

Virtual AFCA Meeting—Vision Zero: Traffic and Pedestrian Safety

AFCA invites you to join our monthly Zoom meeting on Wednesday, January 15, at 7 p.m. An Arlington County representative will discuss the county's Vision Zero initiative for traffic and pedestrian safety. Topics will include the High-Injury Network Corridor safety audit for Henderson Road; the recently installed speed enforcement camera near Barrett Elementary School; and traffic signal installation at the intersection of N. Park and N. George Mason Drives. You can ask questions, such as about county plans to reduce speeding and improve pedestrian safety on S. Carlin Springs Rd. for kids at Kenmore Middle School. To join the meeting, enter the following URL into your browser between 6:50 and 7 p.m. on Wednesday, January 15: https://tinyurl.com/4yyx69r7. (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 816 5354 1733 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 6:50 p.m.

AFCA November 2024 Meeting

On November 20, AFCA President Sal D'Itri kicked off our virtual AFCA meeting (with 17 homes attending) by introducing Aileen Winquist, Watershed Outreach program manager for Arlington County. Ms. Winquist slide presentation ("Flood Resilient Arlington") summarized the county's Stormwater Management Program, which focuses on mitigating stormwater damage to Arlington's streams and properties. Lubber Run is one of Arlington's five critical watersheds with the most flood damage calls since a severe storm in June 2006.

To reduce flood risk, the county uses a "blended engineering" strategy that includes enlarging stormwater pipes, adding secondary pipes and storm drain inlets, building stormwater detention facilities, acquiring properties at risk, and using public lands for multiple purposes. The county aims to improve water quality and manage water quantity by reducing runoff during small storms (\geq 1 inch of rain) and mitigating flooding during larger storms (up to a 10-year storm). For example, the county installed a stormwater detention vault under the athletic fields of Cardinal School in Westover, along with an 80-inch pipe to capture stormwater. Holding up to 4 million gallons of water (the equivalent of six Olympicsize swimming pools), the vault drains by gravity after a flood, leaving no standing water. The county is exploring the feasibility of a similar vault on Lubber Run upstream from Arlington Forest.

Ms. Winquist also discussed other stormwater management projects, including Ballston Wetland Park, which has reduced Lubber Run's peak downstream flows

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AFCA Virtual Meeting 7 p.m. January 15 Through 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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AFCA Meetingfrom page 1

by 30%. The recently completed Sparrow Pond renovation below Southside will have a ribbon-cutting ceremony in the spring. A related project to improve drainage at the bottom of S. Park Dr. is underway. Ms. Winquist mentioned the county's Risk Assessment and Management Plan for modeling the probability and scale of flood risk, projecting the impact of climate change, and identifying areas and corridors vulnerable to flooding (you can find out more online at Arlington County Risk Assessment). More information about stormwater management in Arlington is online at Arlington County Floodplains, Arlington County Stormwater Management, and Flood Resilient Arlington. You can reach Ms. Winquist at 703-228-3610 or awinquist@arlingtonva.us.

After the presentation, Sal announced the AFCA Santa Party coming up on December 5 and kickoff of the county project to install a four-way traffic light at the intersection of N. Park and N. George Mason Drives. A representative from the Arlington County Police Department will give a report at the February AFCA meeting. AFCA Northside Vice President Liz Grossman reported on an Arlington County Civic Federation meeting on November 12 that included a presentation on housing lot coverage reform by Bill Richardson from the Donaldson Run Civic Association. Mr. Richardson raised concerns that the bigger homes being built in Arlington are increasing lot coverage, decreasing tree canopy cover, worsening stormwater runoff, and contributing to urban heat islands. Nineteen civic associations, including AFCA, are now urging the county to complete a comprehensive study of the issue by July 1, 2025, including recommendations for reforming the Arlington County Zoning Ordinance.



December Santa Party

By Allison Kennett



On December 5, Santa arrived at the Lubber Run Community Center on a blazing fire truck! He was greeted by a crowd of kids and their families. Then everyone went inside, and the kids lined up for photos and a chat with Santa. Everyone shared snacks, and the kids did crafts. Thanks to Chris Bosch and Ken Schellenberg for providing beautiful live music, Alan Bederka for playing Santa, and Andy Browne for loaning the Santa suit. Thanks also to Katelyn Minor, Cameron and Will Brownlee, Sal D'Itri, Laura and Natalie Simpson, and Michael Caron for helping out at the event.

