



The Arlington Forester

Vol. 65, Number 7

Arlington, Virginia

April 2024

AFCA Meeting: Home Energy Efficiency

AFCA invites you to join our monthly meeting on Wednesday, April 17, 7 p.m., through Zoom. Foresters often seek ways to save costs and help the environment by making their homes more energy efficient, so the May meeting will focus on related issues.

To join the meeting through Zoom, enter the following URL into your browser between 6:45 and 7 p.m. on Wednesday, April 17: <https://tinyurl.com/2p9p8nty>. (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 870 4556 1343 and passcode 875967. 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 March 2024 Meeting

On March 20, AFCA President Esther Bowring presided over a remote AFCA meeting. Esther welcomed everyone; about 24 households attended. The meeting focused on gardening with native plants and trees. Foresters Sue Huff and Cheryl Roesel, both master gardeners who have been leading efforts to establish and maintain native plants on the Northside traffic circles, provided updates on the work and offered general tips and advice on spring gardening. They called for volunteers to help weed and spruce up the four traffic circles from time to time—a good opportunity to learn more and get ideas for your own garden.

Sue and Cheryl noted that the big annual native plant sale at St. Clement's Church on Quaker Lane is taking place this year on April 27 from 9 a.m. to 2 p.m. They also

informed everyone that the native gardening and plant company Nature by Design is at the small Four Mile Run farmers market every weekend on Mount Vernon Ave. by Four Mile Run. The market is another good opportunity to get native plants, along with advice and ideas.

In other business, Esther reminded everyone that AFCA is looking for a Southside resident who will volunteer to be the AFCA vice president for Southside. It isn't a huge time commitment and can benefit the entire neighborhood by elevating any problems, concerns, questions, or issues specific to Southside. AFCA is also looking for volunteers to help organize this year's neighborhood yard sale in May. Please contact Esther at afca-prez@gmail.com if you can help.

Spring Cleanup on April 20

Our 13th annual Arlington Forest Spring Cleanup is on Saturday morning, April 20. Volunteers will clean up the Arlington Blvd. Southside buffer strip after meeting at the top of S. Park Dr. Another group of volunteers will clean up the streambanks below the N. Greenbrier St. trailhead after assembling at the low concrete bridge over Four Mile Run. There is no volunteer to coordinate efforts in Lubber Run Park, so nearby residents can look for trash in any part of the park. As always, we welcome the participation of local Boy and Girl Scouts. If you have questions, please email John Naland at nalandfamily@yahoo.com.

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AFCA Virtual Meeting 7 p.m. April 17, Zoom

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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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We start at 9 a.m., rain or shine. If you arrive late, look around for those who are already at work. Wear old clothes and sturdy shoes and bring drinking water. The cleanup usually ends by 10:30 a.m. Please pick up only manmade trash, not logs or branches. Do not put things like asphalt, bricks, rocks, or dirt in any trashcan in county parks.

Please join in beautifying our public spaces if you enjoy walking, jogging, or biking in our local parks; if you want to help protect the Chesapeake Bay watershed; if you have children who want to learn to care for the environment; or if you just want to get out in the fresh spring air to benefit from some light exercise. Many hands make for light work, so the more volunteers we get, the more we can do to improve community spaces for our spring and summer enjoyment.

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Lubber Run Farmers Market Opens April 20

By Cheryl Roesel



Mark your calendar! The Lubber Run Farmers Market begins its seventh season on April 20. The market, in the Barrett Elementary School parking lot at 4401 N. Henderson Rd., will be open every Saturday, rain or shine, from 8 a.m. to 12 noon through November 23.

Come on out and enjoy a visit with baby goats from Faerie Springs Farm, or join a project focused on climate change at the Arlington Art Truck. Sit, sip, and chat while listening to live music. And, of course, shop the wide variety of locally grown and locally prepared foods on offer at our open-air market! Potted herbs and other plants for the garden will be available early in the growing season, followed by fresh-cut flowers beginning in

late spring. As always, the market offers a great array of seasonal fruits and vegetables, along with fish and pork products, goat cheeses, roasted nuts, sweet and savory baked goods, and a variety of prepared food and drink.

