration. Ideas include upgrading trail stability for pedestrians, adding lighting for safety, placing a trash/dog waste disposal bin at the bottom of the trail, posting park signage at the top and bottom, and planting new native shrubs and trees with signage. When AFCA has further details on what can be done, we will investigate the possibility of submitting a proposal for project funding under the new Arlington Forest Neighborhood Conservation Plan.



Paul Cachion, MBA

571-216-6802

CachionHomes@gmail.com

We Are Now Empty-Nesters!

My wife Sylvie and I just dropped our two daughters off at college (Zoe at San Diego State University and Mia at UVA) and are now empty-nesters. It's exciting, poignant, scary, weird and awesome all at the same time. It is most certainly a big change for us.



For any of you going through big life changes, that also entail buying or selling your home, please give Cachion Homes a call, and we'll make sure to eliminate the scary part, and dial up the awesome part. With experience in down-sizing, transfers, and investments, we will make sure the process is as easy as possible.




Update on the Missing Middle Housing Study




In late April, Arlington County released recommendations made by the Missing Middle Housing Study (MMHS) (online at Arlington Missing Middle Phase 2) to rezone all single-family residential neighborhoods, including Arlington Forest, to permit townhouses and multiplexes with up to eight units. The recommendations culminated phase 2 of the MMHS, amounting to the first real outcome in the 2-year MMHS process. Neighborhoods like ours, at the urging of the Arlington County Board, had waited for an outcome before weighing in. Civic associations are inactive in summer, so AFCA joined other neighborhoods and the Arlington County Civic Federation in asking the board for more time (until fall) to consider the recommendations and make their views known. The board first refused, inviting public comment only until May 27.

In response, AFCA conducted a short survey of Arlington Forest residents on the phase 2 results of the MMHS. More than 300 of Arlington Forest's 800-plus households participated in the survey; the participants represented 30 to 40 percent of the households in each subneighborhood (Greenbrier, Northside, and Southside), with the survey results by subneighborhood largely mirroring the results for Arlington Forest as a whole. Most respondents (84 percent) were in favor of keeping Arlington Forest zoned for single-family detached homes and accessory dwelling units only, with no other kinds of residential buildings allowed. Minorities favored also permitting duplexes (19 percent) and multiplexes with three or more units (10 percent). A large minority of respondents (34 percent) reported participating in county-sponsored activities related to the MMHS (such as online events); more than two-thirds of those respondents found the activities helpful, but less than one-quarter thought their views had been heard.

In May, Arlington County Board Chair Katie Cristol extended the deadline for public comment, welcoming "viewpoints of residents and organizations until a formal [board] vote later in the year." She invited "community engagement" on the MMHS recommendations both before and after a county board "working session" on July 12. At the working session, MMHS staff presented community feedback on the phase 2 recommendations, along with options for parking restrictions, location of middle housing, and number of units per building. After discussing the issues and options, the board directed staff to draft an amended Arlington Zoning Ordinance in September, with board review in October. By Virginia law, amendments to zoning ordinances require public notification and a 30-day public comment period. The county board plans to publicize a proposed amended zoning ordinance in November, with a final board vote in December. Under the revised ordinance, a possible outcome for Arlington Forest could be teardowns for middle housing beginning as early as 2023.

**EnviroHomeDesign**
Design. Build. Remodeling

ONE OF THE 2013 TOP 100 GREEN LEADERS BY PODER MAGAZINE



**Over 20 years of experience
delivering beautiful, healthy and
energy efficient homes**

4822 3rd Street North | Arlington Forest
(703) 812-9370 | www.envirohomedesign.com

Missing Middle: Housing Choice for Whom?

By Joel Yudken, AFCA Vice President for Northside

In fall 2020, AFCA asked me to form a small committee of neighbors to monitor and assess Arlington County's Missing Middle Housing Study (MMHS), then just getting underway. (*Disclaimer:* I am its chair, and this article reflects only my views, not necessarily those of other committee members or of AFCA). The committee's purpose was to help our neighborhood understand the initiative and the impacts it might have on our community—and, if necessary, to advise AFCA on actions it might take in response to MMHS recommendations that might affect Arlington Forest.