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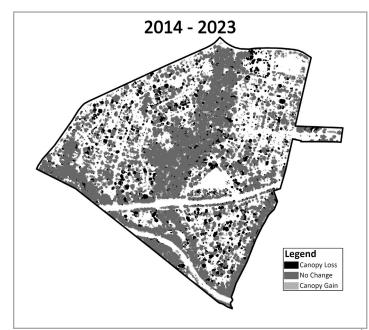


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Arlington Forest's Tree Canopy Change

By Alex Brown and Hutch Brown



In September 2024, Arlington County Parks and Recreation (DPR) released a new assessment of Arlington's tree canopy coverage. The study improves on previous assessments by incorporating LiDAR data from 2014, 2018, and 2023. It distinguishes tree canopy from grass and shrubs by using a 12-foot cutoff for trees. Previous studies overestimated Arlington's tree canopy (placing it at 40-43%), whereas the latest study might undercount young or understory trees.

According to the new study, Arlington's trees covered 35% of the county in 2023, up from 33% in 2018 and 32% in 2014. The gain was mainly due to the spread of the existing canopy over grass and shrubs. Arlington's Forestry and Natural Resources Plan has set a target of 40% tree canopy coverage, part of a broader effort

by the Metropolitan Washington Regional Council of Governments to achieve 50% coverage regionally.

In 2014, trees covered 50% of Arlington Forest (thanks in large part to our neighborhood parks). Canopy coverage rose to 51% in 2018 and 52% in 2023, with the loss of some mature trees offset by the growth of new and existing trees. Public land in Arlington Forest (mainly Lubber Run Park, but also Arlington Forest Park and the Lubber Run Community Center) had 83% canopy coverage in 2014, with a dip to 81% in 2018 due to sudden oak death and construction of the new community center. Canopy coverage rebounded to 83% in 2023 due to both forest regrowth and newly planted trees on public land.

In addition to their carbon uptake and ecological importance, trees provide critical ecosystem services. Shade and evaporative cooling reduce temperatures and air conditioning bills. Trees improve air quality by reducing pollutants like ozone, sulfur dioxide, and nitrogen oxides. Trees also intercept rain, reducing runoff and flooding. Trees have been linked to higher property values and reduced stress, anxiety, and blood pressure. Threats to Arlington's tree canopy include old age, disease, invasive species, climate stress, and development.

DPR has recently planted trees across the county, including in the median strip between Arlington Boulevard and the service road along Lubber Run Park. EcoAction Arlington's Tree Canopy Fund plants trees free of charge for homeowners, but applications for spring planting have closed. DPR also provides free trees to homeowners each fall, with registration beginning on September 2. You can find the latest tree canopy study online at Arlington County Urban Tree Canopy Assessment. Canopy maps like the one shown here are online at Arlington County Maps under AC Maps and the Parks/Natural Resources layer.

Faces of the Forest: Tell Us About Someone You Know!

Forester Christiana Campos has invited neighbors to contribute to Faces of the Forest, a newsletter feature that "offers a glimpse into the lives of our very own fellow Foresters—people you may pass by on the street, see at the bus stop, or quickly greet as you go about your busy day but never have had the opportunity to get to know on a deeper level. There is so much magic happening in the Forest, and this column will highlight the fascinating individuals who comprise the lovely community we are fortunate to call home."

Blast From the Past



The Arlington Public Library lets you explore our local history through photos and stories posted online by its Center for Local History (online at Arlington Public Library Center for Local History). You can read, for example, about Rudy Wendelin, the Arlington resident and Forest Service artist who made Smokev Bear famous. You can also find photos of Arlington Forest in its early years. Other features include the story of Parkington (now called Ballston Quarter), one of the first modern multistory shopping malls in the Washington metropolitan area. You could park on multiple stories inside the mall, hence the name.

You might have noticed fences around the shuttered Macy's in

Ballston Quarter in preparation for demolition and construction of a new apartment building with a grocery store at ground level. Macy's was originally a department store called Hecht's; take a look at the photo of the 1951 groundbreaking for the new Hecht's store. The viewpoint is looking east across Glebe Road towards the current angled "point" building. The sign says, "On this site will be built The Hecht Co., Virginia, a complete department store to serve Arlington, Fairfax County, and the City of Alexandria." At the time, much of Arlington was still being developed from old farm fields, although most of Arlington Forest was already in place (built mostly in the 1940s).



