

The Arlington Forester



Volume 61, Number 2

Arlington, VA

October 2019

Update on Neighborhood Conservation Plan

An update on plans to revise the Arlington Forest Neighborhood Conservation Plan (NCP) tops the agenda of the AFCA monthly meeting on Wednesday, October 16th at 7 PM in the Barrett Elementary School library. Guest speakers will be Hutch Brown, NCP editor, and Liz Kauffman, Neighborhood Conservation Advisory Committee representative for Arlington Forest. For more information, see page 3.

This will be Esther Bowring's first meeting as AFCA President, replacing Allison Kennett who moved away. Greenbrier section resident Natalie Roisman graciously volunteered to replace Esther Bowring as Corresponding Secretary.

For residents who attended last month's meeting, we have

have determined that a misunderstanding about the meeting date was the cause for the missing speakers from the Department of Parks and Recreation who were to discuss cleanup efforts in Lubber Run Park. In a confirmation email from AFCA, the meeting date was mistyped. We apologize for the error and have rescheduled the speakers for our November 20th meeting.

Finally, if you have not already done so, please pay your annual \$10 AFCA dues online at www.arlingtonforestva.org/AFCADues.html or by clipping the coupon on this page and sending it with a check to your AFCA section representative.

Children's Halloween Parade



Please bring your little witches, wizards, or other costumed wee ones to the annual Arlington Forest Halloween Parade on Saturday, October 26th at 11am starting at the corner of 1st Street and N. Park Dr. The

entire family, including those fur babies, are welcome to join and wear costumes as well!

The parade will proceed down N. Park Dr. to the Barrett playground where the kids can run, play, and maybe grab a yummy treat at the Lubber Run Farmer's Market. The event will end at Noon.

This is great neighborhood event is always well attended. If you would like to volunteer to help with street crossings, or to contribute to some candy or fruit giveaways at the end of the parade, please email Brooke Johnson at BLoriJohnson@gmail.com. We hope you will join the fun!

AFCA MEMBERSHIP DUES ANNUAL DUES \$10 PER HOUSEHOLD

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

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

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

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

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www.arlingtonforestva.org

AFCA Meeting 7 p.m. October 16 at Barrett School Library

THE ARLINGTON FORESTER

Official publication of the Arlington Forest Citizens Association, Arlington, Virginia founded in 1939. A nonpartisan, nonsectarian publication serving the common interests of the residents of Arlington Forest.

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Join AFCA listserv by e-mailing address to:
arlingtonforestva@gmail.com

Forester is printed by *Minuteman Press*

Editor's Note

The *Arlington Forester* welcomes articles, news notes, letters, and photos focusing on non-commercial events or issues specific to our neighborhood. We publish eight times per year (Sept to Nov and Jan to May). Deadline for submissions is the first of the month. E-mail submissions of up to 400 words to newsletter@arlingtonforestva.org. Space often fills up before the deadline.

Help Wanted: Newsletter Editor and Designer

After a decade of producing this newsletter, John Naland (editor) and Laura Smialowicz (layout and design) are ready to step down.

The *Arlington Forester* plays a critical role in linking the three geographically separated sections of our community. Through the newsletter, residents learn about neighborhood issues and are drawn together for communitywide events. AFCA needs new volunteers to keep the newsletter going.

The editor collects articles (for example, from neighborhood PTAs), writes news briefs (often based on information from County government listservs), and coordinates with advertisers. The current editor coordinates newsletter distribution, but another volunteer could be recruited to do that. The prerequisites are a computer, Internet connection, and written communication skills.

The layout and design volunteer places the articles and advertisements into the newsletter template in Adobe InDesign. He/she occasionally creates small graphics or basic advertisements. AFCA reimburses for the InDesign subscription. The prerequisites are a computer, Internet connection, and InDesign proficiency.

Because the newsletter is published eight times a year on a fixed schedule, the editor and layout/design volunteer must be available on the eight weekends when final layout occurs. One person could do both jobs if they had both writing and InDesign skills.

For more information or to volunteer, email newsletter@arlingtonforestva.org.

Home Tour: AFCA is still looking for a chair or co-chairs for the House Tour Committee. This popular event is a great opportunity to get to know your neighbors and get terrific ideas to enhance your Arlington Forest home. But it can't happen without one or more fearless leaders! Fortunately, the long-time chair, Jennifer Claffey, has made it very easy for anyone willing to step up. She can provide a step-by-step plan, materials and everything needed to create a successful House Tour. And, she is willing to provide technical assistance along the way. In addition, long-time Committee volunteers will help with all the details. So, please consider taking the lead. If you are interested, contact AFCaprez@gmail.com.