The committee raised several questions about the stated purposes of the MMHS. In a letter to the county, we called for an economic analysis to show whether new “missing middle housing” (multifamily dwellings) in neighborhoods now zoned for single-family homes would actually be affordable to essential workers, long-time Arlingtonians,

seniors, young families, moderate-income residents, and other households of limited financial means. We asked the county to show how rezoning communities like ours would result in more equitable housing opportunities leading to greater demographic diversity. We also asked for an assessment of the impacts of middle housing on stormwater runoff, tree canopy cover, quality of life, and public services. Housing affordability and equity, environmental quality, and social amenities are all things we support.

The county asked us to wait for its report on phase 1 of its three-phase process. The phase 1 report took up none of our questions, so we sent a second letter and were told to wait until the county completed its phase 2 report. The report was released on April 28, along with recommendations to rezone all single-family neighborhoods to allow for middle housing with up to eight units. The report, along with an economic analysis by a consultant, only increased our concerns. A subsequent survey of Arlington Forest households showed that an overwhelming majority of respondents opposed any middle housing in our community.

Some neighbors have expressed openness to middle housing. A common reason, also heard elsewhere in Arlington, is that middle housing would be more financially attainable for middle-income families. However, the county's own economic analysis refutes this. The county's hired consultant found that each unit in a new side-by-side duplex, for example, would cost somewhere between \$1.1 million and \$1.4 million, attainable only for families with annual incomes of \$244,000 or more. In fact, almost every proposed type of new middle housing would limit “housing choice” to families who are wealthier than many of us in Arlington Forest. Housing would not be attainable for middle-income families, much less for working people of modest means, regardless of background. The question then becomes: Are such outcomes worth disrupting the high quality of life in communities like Arlington Forest?

LONG & FOSTER®
REAL ESTATE

SELLING VIRGINIA
ONE HOME AT A TIME!

**YOUR HOME,
YOUR INVESTMENT.
LET MY EXPERTISE
HELP YOU!**

202.256.7039

SAMUEL DAVIS

2300 CALVERT STREET • WASHINGTON, DC 20008
O: 202.483.6300 | E: SAMUEL@LNF.COM
W: SAMSELLSDCVAMD.COM





Repair
Posts

Remount
Rails



Ray's Welding
(703) 960-1571



www.BenRayWelding.com
Rails Installed New

Missing Middle: Arlington's "Bridge to Nowhere"

By Dave Gerk

Regardless of politics, the bare minimum that citizens should ask of local government is for transparency and for programs that accomplish what they purport to. On July 12, the Arlington County Board gave the green light for staff to prepare zoning changes to all Arlington neighborhoods zoned for single-family homes to also allow multifamily buildings with two to eight units. The board is scheduled to vote on that zoning plan this fall—and poof, bye-bye single-family neighborhoods. Well, at least we get affordable housing, right? Nope, not even close.

Research by the London School of Economics, local economists studying Arlington County, analysts studying the outcomes of similar plans in other cities, and Arlington County itself all agree: "missing middle" plans do not and will not provide affordable housing—hard stop. (See afut.org or asf-virginia.org for these studies.) Wait—Arlington County itself agrees? Yup, they sure do. Although the Missing Middle Housing Study (MMHS) began as an affordable-housing initiative, the county shifted its rhetoric when it became apparent that the plan would not provide affordable housing. The county now suggests that the program is about choice of building types. But the county's own statistics show that 30

percent of current housing in Arlington is already middle housing; by comparison, single-family homes make up only 24 percent. What gives?

With commercial rents stagnant and county land already spoken for, the only way the county can raise more tax revenue is by jamming more building units into existing space—the higher the value, the better. So why not submit single-family neighborhoods to the Wild West of the builders? County coffers grow, builders make money, and the only people hurt or mad are single-family homeowners. (Note: County staff dismissed the results of its survey on the MMHS showing overwhelming opposition (about 72 percent) because many respondents were from single-family neighborhoods.)