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WAR OF THE REBELLION ACTIVITIES IN NORTHERN VIRGINIA

Thirteenth Regiment of New Hampshire Infantry

Friday, October 17, 1861

Very warm. Thirteenth is off in a hurry about 7 a.m., tents and all, for Upton Hill. The men are heavily loaded with full knapsacks, haversacks, and their arms. We take a roundabout road, and make the distance, 6 or 7 miles, at a dogtrot, arriving at 11:30 a.m. The guide selected the wrong road. On the way we pass Ball's Cross Roads and Munson's Hill. There is a fort on almost every hill hereabout. We are, here, 2 miles from Falls Church (which is about 8 miles from Alexandria on the Leesburg Pike) and 15 miles from the Bull Run battlefield. A large detail from the Thirteenth go out on picket, our First Picket Duty, of 48 hours, beyond the earthworks of the outer defenses of Washington; no shelter. Our line of pickets extends about 3 miles each way from Falls Church.

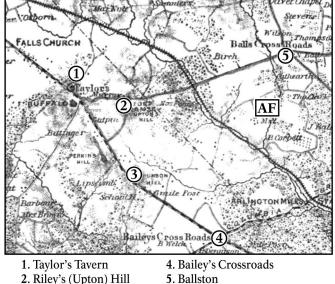
The portion of the Thirteenth remaining at Upton's Hill receives a few tents, but the most of them are delayed in coming, and so the men rough it, and bid high for chills and fever. Sleeping on the bare ground, in the open air, at this time of year, is a dangerous thing to do, especially for raw troops. One-third of the army are continually used up by this ill-considered way of doing the business of war. The camp guard load their muskets for the first time to-night, at "Camp Corcoran," Upton's Hill-an act denounced by men who afterwards deserted!

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It is extremely difficult to obtain reliable intelligence respecting the result of the picket encounter on the other side of the river, but there seems to be truth in the reports that several of our troops were killed and others wounded along our lines vesterday and last night.

From: "Military Map of N.E. Virginia, 1865, War Dept."



3. Munsen's Red Hill

5. Ballston AF. Present-day Arlington Forest

Thanks to Larry Bowring for this piece of local Civil War history!

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Stream Monitoring in Lubber Run Park By Hutch Brown



Maybe you've taken a morning stroll along Lubber Run and seen people like me with nets in the stream, then wondered what we were doing. We're citizen scientists gathering data for an Arlington County program for monitoring the health of our local streams. The program trains volunteers, some as young as 13, to follow a protocol for catching and identifying aquatic worms, insects, and other "benthic macroinvertebrates"—spineless critters like mayflies and crawdads that live on the bottom of streams. We also collect data on stream pH, temperature, dissolved oxygen levels, and more. We do all this three times a year (in spring, summer, and fall).

The protocol for data collection is rigorous because Arlington uses the data to help meet requirements under the Clean Water Act. Each team of citizen scientists has 6-8 volunteers and 1-2 leaders. Subteams wade into the stream using gloves, nets, and other tools to collect tubs full of streamwater with the critters mixed in. Then the real fun begins as team members use bowls, spoons, and other tools to capture individual critters and put them into water-filled ice cube trays. Using their training and experience, the monitors identify each critter and tally the numbers by species for reporting to the county.

Doing the work can be a lot of fun. We've had kids tag along with their parents to help sort the critters into the ice cube trays. It's fun to see what you can find and show others; especially interesting finds are set aside for everyone to see and enjoy. In the process, everyone gets to spend a couple of hours outdoors in nice weather while chatting and listening to birds like wrens, cardinals, and even hawks. And nothing is killed—we handle the critters carefully and return them all to the stream.

Stream monitors work at sites all over Arlington, including along Four Mile Run below Southside in Glencarlyn Park. You can volunteer for any site you like. Some sites have a greater variety of critters than others; the species we find in Lubber Run are all pretty tolerant of degraded stream conditions. For a treat, you can volunteer for the "reference site" near Clifton in Fairfax County, where you can find stoneflies and other sensitive species indicative of a healthier stream. You can find out more about the program online at Arlington County Stream Monitoring.

Wild Turkey Coming Back?

