



# The Arlington Forester

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Arlington, Virginia

January 2022

## Zoom AFCA Meeting—Solar Panels

AFCA invites you to join our monthly meeting on Wednesday, January 19, 7 p.m., through Zoom. (Because of recurrent technical difficulties, we have discontinued hybrid meetings for now and will be meeting only through Zoom.) Two local homeowners will discuss the solar panels they have installed on their homes. We will also discuss a resolution by Bluemont urging Arlington County to take additional safety measures to protect pedestrians, cyclists, and motorists on North Carlin Springs Road bordering Greenbrier.

To join the meeting through Zoom, enter the following URL into your browser between 6:45 and 7 p.m. on Wednesday, January 19: <https://tinyurl.com/mr3h93eu>. (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 897 4338 8640 and passcode 443752. This call-in number will be active starting at 6:45 p.m.

## AFCA November 2021 Meeting

On November 17, 2021, AFCA President Esther Bowring hosted a hybrid AFCA meeting with participants by phone and video.

Bernadette Grullón, Landscape Architect Supervisor for the Arlington County Department of Parks and Recreation, summarized county plans for rebuilding a washed-out pedestrian bridge over Lubber Run. The bridge will be located downstream from the Lubber Run Amphitheater and just upstream from the spur trail to the Edison Park playground to connect Greenbrier to Northside. The location and design were chosen based on engineering considerations and community feedback from a May 2021 online survey.

Parisa Dehghani-Tafti, Commonwealth Attorney for Arlington and Falls Church City, spoke about restorative justice. She pointed out that the U.S. criminal justice system is traditionally retributive—based on punishing people, leading to a vast and costly prison system. Restorative justice is based on bringing the person harmed together with the perpetrator to find healing through “taking responsibility” and “radical truth telling” through a system that “listens to what the victim wants.” Studies show that restorative justice can be effective in finding healing and preventing repeat criminal offenses. In some cases (such as violent crimes), it is not appropriate.

A neighborhood survey found support for holding a holiday party despite the coronavirus pandemic, but a final decision was delayed. Esther announced a big thank

you from AFCA to Keelen Collins and Corey Bassett for their technology assistance! Thanks also to the volunteers from Arlington Forest and Glencarlyn for their work together on stormwater and flooding risks in the Lubber Run and Four Mile Run watersheds.

Volunteers are still needed to help clean up the North 2nd Street traffic circles; anyone interested should contact Kay Tiernan at [tiernantriplets@yahoo.com](mailto:tiernantriplets@yahoo.com). We still need a volunteer to manage advertisements for *The Arlington Forester*, spending about 4 hours twice a year; anyone interested should contact Jeff Horwitz at [treasurer@arlingtonforestva.com](mailto:treasurer@arlingtonforestva.com). Joel Yudken spoke about a letter that an AFCA committee had sent to Arlington County regarding the Missing Middle Housing Study and the neighborhood’s response; both were to be posted on the AFCA website. Rick Epstein reported on the November 2021 Arlington County Civic Federation meeting. The website ([civfed.org](http://civfed.org)) has links to presentations on race and equity and on governance and election reform.

### Contents

2021 deer census .....	2	Around the Forest .....	7
MMHS letter .....	3	Barcroft news .....	8
MMHS editorial .....	4	Kids for hire .....	10
Parks/county news ..	6		

AFCA Meeting 7 p.m. **January 19** Through Zoom

## The Team

**Editor:** Hutch Brown

703-855-1732, newsletter@arlingtonforestva.org

**Advertising:** Hutch Brown

703-855-1732, newsletter@arlingtonforestva.org

**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.

## 2021–22 AFCA Officers

**President:**

Esther Bowring

703-243-0433

afcaprez@gmail.com

**Vice President, Southside:**

Sean Lyons

sean.mcnulty.lyons@gmail.com

**Vice President, Northside:**

Joel Yudken

703-980-8122

joel.yudken@verizon.net

**Co-Secretary:**

Natalie Roisman

202-744-3757

natalie.roisman@gmail.com

**Neighborhood Conservation Plan:**

Liz Kauffman

571-327-6497

lizkauffman@yahoo.com

Karen Burst

571-242-9942

burstfamily@yahoo.com

**Historian:**

John Naland

nalandfamily@yahoo.com

**Recording Secretary:**

Char Mahoney

571-241-9866

char.mahoney@verizon.net

**Treasurer:**

Jeffrey Horwitz

703-243-2395

afca@ironstate.me

**Arlington Civic Federation Rep:**

Salvador D'Itri

703-350-2183

sditri@yahoo.com

Website: [www.arlingtonforestva.org](http://www.arlingtonforestva.org)

