



Vol. 67, Number 4

Arlington, Virginia

January 2026

## Virtual AFCA Meeting—Lubber Run Park Issues

AFCA invites you to join our monthly Zoom meeting on Wednesday, January 21, at 7 p.m. An Arlington County representative will join us to discuss safety and other issues affecting Lubber Run Park.

To join the meeting through Zoom, enter the following URL into your browser between 6:45 and 7 p.m. on Wednesday, January 21: <https://us02web.zoom.us/j/86776565835>.

Alternatively, you can dial in to the meeting at 301-715-8592, where you will be prompted to enter meeting number 867 7656 5835 and passcode 469609. You might also be prompted to hit the # sign one or more times. This call-in number will be active starting at 6:45 p.m.

## AFCA November 2025 Meeting

By Janet Irwin, AFCA Corresponding Secretary

AFCA's November monthly meeting took place by Zoom on Wednesday, November 5.

AFCA President Sal D'Itri called the meeting to order and introduced our guest speaker, Wendy Zenker, Executive Director of Arlington Neighborhood Villages (ANV). Wendy is a Forester, as are Sue Arnold, Bill Jackson, and Allison Kennett, all of whom are volunteers with ANV and spoke about their volunteer experiences.

ANV is affiliated with the national Neighborhood Village organization, which started in Boston about 25 years ago and today includes more than 300 "villages" across the country. ANV celebrated 11 years of existence in 2025. It has responded to over 22,000 service requests. There are currently about 500 members and about 320 active volunteers who provide various services to older Arlington residents wishing to age in place. Services include things like picking up groceries and taking people grocery shopping, to the bank, and on similar errands. In addition, volunteers take people to appointments, help with technology issues and coaching, and pay visits to members to relieve social isolation and loneliness. Sometimes, volunteers go for walks with members in addition to visiting their homes. The basic concept is simply "neighbors helping neighbors."

ANV has also started organizing Tai Chi and similar activities, weekly Zoom calls for coffee and conversation, and holiday gatherings. The organization is rapidly growing through partnerships with other local organizations, such as Culpepper Garden, the Arlington Food Assistance Center, True Ground Housing, and county offices. Eighty-six percent of ANV members are over 70. Discounted memberships are available for those who can't afford the full membership cost. Arlington Forest's local volunteers spoke enthusiastically about their experiences; each really enjoys providing useful services

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*The Arlington Forester* is the official publication of the Arlington Forest Citizens Association, Arlington, VA. A nonpartisan, nonsectarian publication serving the residents of Arlington Forest, the *Forester* welcomes articles and photos focusing on issues specific to our neighborhood. We publish monthly from September to November and January to May. The deadline for submissions is the first of the month. Email your submission of up to 400 words—preferably with a photo—to newsletter@arlingtonforestva.org. Articles on controversial issues are welcome but do not necessarily reflect the views of AFCA and will be marked as opinion.

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## AFCA October Meeting

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to our local community. ANV could use more volunteers. You can find out more online at [anvarlington.org](http://anvarlington.org) or by calling 703-509-8057 and asking for Mary Ellis. You can also contact Wendy Zenker directly at [Wendyzenker@anvarlington.org](mailto:Wendyzenker@anvarlington.org).

In other business, Sal reminded everyone that the Arlington Forest Santa Party would be on Thursday, December 4, at 7 p.m. at the Lubber Run Community Center. Sal also mentioned the idea of organizing a January meet-up for a toy donation drive following the holidays. Barbara Engelhardt spoke about a new county app for a neighborhood challenge called “Get Green Arlington,” where residents register and get community points for doing various things. The challenge ended on November 30.

## Cake and Coffee Social Coming Up!

AFCA will host a neighborhood cake and coffee social at the Lubber Run Community Center on January 24 from 2 to 4 p.m. Come spend time with neighborhood friends and meet new neighbors around the Forest! You can bring a cake, pie, cookies, cupcakes, gourmet donuts—or just bring yourself. Please register at: <https://tinyurl.com/yc5yjmuk>.



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# December Santa Party

By Allison Kennett

It was a record turnout on a chilly night on December 4 for AFCA's Santa event at the Lubber Run Community Center. Santa arrived on a flashing fire engine, welcomed by throngs of Arlington Forest kids and their families.