E-CARE: Arlington's semi-annual E-CARE event allows residents to safely get rid of hazardous household materials and electronics which cannot be discarded in regular trash. The next E-CARE takes place 8:30 AM and 3 PM on Saturday, October 19th (held rain or shine) at 1425 N. Quincy near Washington-Liberty High School. For more info, search "E-CARE" on the County website.

What will life be like in Arlington Forest in 2030?

Whether you moved to Arlington Forest in the last century or in the last month, your experience here owes in part to the collective goals our neighborhood articulated in 1991, the year we completed our first Neighborhood Conservation Plan (NCP). Thirty years later, our goals remain similar, but our environment has changed. What are our collective hopes and concerns for the coming decade, and how can we best determine what they are? That is the topic of the October 16th AFCA meeting.

Many thanks to those who contributed to our street, drainage, and sidewalk inventory and our SWOC (strengths, weaknesses, opportunities, and challenges) analysis. Input indicates that many care deeply about protecting our urban forest, addressing erosion and stream degradation, improving pedestrian and cyclist safety, increasing socio-economic diversity, maintaining Lubber Run Park and our amphitheater, and pressing the County to increase green space and expand parks as Arlington's population and recreational needs grow.

Our next step is among the most critical: to develop a neighborhood-wide survey. The survey seeks to identify what is good or special about our neighborhood and what is truly important to its residents. Without a sufficient survey participation rate, our Plan will not represent our collective goals (and will be rejected by the County).

At the October 16th AFCA meeting, we will ask you to participate in developing the survey. We will provide guidelines and bring samples from neighborhoods. Hutch Brown, NCP editor, and Liz Kauffman, Neighborhood Conservation Advisory Committee (NCAC) representative for Arlington Forest, will collect your ideas on these topics: Neighborhood Goals, Land Use and Zoning, Street Conditions, Transportation/Traffic Management, Housing, Public Facilities and Services, Commercial/Business Areas, and Historic Preservation.

Bring your ideas and be part of the NCP update team. If you can't make it on the 16th, send your thoughts to lizkauffman@yahoo.com by October 30th.

Arlington's Radio Station: Please tune in to Arlington's own independent radio station, WERA 96.7 FM, if you have not already given it a try. You can check out their schedule at WERA.fm. The eclectic programming includes classical, jazz, blues, rock, hip-hop, world and virtually every other kind of music, with an emphasis on groups and musicians from or well-known in this region, as well as topical shows covering local business, civic and home issues. WERA is a refreshing change from the blandness and predictability of commercial radio.

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What does an “AS-IS” sale mean to a buyer? On a typical sale, the seller is willing to negotiate reasonable repairs that come up in a home inspection or offer a credit to the buyer. With an AS-IS sale, the seller’s position is they’re not going to make any repairs to the home or offer any credits. In an AS-IS sale there’s a contingency in the contract that allows a buyer to have the home inspection for “informational purposes only” with the right to void, which is always suggested so that you have an out. What you don't want to do is agree to buy the property in “as is” condition without having inspection only to learn that there's a structural problem or other major issue and you are stuck with more expense. In the competitive multiple offer environment in our current and recent local market, some buyers will waive all contingencies (home inspection, appraisal and financing) to gain consideration with a seller. In Arlington and other “hot” areas, this is commonplace.

One popular option is the pre-offer home inspection, where the buyer gets to inspect the home before they write the contract. Some sellers agree to this concept, while others might not. While we always recommend that a buyer obtain an inspection, there are situations where a buyer really wants the property and is willing to waive the inspection. A good agent knows that there are some other things that you can do in order to get out. You might disclose the problems that were found to the lender, disclosing there is a serious issue. This might allow you to void the contract via the appraisal contingency, unless that has been waived as well, then you are stuck. Another exit is if the home is in an HOA or Condo. If you learn of a serious problem and haven’t received the resale disclosure documents, you have the right to void. Unfortunately, in a typical community with older homes without an HOA, you are stuck. Let’s talk about strategies if you are making a move in the near future!



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It's Arlington Forests' 80th Birthday, so let's Celebrate!

*AF is 80!
Celebrate on
Sunday,
November 3rd*

Who doesn't like a FREE party?
Our fabulous neighborhood turned 80 years old this year and there is no better reason to gather together (not that we should need a reason :). The Lubber Run season has ended but fall is a

great time of year to celebrate. Thank you to the 75 people who responded to the spring planning survey, we listened.