If you support the MMHS or thought you could take advantage of affordable housing resulting from it, you will soon be on the short end of the county's sleight of hand. Sadly, the folks most adamant against the MMHS also support finding ways of providing affordable housing and lowering housing costs. However, they have also done their homework and believe the county when it admits that the MMHS won't make housing more affordable. It's a "Bridge to Nowhere"—except to more county and builder revenue. Don't sit by—speak up now.

Neighborhood Shredding

Event on 10/8/22! Mark your calendar for Saturday October 8th from 10 AM to 1 PM. The event will be held in the parking lot of the Arlington Forest shopping center, open to all residents, friends and family, courtesy of the Casey O'Neal Team. The mobile shredding truck can handle up to 10,000 pounds of paper.

Real Estate Update - Elevated buyer demand, fueled in part by historically low interest rates, slowed this spring when rates increased, and many buyers hit pause on their buying plans. For some buyers the higher mortgage levels impacted affordability and there are indications of market softening. Mortgage rates have swung as the rates have risen and

fallen back so far this year. Some 30-year, fixed rates hit the 6% range a few months ago, then fell back into the 4.5% range, with current rates in the mid 5% area. Some sellers have reduced their sales prices when testing the market didn't attract buyer traffic. Inventories remain relatively tight, and jobs are plentiful. The local forecast for the rest of 2022 is for the housing industry to remain strong, just not at the unsustainable levels of last year. Housing prices will continue to rise, but at a more moderate pace than the past year or so. It's still a sellers' market.

Are you living in your ideal home now? Have you had thoughts of a new lifestyle? I'm here to help with strategic planning. *Who you hire matters* - put my 37 years of local market expertise to work for you and your largest financial asset!



Casey O'Neal
Associate Broker
703-217-9090
casey@caseyoneal.com
www.caseyoneal.com
Compass Real Estate

FREE Notary Service
for Arlington Forest
Residents

With me as your advisor and project manager, I can help you sell your home faster and at a higher price. **Compass fronts the cost of the services** to enhance your home's value. Visit our web site for details on the Concierge program.

Arlington Forest Covenants

AFCA has discovered that most of Arlington Forest has restrictive covenants attached to each property. Covenants are rules that either require a landowner to do something or prevent the landowner from doing something on the land; the rules apply for a set period of time or stay with the land forever. These particular covenants were established from 1939 to 1942 by the original property owner and developer, Meadowbrook, Inc., for most of what is now Arlington Forest. The covenants for Southside, Northside, and Greenbrier are



each worded somewhat differently; they are posted on the Arlington Forest website, along with maps showing the streets affected. AFCA has not found covenants for the smaller portions of Arlington Forest built from 1948 to 1967, but such covenants might exist. The covenants and associated documents for Arlington Forest are kept on file by Arlington County and can be viewed and obtained at the Arlington County Courthouse.

Please note: one covenant is no longer valid because it prohibited “persons of any race except the Caucasian Race” from living on a property except as domestic servants. The courts struck down its enforcement in 1948, and it became illegal under the civil rights legislation of

the 1960s; it is also illegal under the Virginia Fair Housing Law (Code of Virginia, paragraph 36-96.6(A)). You can find an article on it in the April 2021 issue of *The Arlington Forester* (posted on the AFCA website). As for the remaining covenants, AFCA is not in a position to provide legal advice regarding what the covenants might mean for current homeowners and whether the restrictions are still in effect.

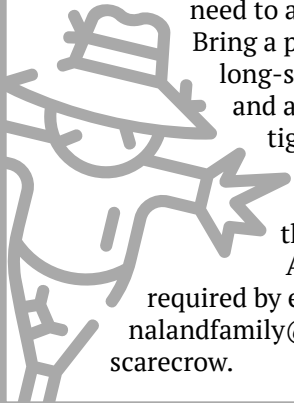
Virginia law allows you to remove from your deed any covenant restricting occupancy or ownership of a property

“on the basis of race, color, religion, national origin, sex, elderliness, familial status, or handicap.” You would need to fill out a covenant release form and pay \$31, get the form notarized, and submit it to the Arlington County Land Records Division. The form applies only to the invalid covenant, which would nevertheless remain in the historical land records for your property. You can find the form online at Arlington County Land Records Division by scrolling down to “Covenant Release.”

