

# The Arlington Forester



Volume 59, Number 1

Arlington, VA

September 2017

## Diverse Agenda for AFCA's September Meeting

The Arlington Forest Citizens Association begins its 78<sup>th</sup> year of neighborhood service and advocacy at the Monday, September 18 AFCA meeting at 7 PM in the Barrett Elementary School library (the meeting is being held on Monday instead of Wednesday due to a scheduling conflict).

The agenda includes an update on replacing the traffic circle holly tree, an overview of the "Ready for 100" renewable energy initiative, and a briefing on plans to renovate Culpepper Garden. We will also discuss AFCA resolutions procedures and vote on AFCA's annual budget.

Subsequent AFCA meetings will feature prominent speak-

ers (County Board member Katie Cristol in January and a School Board member in March) and important topics (Carlin Springs Road pedestrian safety in October, Lubber Run Community Center construction plans in November, and Edison Park refurbishment plans in February). As always, AFCA will sponsor the traditional annual events: Kids Scarecrow Making, Kids Halloween Parade, AFCA Holliday Party, Spring Cleanup, Neighborhood Yard Sale, and May Picnic.

These activities and other AFCA initiatives that enhance the quality of life in our neighborhood are supported by your dues.

## Call for Dues

September marks the start of AFCA's annual dues drive. This year for the first time you can pay dues online! Just go to <http://www.arlingtonforestva.org/AFCADues.html>.

Alternatively, clip out the coupon on this page and return it with a \$10 check in the pre-addressed envelope included inside this newsletter. Last year, 365 out of the 851 households (43%) in Arlington Forest paid dues.

Your dues help to get this newsletter delivered to your doorstep eight times a year. Dues 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. Dues support the AFCA website ([www.arlingtonforestva.org](http://www.arlingtonforestva.org)) which features a variety of content including a detailed neighborhood map, a 150-page history of Arlington Forest, and back issues of this newsletter.

So please send in your tax deductible dues today. Add an optional donation if you missed paying dues in some past years. If you include your e-mail address, you will be added to the AFCA listserv which sends one or two messages per month with news of neighborhood interest.

### 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:* Lauren Mikoy, 43 S. Park Dr. 22204

Dues: \_\_\_\_\_ Donation: \_\_\_\_\_ Total: \_\_\_\_\_

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

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

*AFCA Meeting 7 p.m. September 18 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.

Editor & Advertising: John Naland  
703-888-0125, newsletter@arlingtonforestva.org

Layout & Design: Laura Smialowicz  
703-528-3889, smialowicz@hotmail.com

Distribution: John Naland  
703-888-0125, newsletter@arlingtonforestva.org

### *2017 - 2018 AFCA Officers*

President: Allison Kennett  
571-277-4441, allison.kennett@gmail.com

Vice President, Northside: Joel Yudken  
703-528-8218, joel.yudken@verizon.net

Vice President, Southside:  
Vacant

Vice President, Greenbrier: Tom Smialowicz  
703-528-3889, tsmialowicz@gmail.com

Recording Secretary: Char Mahoney  
571-241-9866, char.mahoney@verizon.net

Co-Secretary: Esther Bowring  
erbowring@gmail.com

Treasurer: Lauren Mikoy  
703-906-8218, LaurenDYork@gmail.com

Neighborhood Conservation Plan:  
Karen Burst, 571-242-9942, burstfamily@yahoo.com  
Liz Kauffman, 571-327-6497, lizkauffman@yahoo.com

Arlington Civic Federation Rep: Salvatore D'Itri

Historian: John Naland

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Website: <http://www.arlingtonforestva.org>  
Join AFCA listserv by e-mailing address to:  
arlingtonforestva@gmail.com