Everyone went inside to hear live holiday music by Foresters Ken Schellenberg and Chris Bosch, and then the kids queued up to chat with Santa (Forester Todd Burns). Kids also enjoyed sweet treats and crafts.

Many thanks to Ken, Chris, and Todd, as well as to Alice Burns and the Burns kids, Gavin and Grady, for helping out. Thanks also to Andy Browne for the loan of the awesome Santa suit!



## Our Local Nature Center

The Long Branch Nature Center, just minutes away off S. Carlin Springs Rd., hosts year-round county-run programs and special events, including story times, hikes, nature walks, and campfires. The nature center features a native plant garden along with seasonal exhibits, a children's Discovery Room, live animals, a viewing pond, space for birthday parties, and an outdoor Nature Discovery Area.

Long Branch stream flows through the nearby woods, past two ponds seasonally full of frogs and turtles. Long Branch's wooded stream valley is home to raccoons, foxes, flying squirrels, salamanders, and more. You can also see a variety of butterflies and other insects. Trails at Long Branch connect to Glencarlyn Park and the W&OD Trail. The adjacent forest in Glencarlyn Park is remarkably free of invasive plants; if you're lucky, you might even spot sprouts of American chestnut, a major forest tree all but wiped out in the 1900s by an invasive fungus from Europe.

The Glencarlyn oak/hickory forest is thought to have never been logged, so it contains huge old oaks and other trees, great habitats for our native wildlife. Accordingly, the Long Branch Nature Center is the kickoff point for many nature walks for kids and adults alike, including for birds and our local geology. We are lucky to have it so nearby!



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# NEW Fall Turnaround Day 2025—Recap

## By Liz Vance

After Turnaround Day last summer, several Foresters reached out to propose trying one in the fall. So we did! The Saturday after Halloween, the sidewalks were once again lined with awesome treasures just waiting to be claimed by someone new. There were a high proportion of children's items and lots of garden treasures (many of which ended up in the Vance backyard, to the dismay of at least two of four Vances).

One suggestion was focusing the summer Turnaround Day on household goods and the fall Day on rehoming children's items. This is in keeping with the original idea of helping the kids who are heading off to college and need to furnish dorms and apartments on the cheap. And it helps make space in our homes before the holiday gift season. I think this is a fabulous idea, and I hope folks keep it in mind as they plan for next year.

This doesn't mean you can ONLY put those things out. That's crazy talk! Put out anything you want! That's one of the joys of Turnaround Day—you never know what you're going to find!

But if you are on the fence about holding on to something, let it go. Let it find a new home. Let that funky chair go to an art student at VCU! Let those board books go to some new toddlers! Let that strange metal animal sculpture go to an old lady with a weird yard on N. Park Drive. Ahem.



*One of several kitchens available for new tiny chefs.*



**Mark your calendars for 2026:**  
Summer Turnaround Day: July 11  
Fall Turnaround Day: November 7

## Mapping Discriminatory Deeds in Northern Virginia

*The piece is based on an article in ArlNow on 7 May 2024.*

Thousands of Arlington deeds from the 1900s contained language that barred people of certain races, nationalities, or religions from buying property, whether for a residence or for a business. A study in 2024 showed how discriminatory covenants segregated neighborhoods across northern Virginia, with effects that are still with us today. The most commonly used exclusionary phrase was “any person not of the Caucasian race,” and the earliest restrictive covenant discovered in northern Virginia was recorded in 1900 for a property in Clarendon.

To help people visually trace the impact of these policies, the researchers used public land records from 1900 to 1968 to construct maps displaying neighborhoods with restrictive covenants (online at [documentingexclusion.org/](http://documentingexclusion.org/)). The goal was to show that segregated neighborhoods in northern Virginia were not simply the result of individual choices but mainly due to systemic

discriminatory practices. Racial and other discriminatory covenants are no longer enforceable because of the 1968 Fair Housing Act.



Still, the language in these covenants remains part of public land records for many neighborhoods, including for most homes in Arlington Forest (see the AFCA website at [arlingtonforestva.org](http://arlingtonforestva.org)).

“Quite a few homeowners have emailed us to share their experiences upon discovering racial covenants on their property,” said Janine DeWitt, a sociology professor at Marymount University and one of the lead researchers. “They are often surprised to learn how common these restrictive racial covenants were in our region.”