Wild turkey vanished long ago from Arlington, extirpated by hunting and habitat loss. In 2021, however, experts reviewing our draft neighborhood conservation plan for Arlington Forest said that, like white-tailed deer, wild turkey are coming back. That same year, residents in South Arlington spotted a wild turkey hen; Alonso Abugattas, a county wildlife expert, photographed wild turkey where he lives in Alexandria, and they can also be seen at Huntley Meadows in Alexandria. We might see them coming back in Arlington's parks. Wild turkeys are large, about the size of Canada geese. They are too big for most predators (though not for coyotes), but foxes and large raptors like red-tailed hawks will eat their young. They feed on nuts like acorns, roots and plants, and whatever bugs and small animals (like lizards) they can catch. They spend a lot of time scratching in the leaves and detritus to scare up the nuts, roots, and critters they eat. At night, turkeys roost in trees to avoid predators, preferably in conifers with evergreen foliage, making them hard to see.

Good Hedges Make Good Neighbors



The piece is an abridged version of an article by Plant NOVA Natives with something to consider for spring planting season.

Dense plantings between properties are a valuable amenity, so much so that they are mandated for many building projects. A mixed hedge consisting of native plant species has the added value of supporting the songbirds in our communities. Yet privacy screens don't always work out as planned, so here are a few pointers for creating and maintaining them.

Rows of identical evergreen trees or shrubs have been the conventional choice for screening, but a strong case can be made for mixing it up a bit. Ten plants of the same species can initially look symmetrical, but small variations in sunlight and moisture can cause the plants to grow at different rates. With shrubs, you can solve the problem for a while by shearing them all to the same height, but the plants will eventually rebel at being chopped back and start to look tired or leggy. If one of them dies, it leaves a hole in the screening; worse, a disease can easily spread from plant to plant in a monoculture.

By contrast, a screen that consists of a variety of native plants—chosen because their natural sizes are appropriate for the situation—can do the job while reducing maintenance needs. Moreover, native trees and shrubs provide not only nesting sites for songbirds but also food for both the adults and the nestlings, unlike plants that evolved elsewhere and do little to support the local ecosystem. A list of native plants that are suitable for screening can be found on the Plant NOVA Natives website. If you want to screen off an undesirable view, you might not have to wait for trees and shrubs to grow high enough. You might be able to block the view sooner with a lattice covered with coral honeysuckle or crossvine. Both of these evergreen native vines have colorful blooms that attract hummingbirds.

Unfortunately, buffer areas between properties have become a prime target for invasive plants, which can degrade a site before the landowner realizes something is wrong. If screening is mandated by development, local ordinances require you to maintain plants in good health and replace them if they die. The most immediate threat is posed by invasive vines such as Japanese honeysuckle or Asian wisteria, which strangle and smother trees and shrubs. Invasive trees such as Callery pear crowd out native trees, and invasive shrubs such as Japanese barberry, nandina, and burning bush prevent tree seedlings from growing. The sooner these plants are recognized and removed, the easier and less expensive it will be to preserve the beauty of our homes and communities. You can learn more on the invasives management page of the Plant NOVA Natives website.

Barcroft School News By Samantha Bell

In November, the PTA hosted an Election Day Bake Sale and Outdoor Movie Night. The PTA and Community in Schools cohosted a successful drive to provide toys and coats to families in need for the holidays. Before the winter break, the PTA also offered sweet and savory holiday treats to Barcroft staff as a thank you for all of their hard work. Thank you to the community for supporting the PTA this past year! Upcoming events include the PTA Online Auction on February 1-9 and Bingo Night in late February. You can support the Barcroft PTA by linking your Harris Teeter card (www.harristeeter.com/together-in-education); the Harris Teeter Barcroft code is 4238, and you need to relink every year. Follow us on X 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 or have any questions.





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Kenmore School News By Samantha Bell

The PTSA was able to surpass our fund-raising goal for our Cougars Care Campaign fund raiser in November. Thank you to everyone in our community who donated; we deeply appreciate every contribution! Before winter break, a luncheon was held to show our appreciation for Kenmore staff and teachers. Through donations, the PTSA provided cookies and treats for the luncheon and also raffle gift cards to more than half of the staff and teachers.

Upcoming events include the Kenmore 5K in early May. You can support the Kenmore PTSA by linking

your Harris Teeter card (www.harristeeter.com/together-in-education). The Harris Teeter Kenmore code is 3954, and you need to relink every year. Follow us on X at @KenmorePTA or on the PTSA page of the Kenmore website at https://kenmore.apsva.us/pta/. You can contact kenmoreptapresident@gmail.com if you would like to support the PTSA or have any questions. Volunteers are always needed, and donations to the PTSA are always appreciated at https://kenmorepta.memberhub. com/store.