There will be two events to choose from, or attend both, on **Sunday, November 3rd**. Mark your calendars and **RSVP now**.

First event: from **11am-2pm** the AFCA will host a delicious **Birthday Brunch at Barcroft Elementary** catered by Whitlow's on Wilson (opened in 1946, so almost as old as Arlington Forest!) There will be lots of food, drinks, birthday cupcakes of course, kids' activities led by teenage childcare givers and a playground right outside the brunch venue, and plenty of room for adults to mingle and socialize. Even though it is free, we do need an accurate head count to make sure we have enough food and supplies. You do need to live in or own a home in Arlington Forest to attend. Please go to <http://evite.me/Tj7CJAPM9d> to RSVP by October 27th.

Second event: from **4-6pm** the AFCA will host a **Birthday Happy Hour at Outback Steakhouse**. We will buy loads of delicious appetizers and depending on the budget a round of drinks for those who RSVP'd in advance! Even though it is free, we do need an accurate head count to make sure we have enough food ordered. You do need to live or own a home in Arlington Forest to attend. Please go to <http://evite.me/4rVnfU1QxF> to RSVP by November 1st.

If you have any questions or are unable to RSVP online, please contact Deanna Caputo at deannacaputo@yahoo.com, 703-399-5389, or send a note to 118 N. Park Dr., 22203, with your name, number of adult and children attendees, and your address.

Look forward to celebrating with all of you soon! Cheers, AFCA

For Brunch, RSVP at <http://evite.me/Tj7CJAPM9d>
For Happy Hour, RSVP at <http://evite.me/4rVnfU1QxF>

Annual Dues: Your dues help to get this newsletter delivered to your doorstep eight times a year. Dues also pay for tree grants to residents to help keep the "forest" in Arlington Forest and make possible modest donations to the PTAs of neighborhood schools. See page 1 for how to pay dues.



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Fussy Cleaning for Nice People!

by Joel S. Yudken

The Arlington Forest Shopping Center, built 1941-1947, is one of the oldest shopping centers in Arlington County. The dry cleaners serving the Arlington Forest community, now called New Forest Valet, has been at the same spot since the center opened. In 1967, the current business was purchased and opened by Arlington Forest resident Edgar McIntosh, Jr. with co-funding from his father. It has remained owned and operated by the McIntosh family for over the past 50 years.

Chris MacIntosh, who grew up in Arlington Forest, started working at the cleaners in the late 1970s, and took over running the family business with his wife Violet in 1990. Chris and Violet are both graduates of Marymount University, and have two children, now attending Bishop O'Connell High School, and a dog, Snoopy. His mother Pam, semi-retired, works at the cleaners part-time and still lives in the local area.

The cleaners is focused on providing quality and hands-on service to his customers. Friendliness and approachability are hallmarks of the business, as anybody who has brought in items to be cleaned can attest. Not surprisingly, the New Forest Valet has consistently received high marks for quality in consumer ratings such as Washington Con-

sumers' Checkbook and online rating sites such as Yelp and Facebook.

In addition to standard dry cleaning services, New Forest Valet specializes in cleaning and restoring delicate or fancy items such as wedding gowns, table linens, drapers, leather, suede and furs. They also clean oversize items such as comforters and do tailoring, alterations and shop repairs. Aside from serving a large share of Arlington Forest homes, the business has long served institutional clients including Fort Meyer (cleaning alter linens and flags for deceased veteran services) and W-L High School (cleaning its band uniforms for over 30 years). Most work is done onsite.

Chris notes that his business, and the dry cleaning industry overall, has been a little down recently, partly due to weather events, the government shutdown last year, and more generally, as more people have been working at home, not needing their business attire to be cleaned as much. Nevertheless, New Forest Valet remains a vital and high-quality business serving Arlington Forest that deserves our support.

New Forest Valet is open Monday through Friday 7am to 7pm and on Saturday 9am to 3pm. Phone 703-525-4354.

Your Arlington Forest Representative for selling or buying a home

How different are the generations when it comes to homeownership? While Millennials are entering the home-buying game later than earlier generations, their desire to achieve the American Dream remains and, in fact, is stronger than previous generations.

That's just one difference between Millennials, Gen Xers, Boomers and Silents, and here are a few more facts about their real estate preferences, according to the National Association of Realtors' 2019 Home Buyer and Seller Generation Trends study.

Which generation is buying the most homes these days? That would be the Millennials, who have been the most active generation for six years running and represent over one-third of buyers overall.