Scarecrow Making

Bring your preteen child to the Arlington Forest Shopping Center on Saturday, October 15, between 1 and 3 p.m. to make a frontyard Halloween strawman! Children of any age may participate, but parents/guardians will need to assist younger children. Bring a pair of bluejeans, a long-sleeve button-up shirt, and a pair of panty hose or tights. AFCA will provide the straw stuffing and safety pins to connect the pants and shirt.

Advance registration is required by emailing John Naland at nalandfamily@yahoo.com. Cost \$5 per scarecrow.



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)

Life isn't perfect but your hair can be.

**Arlington Forest Shopping Center
703.525.6828**

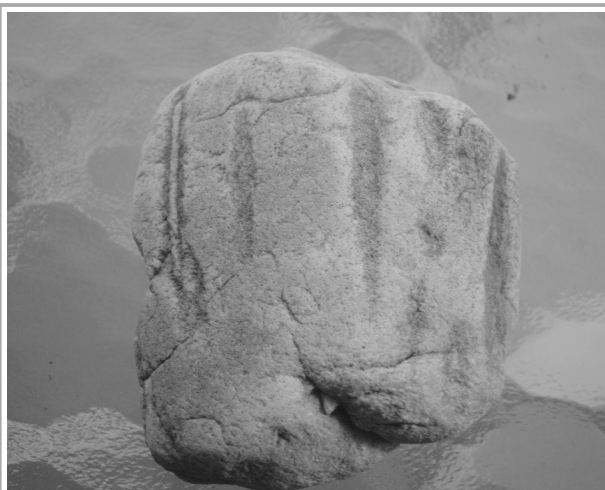
**DAstudiosalon.com
DAstudiosalon@gmail.com**

Fossils in Our Neighborhood Creeks

By Hutch Brown

Ever notice a rock like this? You might have already seen one along our neighborhood creeks. The first rock of this kind I ever found was a surprise—I thought at first that it was concrete with an embedded nail. A few years later, I was on a gravel bar along Four Mile Run and had some time to kill, so I wandered around and found the rock in the photo in 20 minutes (by then, I knew what to look for). The rock fits into my hand, a river rock rounded by tumbling downstream, creamy white with a bit of natural rust color—and you can find literally millions of them along our neighborhood creeks.

It's a fossil—more precisely, a trace fossil, like a dinosaur footprint frozen in stone. The traces were made by wormlike sea creatures living in ancient ocean sands. Their counterparts today, called phoronids, burrow into offshore sands and use tiny tentacles to filter food from ocean currents overhead. With the fossil traces preserved, the ancient sands built up and hardened into sandstone more than half a billion years ago. Tremendous heat and pressure during subsequent



mountain building—think Blue Ridge Mountains—consolidated the sandstone into a metamorphic rock called quartzite. This particular quartzite, first identified near Antietam Creek in Maryland, is famous for its trace fossils, described by a geologist in 1840 as *Skolithos linearis* (from Greek *skolex* and *lithos*, meaning “worm” and “rock,” and Latin *linearis*, “in lines”).

So how did my “wormrock in lines” get here from Antietam Creek? Simple: erosion. Over tens of millions of years, the

Potomac River and its predecessors have been tumbling eroded bits of bedrock downstream and depositing them where the rivers slowed at the tidewater. You can find rounded river rocks along eroded streambanks in our area and even in your own backyard. From an eroding streambank along Four Mile Run’s 10-mile length, my piece of Antietam quartzite fell into the creek and ended up on the gravel bar where I found it.