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News Bits

Election Results in Arlington

The turnout of registered voters in Arlington last November 5 was about 69%, according to official results. That compares to about 79% in 2020. In ranked-choice voting for a seat on the Arlington County Board, J.D. Spain (D)



won in the first round with 58% of the vote. For two seats on the Arlington School Board, Kathleen Clark (D) and Zuraya Tapia-Hadley (D) won by double digits, with 37% and 30% of the vote, respectively. Incumbent Tim Kaine (D) won 79% of the votes in Arlington for Senate, incumbent Don Beyer (D) won 76% of the votes for House, and Kamala Harris (D) won 78% of the votes for President. Donald Trump (R) won 19% of the votes for President, with 3% going to other candidates. (In 2020, Joe Biden (D) won 80% of the votes for President and Donald Trump (R) won 20%.)

Changes to Arlington County Board

On January 1, Libby Garvey departed after 12 years on the board. Her successor on the board is J.D. Spain, who was elected last November 5. Garvey, the outgoing board chair, was replaced as chair by Takis Karantonis at the board's first meeting on January 6. Karantonis has announced that his priorities for the coming year include property repurposing: 1 of every 4 square feet of office space in Arlington is empty, pushing more of the county's tax burden onto homeowners. Solutions might include streamlining processes for developers to convert empty office buildings into homes.

CivFed Calls for Governance Reforms

The Arlington County Civic Federation is again urging the Virginia General Assembly to let Arlington reform a governance system that has been in place since 1932. Recommendations include raising the number of county board and school board members from five to seven; changing election cycles for both boards from every year to every other year; rotating board chairs every other year instead of annually; raising the pay of school board members; and permitting ranked-choice voting for the school board. CivFed members first adopted these proposals in 2023, but they failed to gain traction in the legislature in 2024.

School Zone Speed Cameras

In addition to the speed camera recently installed near the intersection of N. George Mason and N. Park Drives, eight new school zone speed cameras started issuing warnings when school opened after winter break. Speeders will receive \$100 tickets starting on February 5. The eight new cameras are along N. George Mason Dr. (700 block north of N. Carlin Springs Rd.), N. Glebe Rd., Lorcom Lane, Williamsburg Blvd., N. Veitch St., S. Arlington Ridge Rd., and 2nd St. S.

Tree Canopy Cover Increases

A 2023 Urban Tree Canopy Assessment prepared by Davey Tree for Arlington County shows that Arlington added 597 acres of new tree canopy cover since 2014,

increasing its tree canopy cover from 32% to 35%. The gain came mainly at the expense of grass and other vegetative cover, which declined from 26% to 22%. The county's goal is 40% tree canopy cover, which our own neighborhood has long exceeded, thanks to our local parks. Arlington Forest's tree canopy cover, according to the report, rose from 50% in 2014 to 51% in 2018 and almost 52% in 2023. Find out more online at Tree Canopy Arlington VA.

Plant a Tree in Your Yard

Help keep the "forest" in Arlington Forest! Fall is the perfect time to plant, but spring works too. If you have lost a tree or want to add a new one, you might be able to get one through the **Arlington Tree Distribution Program** next spring. Arlington County gives away 500 young native trees each spring and fall. The trees, 2-6 ft tall, come in 2-gal containers. The fall season is over, but you can watch for opportunities to register for a free tree next spring online at https://tinyurl.com/3z6jzhhr. Alternatively, through the Tree Planting Program administered by EcoAction Arlington, you can get a native tree planted on your property at no cost to you, but the number of trees is limited. For more information, check out EcoAction Arlington Tree Planting Program online at https://tinyurl.com/4xfxehbz.

News Bits (cont'd)

Stormwater Utility Fee

Arlington County's stormwater utility credit application period is open. You can apply for a homeowner utility fee credit through February 28 for eligible activities undertaken in 2024. The Arlington County Board approved additional enhancements to the credit program at the December board meeting, including two new single-family residential voluntary credit opportunities. You can find out more online at Arlington Stormwater Utility Fee.

County Recharging for Electric Vehicles

In December, to cover county costs, the Arlington County Board approved higher fees for using county-operated EV charging stations. For 300 miles' worth of energy used by the typical EV, the cost of using Arlington's equipment will rise from \$15.07 to \$18.12. In addition, you will pay \$3/hr (up to \$25) for remaining in the charging station more than 15 minutes after recharging is complete. The increase keeps Arlington's fees below those charged by Fairfax and Prince William Counties and the city of Falls Church, although Falls Church provides the first hour of charging for free. Alexandria has no public charging stations.