# Forester Chronicles: The Lubber Run Community Center

## By Alice Burns and Todd Burns

The Lubber Run Community Center was Arlington's first community center and the park was Arlington's first public park. Arlington County first allocated \$500 in funding for "parks and playgrounds" in 1933. In 1936, the funds were used to acquire 54 acres in the Four Mile Run-Lubber Run area, most of which became Lubber Run Park, opened to the public in 1941. The county planned a resplendent celebration for opening day, but a torrential downpour rained out the festivities, and the park opened without ceremony.

What is now the Lubber Run Community Center was formerly the Henderson House, a Swiss-style country estate built in 1894 by John B. Henderson, Jr. The Hendersons seldom lived there except when Henderson was running for Congress from Virginia in about 1906 and used the house as his official residence. Because of its abandoned look, the house was considered haunted by some neighbors. In 1925, the Pickford family acquired the Henderson estate, including the Henderson House. In 1931, Herbert H. Porter purchased the Henderson House and 4 acres of land from Pickford for \$22,000. In 1941-50, the U.S. Army used the Henderson House as an officer's club and a dorm for military units assigned to Arlington Hall (see the October issue of this newsletter for that story). In 1951, Arlington County purchased the Henderson House for \$16,875 and renamed it the Arlington Recreation Center; it featured offices, classrooms, a kitchen, and a ballroom. Residents celebrated the opening with a dance on November 21, 1951. Sadly, less than 3 years later, Hurricane Hazel blew down electrical wires at the recreation center and started a fire. Flames towering 30 to 40 feet above the building destroyed it on October 16, 1954.

In 1956, the county replaced the Henderson House with a new building, dubbed the Lubber Run Community Center. That building supported many activities for Arlington Forest residents, including a teen center (established in 1956), a location for Christmas festivities (starting in 1984), and an Arlington Forest Fun Day (in July 2006 or 2007). In 2018, Arlington County tore down the building to construct the community center we have today, which produces as much energy as it consumes (for zero net annual energy consumption). Construction was completed in 2020; the playground and outdoor athletic courts opened in September, but the COVID



*Henderson House, circa 1950.*

pandemic kept the building itself shuttered. Its very first use was as a distribution center for COVID vaccines, and our family remembers excited people lining up for a shot and to see inside the new building. It formally opened to the public in July 2021.

The center now features AFCA's annual Santa Party, a tradition that started in 1941 with a Tree Lighting Ceremony. Each year, neighbors gathered to decorate the large holly tree that stood in the traffic circle outside the Arlington Forest Shopping Center, a tradition that continued in most years until the holly died in 2006. In 1945, AFCA held its first children's Christmas party at the Buckingham theater. Often held on Christmas day, the party included activities such as ornament making. In most years from the mid-1940s to the mid-1960s, AFCA also held a house decorating contest, with a grand prize of \$2 in 1948. In 1984, AFCA holiday festivities moved to the Lubber Run Recreation Center, where Santa arrived on his fire engine. The tree lighting ceremony was moved to a tree behind the community center on N. George Mason Dr., though both the new tree and the holly were lit in many years. As we think about the holidays just past and what we want to work for in the new year, let's take a minute to consider where these traditions came from. Wishing you and your family a happy new year!

# Erosion Chronicles: Lubber Run Before European Settlement

## By Hutch Brown

Artifacts suggest that, in the 1600s, American Indians lived in villages along Four Mile Run. Villagers used fire to clear land for crops after killing the trees by girdling them (cutting away a ring of life-giving bark). The two Carlin Springs below Southside, now dry, were flowing as late as the 1870s, with a swimming hole 7-8 feet deep at the mouth of Lubber Run, so the original water table was much higher than today and the stream was normally deeper. What is now Lubber Run Park would have had beaver activity and deadfall (fallen trees), creating pools and submerged woody debris, ideal habitats for fish and wildlife, including native brook trout. Indigenous people used the stream valley for hunting, fishing, trapping, collecting firewood, gathering nuts and berries (including acorns), and more. American Indians also used seasonal fires to keep adjacent uplands open for travel and hunting, including edge habitats for deer and elk. Some upland areas would have looked much like Arlington Forest Park, a grassland with scattered trees.