Limited parking is in the south end of the school parking lot, and plenty of additional parking is available in the nearby Lubber Run Community Center garage at 300 N. Park Dr. starting at 8 a.m. For more, see lubberrunfarmersmarket.org, where you can subscribe to our e-newsletter, or follow us on Instagram (LubberRunFM) and Facebook (LubberRunFarmersMarket). See you at the market on April 20!



Paul Cachion, MBA

571-216-6802

CachionHomes@gmail.com

The Numbers Can Be Intimidating...

Current 30-year fixed mortgage rate: 7.78%

Avg. Days on Market (Arlington): 26

Active Inventory (Arlington): -24% from a year ago

Average sales price (past 6 months in Arlington Forest): \$1,015,528

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Graduating Seniors Group Portrait

By Liz Vance

Greetings and salutations, Foresters! It's that time of year again! The daffodils are blooming, the pollen is flying, and high school seniors are seeing the light at the end of a very long tunnel. They don't realize it yet, but their childhood is coming to an end. (The parents realize it—oh, yes, they do.) The seniors are turning 18 (most of them), graduating (most of them), and moving out. They might be moving out temporarily, and they might come back. But ... they will come back as different people. They will be more adultish.

And—as many of you know—every year, I want to capture that last moment of who they are before they head off in different directions toward who they will be. So, once again, we will be doing a High School Senior Group Portrait at the Barrett Elementary School playground. Here are the deets, as they say:

Date/time: Sunday, April 28, 6 p.m.

Place: Barrett Elementary School, the “big kids playground”

Who: Ah, who. That is the big question every year.

If (a) you lived in Arlington Forest at any point during your childhood, and (b) you are a high school senior, then you're invited. Seriously. It's all about the cohort at the playground. Did you live here in 4th grade and go to a private school? But you're a high school senior

in Fairfax now? You're still in. Once a Forester, always a Forester.

If you know someone who used to live here who is still in the area somewhere, please pass along the information and invite them to join us. Also, this is rain or shine. If it's raining, bring an umbrella. We make it work every year.

(For those with younger kids, the Back To School Portrait for the Rising K-6-9 kids will be on Sunday, August 25, at 6 p.m. That is the last day of APS summer vacation. There will be a reminder in the last Forester newsletter before the summer break.)

And, in the meanwhile, here's to the 2023 Cohort! If they are not home already, they will be soon! WITH SO MUCH LAUNDRY! Squee!! If you have any questions, please feel free to email me at LizVance@gmail.com.



2023 Senior Group Portrait

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Opinion: EHO—How's It Going?

By Dave Gerk

Expanded Housing Opportunity (EHO) amendments to the Arlington County Zoning Ordinance have been in effect since July 1, 2023. The amendments allow developers in neighborhoods like ours to convert single-family homes into multifamily housing with up to six units. So how's it going? Groups such as Arlingtonians for Our Sustainable Future (asf-virginia.org) and Arlingtonians for Upzoning Transparency (afut.org), drawing on information obtained partly through the Freedom of Information Act, have analyzed the data.

Flawed premise: Based on a prediction of 19-21 lots per year redeveloped for multifamily housing, the county decided to forgo impact studies on schools, parks, transportation, and more. By December 2023—with in just 6 months—we had 50 applications for redevelopment despite multiple lawsuits, with 26 approved.

Rising home prices: EHO is bidding up land values and putting single-family starter homes out of reach. For example, a modest \$550,000 home in Douglas Park went for \$115,000 over the asking price, out of reach for families of limited means. In nearby Ashton Heights,

a four-bedroom home built in 1904 on a 13,000-ft² lot recently sold for nearly \$1.35 million over the assessed value in a private sale—presumably for a future EHO building. **Unequal distribution:** The county said that new multifamily homes would be evenly dispersed. Last year, all approved applications were in zones with small lots (R-5 and R-6), and none were approved north of Langston Blvd., where advocates claimed that multifamily housing would bring diversity. **Crowded lots:** The county said that sixplexes would likely be limited to large lots, but they have been approved on lots as small as 6,000 ft². **Failure to blend in:** EHO development was supposed to align with the design/size of existing homes, but approved sixplexes in some neighborhoods are nearly double the above-ground size of new homes nearby.