So the next time you’re on a gravel bar along one of our creeks with nothing much to do, why not give it a try? Finding fossils is always a thrill!

Still the #1 Remodeling Contractor in Arlington

Pulling more permits in Arlington than any other contractor



Specializing in Arlington Homes

GET A FREE QUOTE TODAY

703-536-0900 | CookBros.org

Parks Update

High Marks

In 2022, Arlington County parks moved from fourth to third place in the nation in the Trust for Public Lands ParkScore index, just behind Washington, DC and St. Paul, MN. The rankings were based equally on five factors: Arlington scored low for acreage (obviously) but very high for *access*, *investment*, and *amenities* (such as playgrounds and dog parks). For example, 99 percent of Arlingtonians live within a 10-minute walk of a park. For equity, Arlington got more middling marks (71 out of 100).

Lubber Run Park

In May, Boy Scout Troop 648 hosted an ambitious Eagle Scout project with several improvements to Lubber Run Park. The Scouts worked over multiple days (including in the rain) to improve a trail and repair gullies and erosion on the Greenbrier side of the creek. We can all thank the Scouts for their hard work!

Fish Kill in Four Mile Run

On May 11, hundreds of fish died in the tidal portion of Four Mile Run (turtles, wildfowl, and snakes were unaffected). The cause was leakage of sodium hypochlorite (bleach) from—ironically—Arlington’s Water Pollution Control Plant on Four Mile Run off South Glebe Road. A defective pipe leaked the bleach into a storm drain leading to Four Mile Run, but the leakage occurred only once and fish are back in the estuary.

Lubber Run Park Trail Work Planned

Arlington County is planning to repave the trail from the footbridge over Lubber Run below 3rd St. N. to the Lubber Run Amphitheater. No schedule yet exists, but county staff will post notices in the park in advance.

Arlington County

Forestry and Natural Resources Plan

Arlington has posted a draft Forestry and Natural Resources Plan for public comment. The plan combines and replaces two elements of Arlington’s Public Spaces Master Plan, the Urban Forest Master Plan and the Natural Resources Master Plan. The new draft plan outlines “strategic directions” in such areas as conservation, biodiversity, and climate change. Find out more at Arlington County Forestry and Natural Resources Plan; public comments are accepted until October 3.

County News

Missing Middle Housing Study

In September and October, the Arlington County Board is hosting 3 information sessions and 11 community conversations on its plans for changing single-family residential districts like ours to allow for multifamily housing with from two to eight units. The sessions will be both in person and virtual, with registration required. Unfortunately, waiting list registration is now all that is available.

Stormwater Utility Fee Coming?

Arlington County is considering a shift from funding its stormwater management program through a Sanitary District Tax based on a property’s real estate assessment to a stormwater utility fee based on the amount of impervious surface (like roofs and driveways) on a property. Properties with more hard surfaces that contribute more stormwater runoff to the system would pay a higher rate. Find out more online at Arlington Stormwater Utility Feasibility Study.

Lubber Run Watershed

In May, Arlington County Manager Mark Schwartz presented the county’s Capital Improvement Plan, including investments of \$331 million in stormwater management over the next 10 years. The funding includes infrastructure improvements in the Lubber Run watershed, which extends through Lubber Run Park north to Langston Blvd. and beyond (mostly piped underground). Investments will focus on areas upstream from Ballston Pond, including higher capacity pipes and an underground stormwater retention reservoir at Woodlawn Park, just north of Washington Blvd. Such improvements, along with rehabilitation of Ballston Pond, will help to mitigate stormwater runoff impacts in Lubber Run Park.

COVID Testing Available

The county’s “curative kiosks” offer no-cost, walk-up testing and are open daily. No proof of health insurance or county residency is required. Find out more online at Arlington County Curative Testing Kiosks.

9-8-8 Hotline for Arlington Residents

The new dialing code, which operates through the National Suicide Prevention Lifeline network, is now available to Arlington County residents experiencing a mental health or substance abuse emergency.