Trapping was important for trade with Europeans, especially for the beaver pelts used in fashionable European hats. Research has shown that beaver dams proliferated on streams across the Atlantic seaboard, creating wetlands. Lubber Run and its many side streams flowed through bottomlands originating near what is now Langston Blvd. Today, Lubber Run emerges from underground pipes in Woodlawn Park, where an eroded streambank shows—buried under several feet of soil—an underlying dark soil layer consistent with buried wetland soils. Flooding would have been caused by beaver dams or logjams, with decaying wetland vegetation creating the submerged soil layer. The buried soil layer is covered by a thin layer of gravel, consistent with beaver removal by trappers or farmers and the



Huntley Meadows beaver pond.

return of a free-flowing stream for a time. Accordingly, upper Lubber Run originally fed ponds and marshes that verged on or intermixed with swamps and mature bottomland forest. The area might have looked much like Ballston Pond or Huntley Meadows does today.

So Lubber Run was originally a pristine wooded stream wider and deeper than today (due to the higher water table) and with a wealth of natural resources used by indigenous people. The upper watershed, in addition to open woodlands and mature forest, probably had extensive wetlands behind beaver dams. In the valley of lower Lubber Run, the stream flowed through dense forest with streamside

trails used by American Indians. The scenery would have been much like today, but with beaver dams and small wetlands (perhaps like Sparrow Pond below Southside). The stream would have had deeper pools, more woody debris, more stream bends—and none of today's infrastructure, erosion scars, and trees toppled by erosion.

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# Arlington Revises Goals for County Development

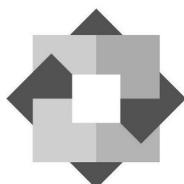
## By Char Mahoney and Janet Irwin, AFCA Secretaries

At our October 2025 AFCA meeting, Jacqueline Snelling of the Arlington County Civic Federation (CivFed) spoke about Arlington County's plans for updating the introduction to its Comprehensive Plan. The plan sets goals and objectives for a livable community in areas like housing, energy, and the natural environment, in part through the county's General Land Use Plan (GLUP). We gave the gist of Ms. Snelling's report in the November issue of The Arlington Forester. This article gives a fuller overview of her comments and the ensuing discussion.

According to Ms. Snelling, the county is reconsidering the goals and objectives adopted in 1960, unchanged since then, in its first Comprehensive Plan. She said that the county intends to move "from a collection of inter-independent neighborhoods and delineated transit-oriented development corridors to an integrated high-opportunity transit-oriented community accessible to all." That could mean moving away from the original county goal of retaining a "predominantly residential character," with development concentrated in "limited and defined areas" near Metro stations. Ms. Snelling confirmed that the county envisions development "throughout Arlington without it being basically corridor focused," a major change from the current

corridor-centric density approach. One resident suggested that the county was planning to "redo and take away zoning" through changes to the GLUP, and Ms. Snelling confirmed that a GLUP update is scheduled. She also noted a shift in the county's transportation focus: the current goal is an "adequate system of traffic routes" for cars, whereas the proposed direction focuses on multimodal transportation and "how you get around without a car."

One resident said that public meetings often feel like "check-the-box exercises" before the county then proceeds with its own preferred approach. An AFCA CivFed representative commented that the process seems to be deviating from the established "hierarchy of public engagement" typically required for capital improvement projects. Ms. Snelling replied that CivFed has passed a resolution calling for a more meaningful discussion that uses "plain language" and provides "concrete definitions" for abstract terms (like "people-centric") so that the public can clearly see what policies will change, which ones will continue, and why.



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# Memorializing the Enslaved in Arlington

By Art Schwartz



Living in Arlington, VA, means living amid history. On November 15, I experienced Arlington history by attending a Stumbling Stone dedication in Lyon Park at the intersection of N. Garfield St. and N. 4th St. The event was attended by hundreds, including Congressman Don Beyer, who made brief remarks.

Stumbling Stones are bronze markers designed and fabricated by students at Arlington Tech High School that are installed in public sidewalks near where enslaved people once lived. They are a lasting memorial to people who were forgotten, often for centuries. The stones commemorate the lives of the enslaved people who helped to build what is now Arlington County (and our country). They are engraved, to the extent known, with first and last names, along with dates of birth and date. Arlington is the first community in a former Confederate state to memorialize enslaved individuals using Stumbling Stones. The goal is to reveal a difficult history, remember the forgotten individuals, and honor our shared humanity.