Join AFCA listserv by emailing address to:

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

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## The 2021 Deer Census in Arlington



Concerned about white-tailed deer overpopulation, Arlington County commissioned the first-ever survey of the deer population in Arlington (the results are at <https://tinyurl.com/38znvs2r>; a county presentation is at <https://tinyurl.com/4wd89ap7>). Using drones, the April 2021 census found 290 deer, or about 13 per square mile. According to wildlife professionals, a population of 5 to 15 deer per square mile is typically healthy. However, the deer in Arlington congregate in the county's natural areas, which make up less than 5 percent of the total land area in Arlington. The survey found heavy deer concentrations in natural areas along the Potomac River and Four Mile Run, especially in Lubber Run and Glencarlyn Parks. "Forest ecology suffers tremendously from deer overbrowsing," according to the survey report, which found that overall deer density in Arlington "is likely beyond the threshold of carrying capacity."

For the survey, Arlington Forest was divided by Arlington Boulevard between two zones, one containing Southside and the other Northside and Greenbrier. The two zones had about 30 to 40 deer per square mile—far above levels considered healthy. Predator-prey relationships keep most animal populations in check, but hunting no longer controls deer numbers in Virginia, and the main natural predators of deer—wolves and cougars—were extirpated long ago. Overbrowsing by deer can keep oaks and other forest trees from regenerating, impoverishing ecosystems and reducing biodiversity. Overbrowsing makes room for invasive plants and eliminates habitat for birds that keep ticks under control. As a vector for ticks, deer in high numbers can transmit Lyme and other tickborne diseases to people; deer also pose a safety hazard through collisions with vehicles.

Overall, the results of the deer census suggest that deer overpopulation is a problem in Arlington, especially in our neighborhood parks. In September 2021, the county announced plans to hire a consultant in winter 2022 to recommend a management strategy to the county in summer 2022.

# Missing Middle House Study: Neighbors Write to Arlington County



In 2019, Arlington County launched a Missing Middle Housing Study (MMHS) to examine the prospect of rezoning neighborhoods like ours to allow for replacing single-family homes with duplexes, townhouses, and other kinds of multifamily housing. A group of neighbors formed a committee, sponsored by AFCA, to analyze the MMHS core documents. In May 2021, the committee sent the Arlington County Board a letter with eight unanswered questions:

(1) Can the county show that raising housing supplies by building duplexes and rowhouses in a neighborhood like ours will lower prices enough to make units affordable to low- and middle-income households?

(2) Can the county show that building more “missing middle housing” in prime locations like ours will result in more equitable housing opportunities so long as income disparities remain among racial groups?

(3) Can the county clearly state the tradeoffs from rezoning and redevelopment in terms of trees, stormwater, quality of life, and public services? Would residents and the county itself be willing to accept the tradeoffs?

(4a) What caused the current housing shortage? Why are markets unable to meet demand when they could before 2009? (4b) What impact will the coronavirus pandemic, which has changed patterns of telework, have on new housing demand?

(5) What role does Arlington play in meeting regional housing needs? Does Arlington fill a regional niche?

(6) What are Arlington’s goals for new housing? How many new units of what type are needed where? What does success look like for Arlington in meeting regional housing needs?

(7) Can the county point to other communities that have made housing more affordable by replacing single-family detached units with duplexes and rowhouses?

(8) Would public subsidies in conjunction with up-zoning and redevelopment suffice to achieve Arlington’s goals for affordable housing and racial equity?

The board responded in July 2021 with a letter referring to the county report released upon completion of the first of three phases of the MMHS. The phase 1 report answered none of the eight questions, either ignoring them or referring them to phase 2 of the study. The AFCA committee is now refining its questions and will raise them again with the county as part of phase 2 of the MMHS. Both the committee’s letter and the county response have been submitted for posting on the AFCA website under Letters and Resolutions.