The historic Broyhill Mansion in Donaldson Run is an EHO nightmare in the making. After the mansion was leveled, the property was marketed for up to six sixplexes on a lot of about 65,000 ft². That could mean 36 new units, 100+ new residents, and scores of new cars with only one parking spot per unit—so dozens of additional cars parked on the street, plus scores of waste canisters on garbage day, all in a relatively small space. Moreover, EHO development was supposed to allow seniors, minorities, and working families to continue living in Arlington. So far, the smallest approved EHO unit is a one-bedroom, 560-ft² unit with a projected sales price of over \$400,000—beyond the means of the average teacher or senior and beyond the median household incomes of Arlington's Black and Hispanic families. Arlington already has plenty of small, expensive one-bedroom condos; what's needed are affordable three- and four-bedroom homes.

In short, the first 6 months of EHO reflected broken county promises, including the promise that EHO “won't be a County wide rezoning”—which it is for neighborhoods like ours. Those with concerns have two recourses. First, we can vote for a county board candidate who opposes EHO in the June 18 Democratic primary. Second, we can support the lawsuit challenging the legality of the EHO process (see Neighbors for Neighborhoods at <https://tinyurl.com/kmfp2329>). By paying up to \$750/hr per attorney to defend EHO, the county has spent more than \$50,000 in the short time its attorneys have been under retainer—and the trial is still several months out. Is a lavish defense of a rushed and objectively “failed-in-its-purpose” zoning change the best use of taxpayer funds?



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Barcroft School News

By Samantha Bell

The PTA surprised the hard-working student patrols on the morning of March 6 with some sweet surprises of juice and donuts (see the photo). The PTA also held an in-person meeting with Arlington County Board members Takis Karantonis and Susan Cunningham on March 12. The meeting was an opportunity for parents and staff to share their thoughts and concerns about drug access and overdoses (particularly as children get older) and the need for free high-quality afterschool programs for at-risk kids. It was a community listening session to help build the Arlington fiscal year 2025 budget.

Upcoming events include a Book Fair on April 29-May 3; Teacher Appreciation Week on May 6-10; and

the last day of school on June 14. You can support the Barcroft PTA by linking your Harris Teeter card (at www.harristeeter.com/together-in-education) using the Harris Teeter code for Barcroft code (4238). You need to relink every year.

Follow us on Twitter and Instagram at @BarcroftEagles and on Facebook at Barcroft Elementary School PTA. You can contact barcroftptapresident2024@gmail.com if you would like to support the PTA and have any questions. Donations to the PTA are always appreciated at give.barcroftpta.org.



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County News

250th Anniversary Celebration

In 2026, Virginia will celebrate the 250th anniversary of American independence. The Virginia General Assembly established an American Revolution 250 Commission (VA250) focusing on the period leading up to the Declaration of Independence in 1776 and its immediate aftermath. The Arlington County Board has charged the Arlington Historical Society with taking the lead in preparing for the celebration. Find out more online at Arlington VA250.

Traffic Signal Installation to Begin

Since completion of the new Lubber Run Community Center in 2020, the intersection of N. George Mason Dr. with N. Park Dr. in Arlington Forest has seen an uptick in crashes. Arlington County plans to begin construction of a new four-way traffic light at the intersection this summer, with plans to be finalized this spring and completion scheduled by the end of the year. The intersection will also get curb extensions on all corners, increased street lighting, and marked crosswalks.

Northern Alexandria Native Plant Sale

Northern Alexandria's annual spring native plant sale will be held on Saturday, April 27, from 9 a.m. to 2 p.m. At least 10 vendors from across our area will be hosted. The location is the Church of Saint Clement at 1701 N. Quaker Ln. in Alexandria.