Around the Forest



Another Bridge Damaged

A narrow path connects our neighborhood with Barcroft across a bridge over Arlington Forest Branch, the brook that feeds Sparrow Pond along the W&OD Trail. Many neighbors use the path, as do school children on their way to Barcroft Elementary School. In May, a storm knocked trees onto the bridge, blocking the path. Because the bridge and trees are on property owned by Dominion Energy, Arlington County will not repair the bridge but has removed the trees. The badly damaged bridge remains unsafe for use.

Mystery Signs

In May, signs appeared on lamp posts along 3rd St. N. warning of excessive “radio frequency fields.” Giving no government contact information (though citing the “FCC”), the signs were accompanied by pieces of blue painter’s tape stuck in lines down the sidewalk and across the street to county parkland. The signs warned the reader to stay behind the tape for safety; depending on what “behind” meant, just reading the signs was dangerous if what the signs said was true. Weird prank?

Water Main Break

On June 4, residents near Lubber Run noticed low water pressure. Work on trees in Lubber Run Park apparently caused a water main break, resulting in a spectacular geyser of water near the footbridge over Lubber Run below the Lubber Run Community Center. The county switched off the water main and restored water pressure to residents within hours. Heavy equipment was brought in to repair the pipe, and no evidence of damage remains near the bridge.

LRCC Parking Garage

The playground at the Lubber Run Community Center is very popular, but please avoid parking in front of homes on nearby streets. The center’s parking garage offers **4 hours of free parking**. To enter the garage, just take a ticket and use the ticket to exit.

Kids for Hire

This newsletter feature helps neighbors find local help and support local kids. But kids do move on. If your child no longer belongs on the list, please let the editor know at newsletter@arlingtonforestva.org to avoid confusion and make space for others.

Community Calendar

The coronavirus pandemic has forced AFCA to limit the number of community events, with some down as tentative—to be held if conditions allow.

Next AFCA meeting:

Wednesday, September 21, 7 p.m.

Lubber Run Farmers’ Market:

Saturday mornings at the Barrett Elementary School parking lot.

Scarecrow Making:

Saturday, October 15 (register with John Naland at nalandfamily@yahoo.com)

Midterm Election: November 8 (you can request a ballot to vote by mail at <https://bit.ly/VoteArlington>). On the ballot will be the offices of U.S. House of Representatives, Arlington County Board (1 seat), Arlington School Board (1 seat), and six bond questions related to the latest 10-year Capital Improvement Programs for Arlington County and Arlington Public Schools.

Holiday Party: Friday, December 2, at the Lubber Run Community Center (tentative)

Neighborhood Spring Cleanup:

Saturday, April 22, 2023 (tentative)

Home and Garden Tour:

Saturday, May 6, 2023 (tentative)

Annual AFCA Picnic: Wednesday, May 17, 2023

Annual Yard Sale: Saturday, May 22, 2023 (tentative)

AFCA Meetings

September 21, 2022:

Missing Middle Housing Study

October 19, 2022:

Stormwater utility fee changes

November 16, 2022: Southside issues (buffer strip, damaged bridge, and more)

January 18, 2023:

School issues

February 15, 2023:

Native trees and gardens

March 15, 2023:

Forestry and Natural Resources Plan

April 19, 2023:

Neighborhood conservation projects

May 17, 2023:

Neighborhood picnic

Barcroft School News

By Samantha Bell

Even though students were on summer break, the staff and PTA were still active at Barcroft. Thanks to the PTA, several outdoor games were added on the blacktop at the school in July. Over the summer, the PTA also hosted several playdates at the school playground for new Barcroft students.

In August, Barcroft hosted an outdoor class for Arlington teachers to talk about outdoor learning opportunities. On August 25, Barcroft also hosted an open house where students and families could meet their

teachers and visit the classrooms. On August 26, the PTA sponsored a breakfast for the staff and handed out spirit gear ahead of the school year.