Are low inventory and high housing costs driving any generational shifts? With fewer homes on the market and increasing housing costs, more multi-generational households are forming. Of Gen Xers who bought a multi-generational home, over half made that purchase to accommodate their adult children.

What similarities exist between the generations? Older Millennials (born between 1980 to 1989), Gen Xers and younger Boomers now have closer income levels and, as a result, their purchasing habits in terms of house size and cost are closer together.

How do the generations buy (and sell) real estate? All generations continue to value the advice, insights and knowledge of professional real estate agents like me. In fact, 92% of younger Millennials (born between 1990 to 1998) worked with a Realtor to buy their home.



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Forest Exchange

Bingo Night: St. John's Episcopal Church and L'Iglesia de Cristo Rey are hosting a Bingo Night on Saturday, October 19th from 7 to 9 pm. The price is \$5 for 2 cards, a raffle ticket, and a dessert. Prizes will be awarded, and refreshments will be available. Bring your family and friends to enjoy this fun event. For more information, see the website stjohnsarlingtonva.org, call 703-671-6834 or email familyprograms@stjohnsarlingtonva.org. St John's is at 415 S. Lexington St. one block off Carlin Springs Rd. Please enter through the 5th street double door.

Community Calendar

Next AFCA Meeting: Wednesday, October 16th, 7 PM, at Barrett Elementary School.

Lubber Run Farmers Market: Saturday mornings through mid-November.

Halloween Parade: Saturday, October 26th.

General Election: November 5th. County Board (two seats), School Board, VA Senate and House, Commonwealth's Attorney, Sheriff, Commissioner of Revenue, Treasurer.

AFCA Holiday Party: Friday, December 6th, at Barrett Elementary School.

Neighborhood Spring Cleanup: Saturday, April 25th.

Annual Yard Sale: Saturday, May 16th.

Future AFCA Meetings:

November 20th: County Growth Trends, Parks Update

January 15th: School Board Member

February 19th: Carlin Springs Crossing Update

March 18th: Farmers Market Update and Preview

April 15th: Lubber Run Community Center Update

May 20th: Picnic and Annual Membership Meeting



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Barcroft School News

Happy Fall from Barcroft Elementary! We held one of our favorite events in September, CHALK 4 PEACE. This is an opportunity for students and members of the community to gather and draw their vision of peace with sidewalk chalk. We have hosted this event for 15 years, making Barcroft one of the longest running CHALK 4 PEACE sites.

October is a busy month at Barcroft with a Dogfish Head Barcroft PTA fundraising event on October 8th and International Night on October 10th. The last two weeks of the month are intersession at Barcroft. This two-week optional session, provided as part of Barcroft's modified school year calendar, includes STEAM sessions in the morning and activities ranging from cooking to martial arts to theater in the afternoon. Families can choose to participate in the intersession classes or have a two-week break. Bus routes and extended day remain in effect for intersession, supporting consistency in routines for those students attending.

Mark your calendars for our Election Day Bake Sale! You don't have to vote at Barcroft to benefit from the amazing goodies provided by families and staff. Last year's bake sale featured the classics like cupcakes and cookies, along with pies, homemade granola and even dog treats. You do not want to miss it!



Save the Date:

*AF is 80! Let's celebrate on
Sunday, November 3rd
Brunch from 11-2 pm @ Barcroft
Happy Hour from 4-6 pm @ Outback
please RSVP by Oct 27th*



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Your Neighbor in Arlington Forest

Barrett School News

We've had a very successful first month of the school year! We kicked off the new school year with the annual Ice Cream Social (see photo) to welcome new and returning families and students. This year, we had a 1969 Good Humor ice cream truck make an appearance to give away ice cream to everyone. While PTA members also helped hand out ice cream and popsicles, many people were willing to wait in (a very long) line to get their ice cream from the Good Humor truck.

At the first PTA meeting, members approved the PTA budget for the school year. As a result of the financial stewardship of our PTA board members over the past several years, we are able to provide, for the first time this year, Classroom Learning Environment Grants of up to \$1000 for each Barrett classroom teachers for the procurement of supplies, tools, and equipment leading to increased student engagement and learning!

Among the grants that the teachers have requested so far include book bags for Kindergarten students to take books home for their daily reading at night, furniture as part of a flexible seating program for 2nd and 3rd grade classrooms to facilitate independent work, and rugs for 4th grade classrooms for their meeting space.

In addition, we will be giving away newly-designed Barrett school T-shirts to all 550 students at our school. While a small gesture for our school community, we hope that the T-shirts will promote school spirit and further our mission as a school community that is learning together, playing together, and growing together!