Raised Bumps for Pedestrian Safety

This spring, Arlington County will install small raised bumps called hardened centerlines at five intersections, including Fairfax Dr. at N. Randolph St. in Ballston. Hardened centerlines encourage drivers to make wider left turns at slower speeds, protecting pedestrians in crosswalks. The five intersections were chosen through crash hotspot reviews.

Proposed Price Hike for Mulch Delivery

Arlington County is proposing to raise delivery fees for both wood and leaf mulch starting on July 1. Fees for a half load (enough for most Arlington Forest yards) would rise by 50%, from \$50 to \$75; for a full load, you would pay \$93 instead of \$75. Mulch will still be free for pickup while supplies last.



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Dental: Cavities of the Caribbean

Dental: Something Wicked in the Land of

Ahhhs

Financial: Good Habits to Have (Financial Help Book)

Parks Update

Stormwater Management in Lubber Run



Flash flooding in July 2019 hit Lubber Run Park hard, but damage to homes was concentrated in neighborhoods upstream. After completion of Ballston Pond restoration last year, Arlington County's watershed strategy for Lubber Run includes pipe upgrades, storm drain improvements, and installation of an underground stormwater capture vault in Woodlawn Park. Such measures will reduce the risk of stormwater backups and street flooding during major storms. Find out more online at Lubber Run Stormwater Improvements.

Dog Leash Law

By law, Arlington requires dog owners to keep their pets on leashes while out in public. Even a "good dog" let off leash in a park can be injured by cars, wild animals, or other dogs, and unleashed dogs can frighten passersby. Arlington's 10 dog parks are for letting dogs run free, including the Glencarlyn Dog Park in Glencarlyn Park (with access through Glencarlyn to a park road at S. Harrison and 4th St.); anywhere else, the owners of dogs off leash can be fined. Find out more online at Dog Leash Laws Arlington VA.

Reporting Stream Pollution

With spring here, cleanup activities can lead to dangerous chemical spills into our local streams. If you notice illegal discharges discoloring streams in our neighborhood parks, you can report it at www.arlingtonva.us/Government/Topics/Report-Problem. They will not be able to respond outside of business hours, but they will investigate and get back to you. You can find out more online at Report Stream Pollution Arlington.

Bridge Replacement This Year

Replacement of one of the two washed-out pedestrian bridges over Lubber Run has begun, with completion expected in the third quarter of this year. Find out more online at Lubber Run Park Bridge Replacement Project.

Fish Kill in Four Mile Run

On March 13, dead fish were reported in the Four Mile Run estuary below the wastewater treatment plant on the Four Mile Run estuary. A county investigation found that the plant, due a manual operation error, released unusually high levels of sodium hypochlorite into the waterway. A correction was made in less than 90 minutes, and the threat to Four Mile Run is over.

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Around the Forest

AFCA Elections Coming Up!

At the AFCA picnic/meeting on May 15, AFCA will hold elections for officers in the coming year. Elected offices include President; Vice Presidents for Greenbrier, Northside, and Southside; Recording Secretary; Corresponding Secretary; and Treasurer. In particular, we need nominees for President and Southside Vice President. Please contact Nominating Committee Chair Art Schwartz at arthur.edward.schwartz@gmail.com.



Lubber Run Farmers Market Opening

The Lubber Run Farmers Market is beginning its seventh season on April 20. The market, on the Barrett Elementary School parking lot at 4401 N. Henderson Rd., will be open every Saturday, rain or shine, from 8 a.m. to 12 noon through November 23. The market features fresh vegetables along with meats, cheeses, breads, and other foods from across our area.

Traffic Circle Cleanup

Sue Huff organized a 2-hour volunteer cleanup on March 30 of the four circle gardens on N. 2nd St. The work involved weeding, including invasive species removal. Sue is looking for coleaders in maintaining each circle through the summer. If you can help, please contact her at sue.huff139@gmail.com.

Lubber Run Community Center Recognized

In late March, Arlington County honored outstanding public facilities and private buildings in its biannual DESIGNArlington competition. The three “Excellence Award” winners included the Lubber Run Community Center for its “architecture rooted in its sense of place,” including its net-zero-energy design and its “recreation areas, covered gathering spaces, connections to nature trails, and open space.”