Students returned from summer break to school on August 29 to start the new school year. We are looking forward to a great school year and excited about the events planned over the next few months: a Back to School picnic on September 9; grade-level family breakfasts during the weeks of September 12 and 19; a Chalk for Peace and Garden Workday on October 1; a PTA fundraiser Restaurant Night at Lebanese Taverna on October 18; and Outdoor Movie Night on October 28.

You can support the Barcroft PTA through Amazon Smile (at smile.amazon.com) by connecting to "Barcroft Elementary PTA" or linking your Harris Teeter card (www.harristeeter.com/together-in-education). The Harris Teeter Barcroft code is 4238; you need to relink every year. Follow us on Twitter and Instagram at @BarcroftEagles and on Facebook at Barcroft Elementary School PTA.



New outdoor blacktop games at Barcroft.



Tracy C. Taylor, Author

W-L High School Graduate

George Mason University Graduate

DeVry University Graduate

United States Army Veteran

Writer of Adventure Books, Children's Books,

Christian Books, Dental Fiction,

Poetry, and Young Adult Fiction.

Longtime resident of Arlington

Summer's Coming, Get your Books today.



Prince of Pages, Inc.

www.princeofpages.com

Adventure: The Journey

Children's: Small Fry Tales

Christian: 60 Christian Traits

Dental: Toothache at Big Mouth Bend

Poetry: Wondering Ardor

Christian: Parody of Parables

Dental: Cavities of the Caribbean

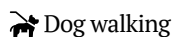
Dental: Something Wicked in the Land of

Ahhhs

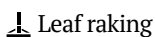
Financial: Good Habits to Have (Financial Help Book)

Kids for Hire

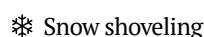
These Arlington Forest youths are ready to help. To be added or deleted, email newsletter@arlingtonforestva.org.



Pet sitting



Plant watering



Mother's helper



Mail collection



Special Certification

Southside

Name	Email	Phone									Other
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	✓	✓							
Sabrina Saunders	sabrina_saunders@icloud.com	202-531-2247	✓	✓		✓*			✓	✓	Tutoring
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	✓	✓						✓	
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				✓*					
Jacob Nadherny	jacob@nadherny.com		✓	✓						✓	
Matthew Petruccelli	tony.petruccelli@gmail.com	703-629-0425					✓				
Nicky Petruccelli	tony.petruccelli@gmail.com	703-629-0425		✓			✓				Cats only
Caulder Pickard	katiepickard@gmail.com	571-244-6870	✓	✓	✓		✓	✓	✓	✓	
Elle Pickard	katiepickard@gmail.com	571-244-6870	✓	✓		✓*		✓	✓	✓	
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	✓		✓	✓	✓				College breaks only
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	✓	✓		✓*		✓	✓		
Name	Email	Phone									Other

Northside



CRYSTAL THAI
Distinctive & Aroma Thai Cuisine

4819 1st Street North
Arlington, VA 22203
(Arlington Forest Shopping Center)

Tel: 703-522-1311

www.crystalThai.com

Dine-in Pick-Up Delivery

**Fine Food
Fine Service
Fine Neighbors**

Buy One Get One \$7 Off!

Get \$7 off one Lunch or Dinner
Entree when purchasing a
Second Lunch or Dinner Entree
Of Equal or Greater Value

**Good Daily for
Arlington Foresters
With This Coupon
For Dine-in Only**

One Coupon per Party
Not Valid with Luncheon Specials,
Soft Shell Crab and Crispy Flounder
Menu, any Special of
Maximum Discount \$7
Coupon expires October 15, 2022
We honor all Major Credit Cards

R & M CLEANING SERVICES

Reliable - Experienced - Good References
Flexible Scheduling - Reasonable Rates
We Bring Our Own Equipment

Call MARYEN or RAUL

703-321-5335

Free-in-home
Estimate --
Weekly/Bi-weekly/
Monthly or Occasionally --
Move-in or Move-out Office



Help Neighborhood Schools

Link your **Harris Teeter VIC cards** to help your neighborhood and local schools that many of our children attend!
Choose up to five different schools to link to, then hand this page to the customer service desk during your next visit to Harris Teeter.