The idea for Stumbling Stones was developed by German artist Gunter Demnig, who cited the Jewish Talmud in noting that “a person is only forgotten when his or her name is forgotten.” In 1992, he decided to create an artwork that would quietly focus attention on the millions of people—Jewish, gay, Romani, disabled, and more—who were murdered by the Nazis from 1933 to 1945, with a focus on memorializing them through their

names. Demnig created small concrete cubes topped by inscribed brass plates, to be installed flush with the street or sidewalk near the last place where each person resided, worked, or studied. He called them *Stolpersteine* (German for stumbling blocks or stones). Many read, “Here lived,” followed by a birthdate, deportation date, destination (name of the concentration camp), and date murdered. The artist intended for people to “stumble upon” the stones during everyday life. The 75,000 original stones in Germany have grown into more than 100,000 Stumbling Stones placed across Europe in more than 1,200 towns in nearly 30 countries.

A review of historical maps of the Arlington area on the Arlington Historical Society website indicates that parts of what is now Arlington Forest were where enslaved people lived, labored, and died. Individuals, youth groups, schools, and civic, religious, and community groups are all invited to participate in the Stumbling Stones Dedication Program. The Arlington Historical Society and the Black Heritage Museum of Arlington can identify a location for you or your group to sponsor a Stumbling Stone. The total cost, including installation, is \$300 per marker. To learn more about the program, please visit the Arlington Historical Society website or contact Jessica Kaplan, Arlington Historical Society Project Team Lead for Memorializing the Enslaved of Arlington at [ahsedlink@gmail.com](mailto:ahsedlink@gmail.com).

# Arlington Studies New Way to Reduce Stormwater Runoff

## By Hutch Brown

In February 2025, Arlington County launched a Low Residential Development Study (LRS) of potential new regulations to reduce stormwater runoff and expand tree cover in residential neighborhoods like ours. About 70% of Arlington's private land is in residential districts (zoned R), where redevelopment continues to shrink tree cover while expanding impervious surfaces like roofs and walkways.

With storms worsening under the effects of a changing climate, every major storm sends stormwaters pouring through streets, yards, and homes while collapsing streambanks and toppling trees in neighborhood parks, as happened during an unprecedented storm in July 2019 (see the photo). Arlington's Forestry and Natural Resources Plan, recently added to its Comprehensive Plan, calls for improving environmental outcomes from residential redevelopment. The LRS is a step in that direction.

The LRS is examining potential amendments to the Arlington County Zoning Ordinance for "better stormwater and tree canopy outcomes in low residential neighborhoods over time." Arlington's zoning ordinance currently excludes some impervious surfaces from the



definition of lot coverage, allowing homeowners to reduce tree cover and pave more of their lots over time. Exempted from lot coverage are some decks, pools, patios, and walkways, and the LRS could lead to restrictions on lot redevelopment plans that include such impervious surfaces. However, it will not affect building footprints and height limits on residential lots.

The study has three phases. In winter 2026, the county is using questionnaires, in-person events, and online tools to establish "a shared understanding" of the problem. The county will then evaluate potential solutions in spring/summer 2026 and finalize recommendations for public hearings and county board action in fall/winter 2026. You can find out more online at Low Residential Development Study Arlington, including a map viewer showing the area of impervious surfaces and tree canopy cover on your own lot. One original 1940s home in Arlington Forest, for example, shows up as 20% impervious surfaces and 53% tree cover, whereas a recently redeveloped lot has 40% impervious surfaces and 6% tree cover (but with trees planted for more to come). Arlington's goal for tree canopy cover countywide is 40%.

This year brought 15% more homes to the market, giving buyers and sellers a lot more freedom to make moves. Mortgage rates dipped from the sevens into the low sixes, making payments feel more doable and pulling plenty of buyers back in. Homeowners were sitting on about \$300K in equity, which gave many the boost they needed for their next stage. All together, around 4.9 million homes sold — a wave of fresh starts. If you're beginning to think about your next chapter, let's talk!