Upcoming dates:

Thursday, October 17th: Picture Day for Individual Portraits

Tuesday, October 22nd: Hispanic Heritage Night

Thursday, October 24th: Dine at Pupatella from 3 to 9 p.m.
to benefit Barrett PTA

Monday - Wednesday, November 4th-6th: Book Fair



Paul Cachion, MBA

571-216-6802

CachionHomes@gmail.com



Things are Happening in the Forest

How's that for a hard-hitting headline? But here's the news: with the new Ballston Quarter complete, and close(r) to fully occupied, and the Carlin Springs bridge renovation complete, we turn our attention to the construction of the new Lubber Run Rec Center. A \$47.8 million project, it promises to be a jewel of a facility for the whole community.



While Amazon HQ2 and the 22202 zip may be grabbing the headlines, we have some exciting news of our own here in 22203, and in Arlington Forest itself!



Member Long & Foster Executive Club.

Kids for Hire

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

Southside:

- Colin Mashkuri: math tutoring, plant watering, dog walking, cjmashkuri@gmail.com, 703-302-559
- Andrew Rogers: yard work, dog walking, pet sitting, andrewmcyt@gmail.com, 703-892-0226
- Caroline Rogers: babysitting, pet sitting, dog walking, carolinearogers@verizon.net, 703-892-0226

Greenbrier Section:

- Donna Corina: babysitting (RC certified), dog walking, pet sitting, leaf raking, snow shoveling, 703-248-8885
- Atalie Dempsey: dog walking, pet sitting, babysitting, plant watering, mail collection, atalie.dempsey@gmail.com, call/text 571-317-9216
- Evan Dempsey: mail collection, leaf raking, snow shoveling, babysitting, pet walking, pet sitting, plant watering, Evan.cw.dempsey@gmail.com, call/text 703-559-9690
- Shae Dempsey: babysitting, pet sitting, dog walking, plant watering, mail collection, snow shoveling, leaf raking, Shaelyn.dempsey@gmail.com, 703-350-7650
- Ellis Early: dog walking, pet sitting, 202-339-1414
- Anthony Lawson: yard work, pet sitting, dog walking, 703-933-8880
- Charlotte Lawson: leaf raking, pet sitting, dog walking, 703-933-8880
- Reid Messman: pet sitting, dog walking (references), 703-469-1988
- Shea Messman: babysitting (Safe Sitter certified, references), 703-469-1988
- Alexandra Orli: babysitting (references), mother's helper, pet sitting, watering plants, call 703-528-5618
- Carsten Schoer: snow shoveling, leaf raking, carstenschoer@gmail.com, call/text 703-209-0905
- Leah Shvedova: babysitting (references), tutoring, pet sitting, watering plants, 571-426-6818
- Ava Smialowicz: babysitting (RC certified), pet sitting, ava.smialowicz@hotmail.com, text 703-424-0895
- Ben Sparks: pet feeding, dog walking, benchispas@gmail.com
- Emma Weaver: babysitting (Safe Sitter certified, references), 703-875-8185

Northside:

- Daniel Brancati: yard work, leaf raking, snow shoveling, babysitting, dog walking, pet sitting, daniel@bmbms.org, 571-279-2710
- Riittisha Choudhary: tutoring, babysitting (ages 4-12), yard work, riittishachoudhary@gmail.com
- Ely Constantine: pet sitting, leaf raking, snow shoveling, lawn mowing, cpconstantine@comcast.net, 703-841-9229
- Casey Dinan: babysitting, leaf raking, snow shoveling, dog walking, chrisbettdinan@aol.com, 703-525-5763
- Tyler Dinan: babysitting, leaf raking, snow shoveling, dog walking, chrisbettdinan@aol.com, 703-525-5763
- Alex Eng: pet sitting, leaf raking, snow shoveling, dcharveydc@yahoo.com, 703-861-1890
- Evan Eng: pet sitting, dog walking, leaf raking, snow shoveling, dcharveydc@yahoo.com, 703-861-1890
- Jeremy Fagen: pet sitting (any animal), dog walking, plant watering, jdoxen11001@gmail.com, 703-200-2396
- Leina Gabra: babysitting (ages 4-12), house sitting, leinagabra@gmail.com, 703-973-8914
- Ethan Nissenson: lawn mowing, leaf raking, snow shoveling, Enissenson@verizon.net, 703-201-0523
- Sophie Stewart: mother's helper, pet sitting, sophiestewart4@gmail.com, 703-402-5494

Children's Halloween Parade



*October
26th*



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



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