Barrett: 3906	Barcroft: 4238	ATS: 4378	Key: 5109	H-B Woodlawn: 4490	Thomas Jefferson: 3905
Kenmore: 3954	Washington-Liberty: 3917	Wakefield: 4566	St. Thomas More: 2069	Our Savior Lutheran: 5529	

DAVEN! NOSH! DO A MITZVAH!

at Congregation Etz Hayim in Arlington, Virginia

Our Weekly & Holiday Services Are Open to All

Shabbat Services	Weekly Minyanim
Fridays, 6:15 pm	Thursdays, 7:00 am
Saturdays, 10:00 am	Sundays, 9:30 am (on religious school days only)

We offer a vibrant Religious School, a Preschool with part- and full-day options, social action activities, Israeli Folk Dancing, adult education classes, a Jewish-interest library, and much more!

Congregation Etz Hayim is a warm, inclusive, Conservative congregation that reveres and embraces the rich heritage of our Jewish traditions and teachings. As a modern, egalitarian community, we encourage diversity and freedom of expression, recognizing that each of us chooses our own path in Judaism.



*Welcome home to Congregation
Etz Hayim—you belong here.*

www.etzhayim.net

703.979.4466

2920 Arlington Boulevard, Arlington, VA 22204

Breeder of America's Maine Coon Cat



Susan Taylor

AT HOME PETS

*Individualized Care in
Pet's Own Home*

Pet Transportation | Security Visits
House Sitting | Licensed & Bonded

703-867-7342

Arlington Forest references

New Forest Valet

Quality Cleaning Since 1967

Drycleaning - Laundry - Shoe Repair

Alterations - Draperies - Quilts

Specializing in Delicate
and Fancy Items

Arlington Forest Shopping Center

703-525-4354

7 to 7 Mon-Fri, 9-3 Sat

"Fussy Cleaning for
Nice People"

Brick's Pizza

16 Years of Great Pizza

703-243-6600

Cheese 12" - \$14, \$0.99/topping

Cheese 14" - \$16, \$1.49/topping

Cheese 16" - \$18, \$1.99/topping

**On Tuesdays:
Buy one pizza,
get one free**

Arlington Forest Shopping Center
Hours: 10 am - 11pm Sun - Thurs
10 am - 12 am Fri - Sat

ARLINGTON



TREE CARE

*Maintaining the natural
health of your trees*

**Tree Removal * Pruning
Storm Damage**

Licensed & Insured

703-524-0888

Call to schedule a free evaluation
or estimate for your trees.

www.ArlingtonTreeCare.com

BROOKE RENTAL center®

We Rent the Things You Need!

Arlington, VA • 703.243.2122

Javikan

(Yes We Can!)

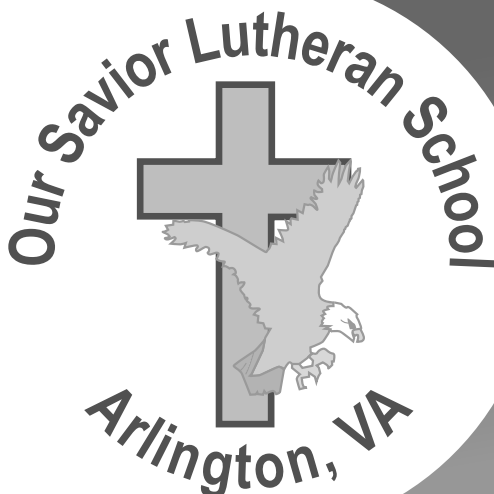
**Yard Care * Powerwashing
Glass Recycling * Odd jobs**



*Staffed with
Young Adults
with Disabilities*

703-585-4946

Javikan123@gmail.com



Pre-K (Age 4 by Sept.30)
through 8th grade

Affordable Tuition

Before and After School Program

Small Class Sizes

Many Extracurricular Activities

825 SOUTH TAYLOR STREET

ARLINGTON, VA 22204

703-892-4846

WWW.OSVA.ORG