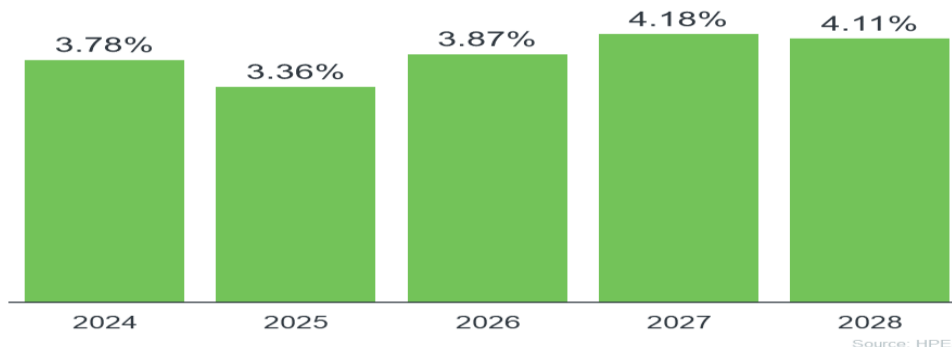
Noise Alert

By county ordinance, work with lawn mowers, leaf blowers, and other outdoor power tools is not allowed before 7 a.m. on weekdays and before 10 a.m. on Saturdays, Sundays, and holidays—and after 9 p.m. on any day. Please respect this quiet time for your neighbors.

Each quarter, *Fannie Mae and Pulsenomics* publish the results of the *Home Price Expectations Survey* (HPES). It asks more than 100 experts—economists, real estate professionals, and investment and market strategists—what they think will happen with home prices. In the latest survey, experts say home prices are going to keep going up for the next five years (see graph below):

Estimated Home Price Performance

December–December, as Forecast in Q1 2024



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









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 Mail collection

 Special Certification

Southside

Greenbrier

Northside

Name	Email	Phone								Other
Sophia Cordon	kitkat67@msn.com	301-509-7915	✓	✓		✓		✓	✓	
Dylan Heinrich		831-620-9742	✓	✓			✓	✓	✓	Odd jobs
Ethan Heinrich		831-238-8475		✓		✓*	✓	✓	✓	
Amy Mashkuri		571-643-5883	✓	✓						
Sabrina Saunders	sabrina_saunders@icloud.com	202-531-2247	✓	✓		✓*		✓	✓	Tutoring
Julia Green	joangreen32@gmail.com	703-785-4293	✓	✓				✓	✓	
Alexis Kent	alexisvkent@gmail.com	703-899-5395				✓				
Gavin Kraft	kenneth.d.kraft@gmail.com	314-775-7008	✓	✓	✓		✓	✓	✓	
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Anna McLaughlin	annamc1012@yahoo.com	571-550-1680	✓	✓		✓*		✓	✓	
Ciara McLaughlin	ciarahmcLaughlin@gmail.com	703-712-9215				✓*		✓	✓	
Jacob Nadherny	jacob@nadherny.com		✓	✓					✓	
Matthew Petruccelli	tony.petruccelli@gmail.com	703-629-0425			✓		✓			
Nicky Petruccelli	tony.petruccelli@gmail.com	703-629-0425			✓		✓			
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Natalie Bryant	sarakatherine75@hotmail.com		✓	✓	✓			✓	✓	
Niittisha Choudhary	Niittisha@gmail.com	703-981-1229	✓			✓		✓		Tutoring
Rafaella Lenco	rafaellalenco@gmail.com	571-279-9875	✓	✓				✓	✓	
Annie Madden	Lacrosse.donuts@gmail.com	703-220-3357		✓		✓*				
Mariah Nissenson	manissenson@gmail.com	703-517-1037	✓	✓		✓*		✓	✓	✓
Evie Price		703-402-5138	✓	✓		✓*		✓	✓	✓
Adam Sherzai	adam.sherzai@icloud.com	202-615-9411	✓	✓	✓	✓	✓	✓	✓	✓
Sofia Sherzai	sofiacsherzai@gmail.com	703-740-6621				✓		✓		
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