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# Missing Middle: Time for Arlington Forest To Voice Its Official Opposition

By David Gerck

The time has come for AFCA to take an official stand against the Missing Middle initiative—and the threat it poses to our neighborhood and way of life in Arlington Forest. If we wait, it will be too late to affect the outcome for our neighborhood. In a few months' time, we will likely face the devastating reality that houses to our left, our right, and across the street can be torn down on developer whim and replaced with multifamily dwellings with up to eight units due to zoning changes in neighborhoods currently zoned for single-family detached units. Gone after 80-plus years will be the Arlington Forest you love—and its way of life.

The so-called “missing middle” was conceived as a way to improve housing affordability. The idea was to upzone single-family-zoned areas to allow for multifamily dwellings and create more housing supply, thereby bringing down the price of housing. The problem is that this zoning concept won't work in Arlington. Economists studying Arlington County have shown that it will actually raise housing costs. The sparse supply of single-family detached units will become even scarcer, driving up single-family-home prices. Furthermore, the

most affordable single-family homes will be bought up by developers, torn down, and replaced with multiplexes that won't be any more affordable. Developers will sell them for top dollar (as developers do), so the outcome will be more million-dollar townhomes and expensive condos in previously single-family neighborhoods and a skyrocketing floor for single-family homes, if you can even find one to bid on against developers.

The problems with Missing Middle are plenty before you even start to consider the other community impacts, such as more students in already overcrowded schools, diminished green space, increased stormwater runoff, and more traffic congestion. Worse, the Arlington County Board refuses to develop a plan and budget for all this before advancing “missing middle” in a pandemic, despite pleas from citizens and neighborhood groups.

Move over, COVID: Missing Middle is what scares me about 2022. It's time for AFCA to indicate its general opposition to Missing Middle and demand that Arlington Forest not be included if it goes forward. Developers win and everyone else loses with Missing Middle.

November Buyer activity in Northern Virginia was vibrant, with sales up 11% above last November and outpacing the slight dip seen in October by 4%. Sales also outpaced the pre-pandemic 2019 November market by almost 49%. The market seemed to be moving back towards a strong seller's market in Q4 of 2021, although prices weren't increasing as quickly as they were in the first half of last year. The momentum we saw in the 4<sup>th</sup> quarter in 2021 is poised to carry over into 2022.

An anticipated rise in mortgage rates may have contributed to year-end home buying activity.

Averaging 3.2% as of Dec. 30, the 30-year fixed rate mortgage is predicted to approach the 4% mark sometime in 2022, which is still well below historic averages.

In Northern VA, the average home sale price rose by 1.9% to \$698,176 compared with last November's sale price of \$685,445. Arlington's average sale price in 11/21 was \$789,481, down 8.4% from 11/20's average of \$862,232. In 2021, Arlington Forest had 30 closings in 2021 with an average list price of \$878,083 and average sold price of \$905,955. In 2020, 29 closed sales saw an average list price of \$797,391 and an average sold price of \$833,834.

***Are you living in your ideal home now?*** If you are thinking of a new lifestyle, I'm here to help you research and discuss options. Put my 37 years of local Arlington market expertise to work for you and your largest financial investment! *Get your home's value:* <https://www.caseyoneal.com/sellers>



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# EcoAction Arlington Tree Canopy Fund

EcoAction Arlington (formerly Arlingtonians for a Clean Environment) administers a tree-planting program for the county. It is entirely free to private property owners, funded from fines paid by developers when they do not meet tree preservation standards on their projects. **The application deadline for fall planting is in March.**

You apply online at EcoAction Arlington Tree Canopy Fund, choosing from a list of available trees. Size varies by species but is generally 6 to 9 feet in height, healthy, and screened by trained Tree Stewards for inclusion in the program. Your choice or choices are reviewed for suitability and survivability in your planned planting location, with consultation provided if necessary. A professional tree contractor does the planting and leaves a 20-gallon zip-off water bag around the trunk to help the tree survive its first year, when roots are not yet established enough to support the tree's needs. The EcoAction Arlington website has full descriptions of all species offered, including sun and soil needs as well as flowers, fruit, and foliage. All you need is to fill out an application and water the tree when it is planted.



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**Paul Cachion, MBA**

571-216-6802

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

## Top Dog

I love the creativity and friendliness in this neighborhood. One house put out a display of several of the neighborhood dogs (including our Mooch!).