Expanded Nature Center Hours

The Long Branch and Gulf Branch Nature Centers have expanded their hours (cut back during COVID) to 6 days a week. The Long Branch Nature Center, located near Southside in Glencarlyn Park, is now open Tuesdays through Fridays from 10 a.m. to 6 p.m., Saturdays from 10 a.m. to 5 p.m., and Sundays from 1 to 5 p.m. Both centers offer winter classes on topics like flying squirrels and tree identification as well as holding events like owl prowls and winter campfires. Find out more online at Long Branch Nature Center.

Arlington Public Schools Prepared for Winter Weather

Arlington's school system has 13 days built into its 2024-25 schedule to use as snow days or for other unexpected closures. The Capital Weather Gang at *The Washington Post* is forecasting 10-18 inches of snow this winter. If Arlington's schools exhaust the 13 days, they will switch to online learning for any further school closures.



Check out our website: KingsTreeOutdoor.com

News Bits (cont'd)

Southside Street Drainage

Stormwaters have long pooled at the foot of S. Park Dr. above the asphalt connector trail to the W&OD trail. Perhaps prompted by our latest neighborhood conservation plan (on the AFCA website), Arlington County arranged for a fix as part of the recently completed Sparrow Pond renovation project. In early November, the county started adding four storm drains and connecting pipes at the problem intersection. The work is expected to wrap up by the end of January, weather permitting.

New Traffic Light

Long-awaited traffic light installation began in mid-November 2024 at the accident-prone intersection of N. George Mason and N. Park Drives. The project, which has included intermittent traffic delays and closures, is replacing the pedestrian-activated flashing beacon with four-way traffic lights for greater traffic and pedestrian safety. Safety improvements will include curb extensions on all four corners and marked crosswalks for all four crossings. Project completion is now expected in spring 2025.

Community Calendar

Next AFCA meeting: Wednesday, January 15, 7 p.m. Neighborhood Spring Cleanup: A Saturday in April 2025 Annual AFCA Picnic: Wednesday, May 21, 2025 Annual Yard Sale: A Saturday in May 2025 Turnaround Day: June 15, 2025 (tentative)

AFCA Meetings

Topics are tentative.

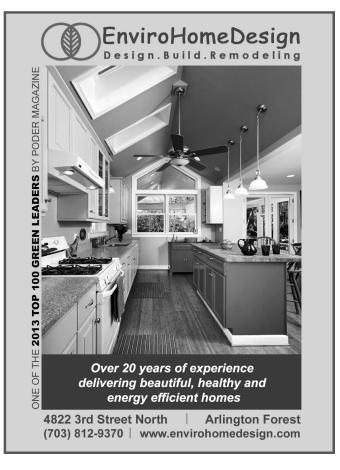
January 15, 2025: Traffic and pedestrian safety February 19, 2025: Police report; Arlington Public Schools

March 19, 2025: Arlington Neighborhoods Program

April 16, 2025: Spring gardening

May 21, 2025: Neighborhood picnic





Kids for Hire

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

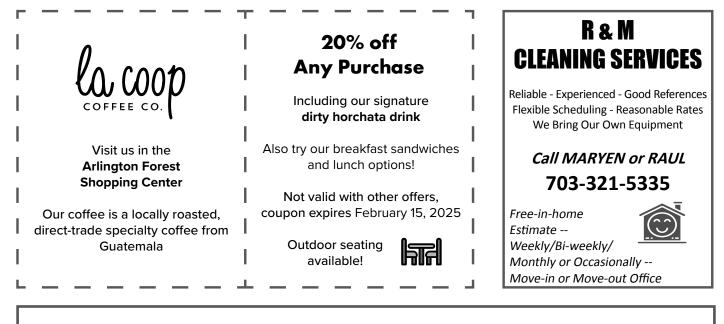
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Leilani Wright		207-650-5741	V	V	V	V	~	V	V	V	Tutoring

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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: 43	78 Key: 5	5109	H-B Woodlawn: 4490	Thomas Jefferson: 3905
Kenmore: 3954	Washington-Libert	y: 3917	Wakefield: 4	566 S	t. Thomas More: 2069	Our Savior Lutheran: 5529

Don't wait until spring to sell your house. Winter may actually be the sweet spot to make your move. History shows, you'll have less competition from other sellers, more serious buyers, and a better chance to stand out since fewer homes are typically on the market during the cooler months.

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