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## Editor's Note

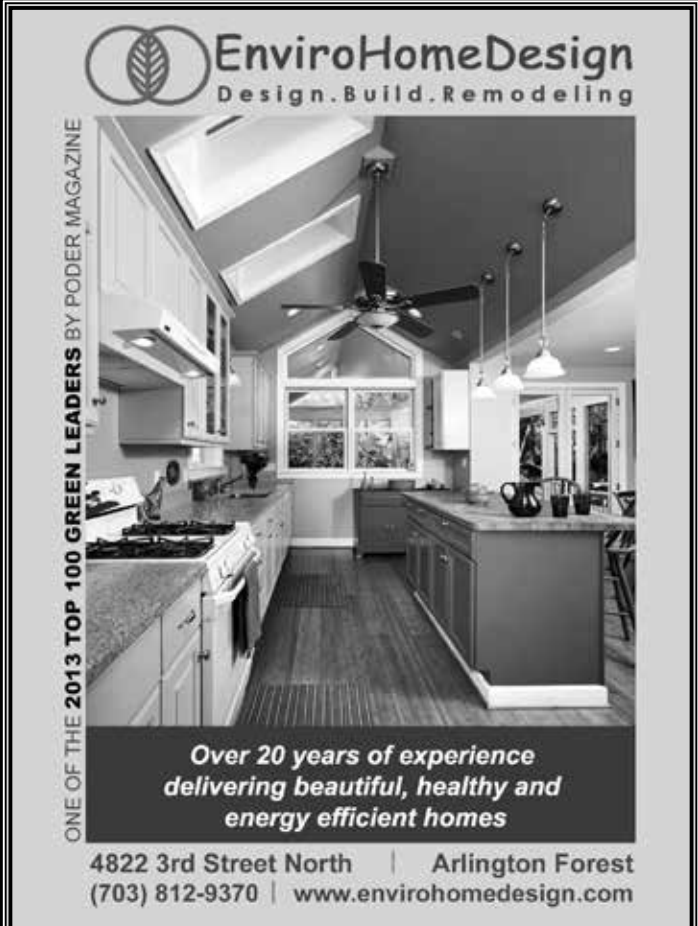
The *Arlington Forester* welcomes articles, news notes, letters, and photos focusing on non-commercial events or issues specific to our neighborhood. We publish eight times per year (Sept to Nov and Jan to May). Deadline for submissions is the first of the month. E-mail submissions of up to 400 words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

## Arlington Forest Shopping Center Update

**Sense of Place Café:** This boutique-style coffee shop opened on August 7 in the space formerly occupied by the Subway sandwich shop. The Sense of Place Café is open 7 am to 3 pm on Monday to Friday, 8 am to 2 pm on Saturday, and closed on Sunday. They roast coffee beans every day in small batches. They serve over dozen different coffee drinks and have tea, hot chocolate, smoothies, croissants, muffins, parfait, granola, sandwiches, salad, and cookies. Drop by and give them a try if you have not already done so. You can learn more and see their menu at [www.senseofplacecafe.com](http://www.senseofplacecafe.com)

**Fiesta Oriental:** The Filipino grocery Fiesta Oriental Store closed in June after having been in business since 1991. Owner Fred Sunga began a well-deserved retirement. The now-vacant location originally held the shopping center's first business: Jack Cohen's Arlington Forest Delicatessen and Carry Out Shop (1940-1983).

*Please help our convenient local shopping center remain open and vibrant by thinking first of those merchants when you need a good or service.*



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# Goodbye Holly Tree

Arlington Forest's historic American Holly tree in the traffic circle at the Shopping Center was cut down by a County crew on July 18. The tree had long been in poor health with a large area of decay at the base of the trunk. After a recent inspection, the County's Acting Urban Forest Manager judged it to pose a moderate risk of falling.

The tree was at least 80 years old, having been moved to its current location in 1941 by Monroe Warren, the builder of Arlington Forest. That December, residents held our neighborhood's first Tree Lighting Ceremony at the tree. Holiday celebrations (lights, carols) were held there each year for decades before being moved to the Lubber Run Community Center. The tree was designated as a Notable Tree by Arlington County. Several neighbors – most notably Joseph Cockrell – cared for it over the years (removing invasive vines, etc.).

The County and AFCA are working together to select a replacement tree. AFCA sent all dues-paying members an e-mail in late August inviting each household to complete a survey offering six types of trees from which to select. The survey at <https://surveyhero.com/c/b6d97a3> closes on September 20.



*Next AFCA Meeting:  
Monday, September 18<sup>th</sup>, 7 p.m.*

## Adam (RT) Tnaib

202-725-0055  
adamt@kw.com

Your neighbor and realtor in Arlington Forest

If you are thinking about selling this spring, now is the perfect time to start getting your home ready.

Please contact me for a free/no obligation consultation to learn about simple things you can do to improve the value of your home.

I look forward to working with you.