In a recap of the 2021 housing market, for buyers it was a ruff year, facing multiple offers and escalating prices. For sellers, it seemed like anything was paw-sible. While not every contract and leash I wrote was accepted, we never rolled over, and kept hounding sellers until we got the best deal. I feel fur-tunate for another great year, and am am paw-sitive 2022 will be strong as well. Happy New Year to all!



## Parks Update

### Deer in Lubber Run Park

The April 2021 drone survey of deer populations in Arlington included six daytime flights on April 12 over an area north of Arlington Boulevard including Northside and Greenbrier. The flights spotted 19 deer in Lubber Run Park (including backyards). Thirteen of the deer were in two groups north of the Lubber Run Amphitheater. (Go figure.)

### Deer in Bluemont Park

The 2021 deer census on April 12 counted 17 deer in Bluemont Park, including 8 in Mary Carlin Woods alone. Mary Carlin Woods is the little-known 7-acre tract of forest adjacent to the Bluemont Junction Trail behind the Arlington Forest Club.

### Deer in Glencaryln Park

The April 2021 deer survey included four daytime drone flights on April 11 south of Arlington Boulevard over an area encompassing Southside and all of Glencaryln Park. The flights spotted a total of 52 deer in Glencaryln Park, including 5 in the ravine below Southside along Arlington Forest Branch and 5 more near Sparrow Pond. The biggest herd in Arlington, numbering 12 deer, was located near the confluence of Four Mile Run with Long Branch (across from Sparrow Pond).

## County News

### COVID-19

Anyone 5 years and older is eligible for a free COVID-19 vaccine. The CDC recommends that everyone 16 and older receive a COVID-19 booster shot. As of late December, Arlington had a full overall vaccination rate of about 75 percent. The rate of new cases was high in Arlington but with few hospitalizations and fatalities. Find out more, including about vaccine scheduling, at Arlington COVID-19 Response.

### Plastic Bag Tax

Plastic bags are a major source of litter and are difficult to recycle. As of January 1, Arlington adopted a 5-cent tax on disposable plastic shopping bags. Revenues will go toward local environmental education and cleanup.

### Best of Arlington

Several neighborhood businesses were among the top votegetters in their category in *Arlington Magazine's* "Best of Arlington 2022" list in the January/February 2022 issue ([www.arlingtonmagazine.com](http://www.arlingtonmagazine.com)). Crystal Thai: Best Thai Food. Mathnasium: Best Tutoring Service. Arlington Forest Club: Best Swim Club. Arlington Tree Care (Arlington Forester advertiser): Best Tree Care. SER (Ballston restaurant owned by Greenbrier Section residents): Best Restaurant.

Hello Arlington Forest,

I'm excited to announce that I have started a new career in real estate! Many of you know me from the neighborhood while I was growing up, but for those of you that don't my name is Ben Drucker. I grew up in the Forest attending the local schools and spent many summers at the AFC - swimming, diving, playing and then coaching tennis. Growing up here has given me unique insight into the local real estate market. Everyone has heard about how crazy the market has been the past year, and I am here to help you make sense of it.

As a licensed Realtor®, I hold myself to the highest ethical standards while providing my clients the best possible service in a challenging market. Whether you are looking to buy, sell, or need a good referral for a quick home repair - Give me a call!

Cheers, Ben

P. S. To kick off the new year I'm giving away a \$25 gift card to Sense of Place Cafe that's right here in the neighborhood. All you have to do is scan the QR code on the right and enter your info and you will be entered into the drawing to win the gift card! There is no purchase necessary, entries will be accepted until January 31st, 2022 and the winner will be notified by February 4th. Hope this brings some additional joy to the new year!



**Ben Drucker, Realtor**

703.517.0950

[ben.drucker@fulcrumpg.com](mailto:ben.drucker@fulcrumpg.com)

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# Around the Forest

## Bluemont Resolution on North Carlyn Springs Road

AFCA has an opportunity to join Bluemont in a resolution urging Arlington County to take additional safety measures to protect pedestrians, cyclists, and motorists on North Carlyn Springs Road bordering Greenbrier. The proposed measures include installing better crossings at intersections used to reach Kenmore Middle School, the Arlington Forest Club, and other destinations. Neighbors are reviewing the resolution, which you can find posted on the AFCA website.

## Missing Middle Housing Study (MMHS)

Arlington County has launched a multiyear initiative to plan for building “middle housing” (such as duplexes and townhouses) in neighborhoods currently zoned for single-family detached homes.