## 2025 Housing Market Year in Review

- 1 15% more homes for sale
- 2 Mortgage rates fell close to 6%
- 3 Homeowners had \$299K in equity
- 4 Roughly 4.9M homes sold



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# PTSA Update—Kenmore Middle School

By Samantha Bell

Kenmore celebrated the holidays before the winter break with a performance by the chorus and orchestra students. Thank you to everyone who donated cookies and treats for the Kenmore teachers and staff! The appreciation event hosted by the PTSA before the winter break was a great success.

Follow Kenmore Middle School on BlueSky at <https://bsky.app/profile/kenmore.apsva.us> or on the PTSA page of the Kenmore Middle School website at <https://kenmore.apsva.us/pta/>. Upcoming events include a “Pirates of Penzance Jr.” performance on January 22-23 at 7 pm. Tickets are not needed, but donations at the door are appreciated. Restaurant fundraisers are on January 28 at Chipotle (1002 S. Glebe Rd.), 5-9 p.m.; and on February 25 at Cowboy Cafe (4792 Lee Highway), 11 a.m.-10 p.m.



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## Beloved Tree Removed



An old mulberry tree, bent and gnarled, long graced the grounds of the Lubber Run Community Center near the playground on 3rd St. N. The tree was a favorite with kids, who liked to clamber over its prone trunk and climb its low-hanging branches. County staff noticed its final decline in 2023, and arborists confirmed late last year that its branches were mostly dead. A potential safety hazard, the tree was removed last November.

## Art Schwartz: New AFCA Representative for Arlington Neighborhoods Program

Thanks to Art Schwartz for volunteering to represent Arlington Forest on the Arlington Neighborhoods Advisory Committee. The committee helps to choose neighborhood projects for capital improvement funds,

such as the Edison Park playground renovation in 2020. A current project at the intersection of 6th St. N. and N. Edison St. in neighboring Bluemont will improve pedestrian safety by installing curb bumpouts at all four corners, ADA ramps, new 5-ft sidewalks with grass utility strips, and more. Art also serves as president of the Lubber Run Amphitheater Foundation.

## Wood Ducks Breed at Sparrow Pond



Sparrow Pond is functioning normally again after renovation finished last winter, furnishing habitat for fish, amphibians, reptiles, mammals, and birds of various kinds. The pond has nesting boxes for wood ducks. Last spring, a female spurned the boxes in favor of a natural nest and reportedly hatched eight ducklings, six of which survived predators and disease. If you walked by the pond last August, you might have seen all seven ducks (including the mother) lined up on a perch log in the pond. By mid-September, they were gone, presumably on fall migration.

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### New Safety Signs



Last fall, cars were seen using the asphalt trail in Lubber Run Park. One car even washed into the creek while crossing a concrete ford during a storm. In response, Arlington County installed bollards at asphalted access points to the park, along with signs prohibiting unauthorized vehicles from entering the park.

### Arlington Considers Banning Gas-Powered Leaf Blowers

Arlington County is considering a ban on gas-powered leaf blowers to reduce noise, carbon emissions, and wasteful fuel use. A 3-year phaseout period could be part of the plan. Public engagement exercises are scheduled in the next several months, including a demonstration of electric leaf blowers. Another alternative, ecologically beneficial, is allowing nature to dispose of autumn leaves. Neighboring jurisdictions that have adopted similar bans include Alexandria, Washington, DC, and Montgomery County, MD, where photographic evidence of a violation is required. A complicating factor is that lawn care workers disproportionately have ethnic profiles targeted by ICE for arrest and possible deportation.

### Biking Safety Tips

Phoenix Bikes Executive Director Tom Shannon offered safety tips at our October AFCA meeting. He called for regulating e-bikes on popular bike routes like the W&OD Trail because some e-bike models can reach speeds of up to 35 mph without pedaling, making them more like motorcycles than bikes. He also stressed the importance of helmet use for young and old, and he recommended buying a bell and using it on shared trails, noting that many runners and walkers don't hear a verbal "on your left."

### Arlington's Story of Floodwater Management

Interested in history? Wonder why our local creeks flood so heavily with every major storm? Arlington County has posted the story in graphic form, online at Story Map Flood Resilient Arlington. The map uses photos and diagrams to illustrate how Arlington developed in the 20th century to the point where more than 40% of the county was covered with impervious surfaces, leading to heavy erosion in our local parks. The map also tells the story of the county's ongoing efforts to upgrade its stormwater infrastructure.