**kw**  
KELLERWILLIAMS

# County Projects Update

**Lubber Run Community Center:** In July, the County Board awarded a \$40 million contract to the James G. Davis Construction Company to build the new Lubber Run Community Center. The Board deferred action on endorsing the final design until their September 16 meeting to allow more time for community input. Later this fall, there will be a community meeting to present updates on the design.

**Carlin Springs Road Bridge:** In July, the County Board approved \$7 million to demolish the current bridge and build a new one. The County will hold a community forum in October to explain the plans and how they will maintain traffic safety and access during the project. Construction is expected to start late this year and be completed by early 2019.

**Park Drive at Arlington Blvd:** The County expects to start construction this fall on the final phase of improvements at the intersection of Arlington Blvd with Park Drive. The \$1.5 million project will create better access and crossings for pedestrians, transit users, bikers and those traveling on the shared-use paths parallel to Arlington Boulevard.

Tired of looking for the home of your dreams and coming up empty-handed?

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### Where are housing prices heading?

Many real estate conversations center on housing prices and where they may be headed. Every quarter, *Pulsonomics.com* surveys a nationwide panel of over one hundred economists, real estate experts, and investment & market strategists about where they believe prices are headed over the next five years. They then average the projections of all 100+ experts into a single number.

Here are the results of their latest survey:

Home values will appreciate by 5.0% over the course of 2017, 4.0% in 2018, 3.2% in 2019, 3.0% in 2020, and 3.0% in 2021. That means the average annual appreciation will be 3.64% over the next 5 years. Today, the U.S. housing inventory is at a 20-year low with new construction starts well below historic norms and financing a home can be anything but simple in the current mortgage environment.

The elements that precipitated the housing crash a decade ago do not exist in today's real estate market.

*The current increase in home prices is the result of a standard economic equation: when demand is high and supply is low, prices rise.*

Locally, the shortage of single family homes in the close in Metro DC area has resulted in increased home prices. In Arlington Forest, this year has seen a shortage of homes for sale in the neighborhood, resulting in much lower sales averages than historic trends. Year to date there have been only 10 properties closed from 1/1/17 through 8/31/17 at an average sales price of \$700,794, while this time last year there were 24 properties closed at an average sales price of \$728,450.

Curious about your home's value? Contact me for an evaluation or visit <http://arlingtonvahousevalue.com/> for a quick and immediate online estimate.



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# Around the Forest

**Scarecrow Making:** Bring your pre-teen child to the Arlington Forest Shopping Center on Saturday, October 14, between 1 and 3 PM to make a front-yard Halloween strawman. Bring a pair of blue jeans, a long-sleeve button-up shirt, and a pair of panty hose. AFCA will provide the straw to stuff inside and safety pins to connect the pants and shirt. Advance registration is required by e-mailing [nalandfamily@yahoo.com](mailto:nalandfamily@yahoo.com). Cost \$5 per scarecrow.

**Tree Grant Program:** To help keep the "forest" in Arlington Forest, AFCA will pay you to plant a tree on your property. AFCA offers matching grants to neighbors who plant tree from an approved list of shade trees. Grants of up to \$125 will cover one-half of the cost of buying and planting a tree. The application must be approved before the purchase. For details and the application form, go to [www.arlingtonforestva.org](http://www.arlingtonforestva.org) and click on the AFCA tab.

**Trail Cleanup:** If you walk, jog, or bike on the trail leading from the foot of N. Greenbrier St. to the WO&D trail, please join neighbors in cleaning up the adjacent parkland on Saturday, September 16, from 9 to 11 am. Residents primarily from the first block of N. Granada St. have been doing semi-annual cleanups there since 2008 and invariably fill many bags with trash and invasive plants. They would welcome assistance for others who enjoy that trail.

**Southside Volunteer Still Needed:** No one has stepped up yet to represent Southside on the AFCA Board. It is important that each section of Arlington Forest be represented by a Vice President who will ensure that their neighbors' views are represented at AFCA meetings. Other than receiving Southside residents' dues in the fall, the duties of the position are minimal. Please contact AFCA President Allison Kennett to volunteer (see page 2 for contact info.)