- Phase 2 (October 2021–June 2022): Recommendations for new housing types and locations.
- Phase 3 (July 2022–December 2022): “Consideration of how to implement the conclusions of the previous phases, possibly leading to recommendations to amend the Zoning Ordinance.”

## Rooster in Lubber Run Park

In December, neighbors spotted a rooster hanging out in and around Lubber Run Park (apparently while avoiding our resident foxes). County officials soon captured the bird, undoubtedly escaped from (or released by) someone who keeps chickens. The county allows residents to keep chickens under strict conditions that rule out the relatively small properties in Arlington Forest.

## Coyotes in Lubber Run Park?

Residents adjoining the park reported seeing a pair of coyotes in December, one with the rare dark coloration. The county has confirmed coyote sightings in our neighborhood parks. Like foxes before them, coyotes have now apparently established residency in Arlington—another good reason to keep cats indoors.

## Traffic Circle Pruning

Crepe myrtles, with their multiple stems and showy summer flowers, are the centerpieces of the four traffic circles on 2nd Street North in Northside. Northside neighbors Jan and John Hull volunteered their time and skill to prune the crepe myrtles in December. Thanks to them both!

## Community Calendar

### AFCA Meetings:

**January 19, 2022:** Solar panel installation

**February 16, 2022:** Missing Middle Housing Study update

**March 16, 2022:** Q&A with School Board representative (tentative)

**April 20, 2022:** Q&A with County Board representative (tentative)

**May 18, 2022:** Neighborhood picnic (tentative)

### Community Events:

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

**Spring Cleanup (local parks/buffer strip):** April 23, 2022

**Home and Garden Tour:** Saturday, May 2022 (tentative)

**Annual AFCA Picnic:** May 18, 2022 (tentative)

**Annual Yard Sale:** Saturday, May 2022 (tentative)

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# Barcroft School News

By Samantha Bell



It was a busy December at Barcroft before Winter Break. The PTA hosted a Scholastic Book Fair at the school on December 6–11 and a holiday treat bar for the teachers on December 15. The Barcroft Holiday Support Event was held on December 11, providing gifts and coats for many Barcroft families in need. Thank you to those in the community who provided donations for this event. The students ended their week before Winter Break with an annual favorite Barcroft tradition of the sing-a-long of Polar Puppy.

Upcoming events include an All-Day Restaurant Fundraiser at Sloppy Mama's Barbeque (5731 Lee

Highway) on January 26; Bingo Night on January 28; and a recipe exchange on February 4–14 together with our sister school, Discovery Elementary. We are grateful for all of the donations for our online auction to be held on February 5–12. Follow us on Twitter and Instagram at @BarcroftEagles and on Facebook at Barcroft Elementary School PTA for details. You can also email BarcroftAuction@gmail.com with any questions.



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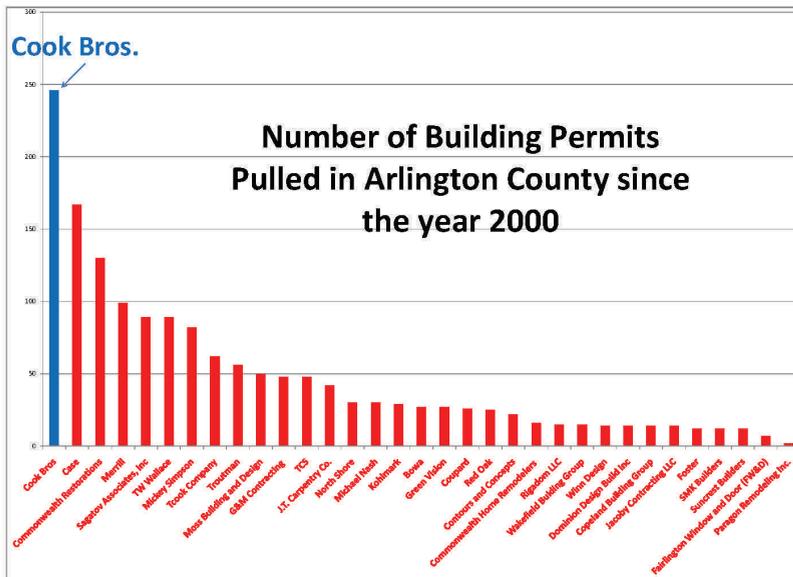
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# Kids for Hire

These Arlington Forest youths are ready to help. To be added or deleted, email [newsletter@arlingtonforestva.org](mailto:newsletter@arlingtonforestva.org).