### Paul Cachion, MBA

571-216-6802

[CachionHomes@gmail.com](mailto:CachionHomes@gmail.com)

### Happy New Year!

Cachion Homes extends warmest wishes to all Arlington Foresters, and a happy New Year.

We hope 2026 holds nothing but the best for your family and friends. Cheers to a fresh start, new adventures, and wonderful memories ahead. And if this new year includes any big changes, and you need help buying or selling your home, Cachion Homes is here for you at:

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## Community Calendar

**Next AFCA meeting:** Wednesday, January 21, 7 p.m.

**Cake and Coffee Social, LRCCC:** Saturday, January 24, 2-4 p.m.

**Annual AFCA Picnic:** Wednesday, May 6

**Arlington Forest Home and Garden Tour:** Saturday, May 9

**Annual Yard Sale:** A Saturday in May

**Summer Turnaround Day:** July 11

**Fall Turnaround Day:** November 7

## AFCA Meetings

**January 21, 2026:** Lubber Run Park issues

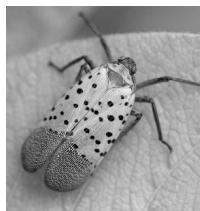
**February 4, 2026:** Spring gardening with native plants

**March 4, 2026:** Pest control issues (rats, wasps, mosquitoes, etc.)

**April 15, 2026:** Lubber Run Park issues

**May 6, 2026:** Neighborhood picnic

## Spotted Lanternfly Spreads



Populations of this recently introduced pest will likely continue to expand for another year or two before stabilizing, according to Alonzo Abugattas, Natural Resources Manager for Arlington County. Predators like birds, mantises, and wasps have started to feast on lanternflies, and people are removing their favorite host plant, the invasive ailanthus (a.k.a. tree of heaven). Lanternflies become unpalatable after feeding on ailanthus, so the more these trees are removed, the more lanternflies our native predators will eat.

## Arlington Considers New Limits on Impervious Surfaces

Arlington County has launched a Low Residential Development Study of potential new limits on porches, patios, and other impervious surfaces on residential lots. Single-family homes cover 70% of Arlington's private land, and zoning restrictions have not kept suburban lots from expanding the area of impervious surfaces, which already cover more than 40% of Arlington. To help meet county goals for tree cover and stormwater management, the study will explore the feasibility of new restrictions on impervious surfaces. Find out more at Arlington Low Residential Development Study.



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 Babysitting

★  
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 Plant watering

 Mother's helper

 Mail collection

Southside

Greenbrier

Northside

Name	Email	Phone									Other
Sophia Cordon	kitkat67@msn.com	301-509-7915	✓	✓		✓		✓	✓	✓	
William Cordon		301-509-7915	✓	✓				✓		✓	Yard help
Ady Lombardi		703-395-2063	✓	✓				✓	✓		
Elsie Lombardi	eflombardi13@gmail.com	703-732-9316		✓		✓*			✓		
Sol Mashkuri		571-643-5883	✓	✓							
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Sierra McGrann	snooz_ette@yahoo.com	703-489-7170	✓	✓						✓	
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Caulder Pickard	katiepickard@gmail.com	571-244-6870	✓	✓	✓			✓	✓	✓	
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Georgia Souryal		703-868-4751	✓	✓							
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Niittisha Choudhary	Niittisha@gmail.com	703-981-1229	✓			✓		✓			Tutoring
Adela Engblom	mannblom@gmail.com	202-365-2685	✓	✓	✓				✓	✓	
Lia du Preez	wanyalabuschagne@gmail.com	571-648-7409	✓	✓					✓	✓	
Evie Price		703-402-5138	✓	✓		✓*		✓	✓	✓	
Joel Nisco		703-732-6585				✓		✓	✓	✓	
Jude Nisco	jude.nisco@gmail.com	703-229-7963	✓	✓	✓	✓	✓	✓	✓	✓	
Leilani Wright		207-650-5741	✓	✓	✓	✓	✓	✓	✓	✓	Tutoring
Name	Email	Phone									Other



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