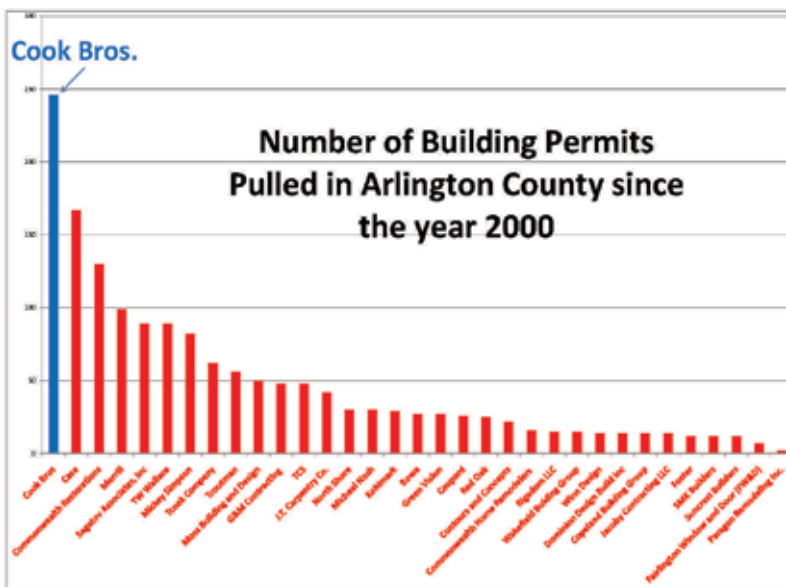
**Ball-Sellers House:** The oldest surviving building in Arlington is just across Four Mile Run from Arlington Forest in the Glencarlyn neighborhood. Built around 1742, the Arlington Historical Society has preserved John Ball's cabin and offers free tours by knowledgeable docents on Saturdays 1-4 PM through October. Located at 5620 3rd St. South, the house allows visitors to see how ordinary Virginians lived in colonial times. For more info, see [www.arlingtonhistoricalsociety.org](http://www.arlingtonhistoricalsociety.org).

**New Advertiser:** In this month's issue, we welcome new advertiser WellNest Home Cleaning Service (page 6). We encourage residents to turn to our advertisers and neighborhood businesses when you need goods or services.

**Theatre:** Forester Anna Nowalk, a junior at W-L, is playing the role of Fredrika Armfeldt in Signature Theatre's production of A LITTLE NIGHT MUSIC thru October 8. See the show and support arts in Arlington!

## You Don't Have to Interview the #1 Remodeler in Arlington... But...

### Why Wouldn't You?



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[www.CookBros.org/ArlForest](http://www.CookBros.org/ArlForest)



# Lubber Run Amphitheater: Another Summer of Quality Entertainment

By Chris Scheer

High ticket prices, long drives and uncertain parking may keep many from venturing to Wolf Trap, Merriweather Post Pavilion, and other summer performance venues, but Arlington Foresters weren't deprived. The 2017 summer weekends of free entertainment at the Lubber Run Amphitheater (right in our own backyard) provided a range and quality of entertainment unequalled in Northern Virginia. And there's still more to come with 11 a.m. Sunday kids shows on Sept. 10 (Speed the Magician) and Sept. 17 (The Great Zucchini).

Those special programs for families and children, including a Father's Day performance on June 18 by Mr. Knick Knack and the August 27 appearance of Mystic Drumz, as well as the August 11 R&B favorite Rico Amero, were financed entirely by the Lubber Run Amphitheater Foundation using donations to the wishing well by those who attended amphitheater performances and special gifts from individuals. In addition, the foundation also co-funded -- with Arlington Cultural Affairs -- a special dramatic presentation by the WSC Avant Bard.

Arlington Arts pays for most amphitheater performances. This year's offerings, all free, ranged from the classic to folk and pop and reached heavily into world music representing other cultures and nations. Weather is always a factor at the open-air amphitheater, but mild nights

welcomed attendees and only five of the 30 performances were rained out. Over the course of the summer, more than 4,000 people attended amphitheater programs.

"We owe Arlington Cultural Affairs and Arlington County a big thanks for supporting programming at the amphitheater," said Foundation Co-President Esther Bowring, "and we thank those who contribute to our foundation fund so that we can augment the County's schedule to bring more performers to the amphitheater stage."

The Arlington Forest Amphitheater Foundation is chartered as a 501c3 organization eligible for tax-deductible donations. In addition to donating to the amphitheater wishing well, donations can also be made on the foundation's Facebook page at [www.facebook.com/Lubberrunamphitheater](http://www.facebook.com/Lubberrunamphitheater) by using the "donate" button.