 Dog walking  
 Pet sitting

 Leaf raking  
 Plant watering

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 Mother's helper

 Babysitting  
 Mail collection

 Special Certification

	Name	Email	Phone									Other
Southside	Dylan Heinrich	dylanheinrich@icloud.com		✓	✓			✓	✓		✓	Odd jobs
	Ethan Heinrich	ethan.heinrich27@gmail.com	703-475-8430		✓		✓*	✓	✓	✓	✓	
	Emilie Kluge	emiliekluge@yahoo.com	571-457-1983	✓	✓		✓		✓	✓	✓	Tutoring
	Amy Mashkuri		571-643-5883	✓	✓							
	Andrew Rogers	andrewmcyt@gmail.com		✓	✓							
	Caroline Rogers	carolinearogers@verizon.net		✓	✓		✓					College Breaks Only
	Atalie Dempsey	atalie.dempsey@gmail.com	571-317-9216	✓	✓		✓		✓		✓	
	Evan Dempsey	Evan.cw.dempsey@gmail.com	703-559-9690	✓	✓	✓	✓	✓	✓		✓	
	Anna D'Itri		703-346-3467	✓	✓		✓*		✓	✓	✓	
	Gabriel D'Itri		703-346-3467			✓		✓				Lawn mowing
Greenbrier	Julia Green	joangreen32@gmail.com	703-785-4293	✓	✓				✓		✓	
	Trevor Green	joangreen32@gmail.com	703-785-4293	✓				✓				Lawn mowing
	Gavin Kraft	kenneth.d.kraft@gmail.com	314-775-7008	✓	✓						✓	
	Charlotte Lawson	CharlotteLawsonnn@gmail.com	703-933-8880	✓	✓		✓					
	Madeline Lund	madelinelund11@gmail.com	571-447-6968	✓	✓		✓			✓		
	Avery McGrann	snooz_ette@yahoo.com	571-225-2484	✓	✓					✓	✓	Weekends only
	Anna McLaughlin	annamc1012@yahoo.com	571-550-1680	✓	✓		✓*		✓		✓	
	Ciara McLaughlin	ciarahmclaughlin@gmail.com	703-712-9215				✓*			✓	✓	
	Reid Messman		703-469-1988	✓	✓							
	Shea Messman		703-469-1988				✓*					
	Lucas Miller	g.mark.miller1@gmail.com	786-493-3112	✓		✓		✓				Lawn mowing
	Jacob Nadherny	jacob@nadherny.com		✓	✓						✓	
	Matthew Petruccelli	tony.petruccelli@gmail.com	703-629-0425			✓		✓				
	Caulder Pickard	katiepickard@gmail.com	571-244-6870	✓	✓	✓		✓	✓	✓	✓	
	Ava Smialowicz	ava.smialowicz@hotmail.com	703-424-0895		✓		✓*					
	Emma Weaver		703-875-8185				✓*					
	Natalie Bryant	sarakatherine75@hotmail.com		✓	✓	✓				✓	✓	
Niittisha Choudhary	Niittisha@gmail.com	703-981-1229	✓			✓		✓			Tutoring	
Riittisha Choudhary	riittishachoudhary@gmail.com					✓					Tutoring, yardwork	
Northside	Tyler Dinan	chrisbettdinan@aol.com	703-525-5763	✓		✓	✓	✓				Lawn mowing
	Evan Eng	dcharveydc@yahoo.com	703-861-1890	✓	✓	✓		✓				
	Jeremy Fagen	jeremy.fagen@gmail.com	571-645-3475	✓	✓				✓			
	Rafaella Lenco	Rafaellalenco@gmail.com		✓	✓							
	Annie Madden	Lacrosse.donuts@gmail.com	703-220-3357		✓		✓*					
	Cory Pearl	cory.pearl99@gmail.com	571-447-0852	✓	✓	✓	✓*	✓	✓		✓	
	Evie Price		240-665-8139	✓	✓		✓*		✓	✓	✓	
Sophie Stewart	sophiestewart4@gmail.com	703-713-5902	✓	✓		✓*		✓	✓			



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