The Lubber Run Amphitheater performance series is presented by Arlington Cultural Affairs, a Division of Arlington Economic Development, in cooperation with the non-profit Lubber Run Amphitheater Foundation.

Foresters can keep up with Lubber Run Amphitheater news throughout the year on Facebook and find next year's schedule online with program descriptions in the spring on the Arlington County web site at [www.arlingtonarts.org/venues/lubber-run-amphitheater.aspx](http://www.arlingtonarts.org/venues/lubber-run-amphitheater.aspx).

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## Forest Exchange

**Culpepper Garden Renovation:** Culpepper Garden is hosting an Open House on Saturday, October 1, from 2 to 4 pm for Arlington Forest residents to learn about their upcoming renovation, long-term plan to maintain affordability, and plan for not displacing residents during construction. You will also be able to tour a model unit. RSVP to [epfister@culpeppergarden.org](mailto:epfister@culpeppergarden.org). Culpepper Garden, located at 4435 N. Pershing Drive, provides affordable housing and assisted living for seniors on very limited income in 340 apartments. Culpepper Garden opened in 1975 and is the only affordable assisted living community in the area. Many units need repair since major systems have outlived their useful life and apartments have not been upgraded since opening. The Arlington Retirement Housing Corporation (ARHC), nonprofit owner of Culpepper Garden, is excited to begin the renovation in late 2017. If you have questions, please contact Linda Kelleher, Executive Director, ARHC, at [lkelleher@culpeppergarden.org](mailto:lkelleher@culpeppergarden.org).

**Kids for Hire:** Do you want help this winter with snow shoveling? Could you sometimes use reasonably-priced help with babysitting, yard work, pet sitting, or other tasks? Thirty neighborhood youths offer their services in the Kids for Hire listing on page 10.

## Community Calendar

**Next AFCA Meeting:** Monday, September 18, 7 PM, Barrett Elementary School. See page 1 for details.

**Fall Scarecrow Making:** Saturday, October 14, Arlington Forest Shopping Center. See page 5 for details.

**Kids Halloween Parade:** Late October date TBD.

**Election Day:** November 7 for Governor, Lieutenant Governor, Attorney General, County Board, and School Board.

**AFCA Holiday Party:** Friday, December 1.

### Future AFCA Meetings:

October 18: Carlin Springs Road pedestrian safety

November 15: LRCC update

January 17: County Board member Katie Cristol

February 21: Edison Park update

March 21: School Board member TBD

April 18: Ballston development update

May 16: Picnic and Annual Membership Meeting



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I look forward to meeting with you.

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# Barcroft School News

Barcroft students returned to school on August 1 and it was a busy month with a lot of great energy. We welcomed our new principal, Judy Apostolico-Buck (known as Ms. A-B), who was most recently principal at Ashlawn Elementary. We also welcomed a new assistant principal, Heidi Smith, who is joining us from the APS Department of Instruction. Ms. Smith worked with Barcroft students and staff last year as an Academic Support Teacher and is excited to be joining us full time.

For those new to the neighborhood, Barcroft is on a modified, year-round schedule, thus the early start date. The early start provided lots of exciting learning opportunities this year, particularly with the eclipse. Thanks to the generous donation of the PBS Kids show Space Racers, all staff and students could safely view the eclipse! The school viewing party was featured on the WJLA 6 pm news.

Our first PTA meeting of the year is on September 12 at 6 pm. Please join us for an ice cream social and meet and greet with Ms. A-B and Ms. Smith. September 23 is Chalk4Peace ([www.chalk4peace.org](http://www.chalk4peace.org)), a time for artists of all ages to draw their vision of peace with sidewalk chalk in front of the school. If you are joining us, please bring a box of cereal for AFAC.

Looking for more news from Barcroft? You can follow Barcroft Elementary School PTA on Facebook.



**SOLAR PARTY:** Barcroft students view the eclipse on Monday, August 21st.



*Electronic versions of this newsletter are available on the AFCA website: [www.arlingtonforestva.org](http://www.arlingtonforestva.org)*



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## *Your Neighbor in Arlington Forest*

If you are considering putting your home on the market, I would suggest that you begin getting your home ready as soon as possible. By having your home ready and in great shape for the new owners, the price that you get will be higher than if you don't prepare the home for sale. I have a list of things that owners should do in preparation to market their home. If you would like to meet with me to see your home and give you some ideas on how to prepare it, please call me for a free, no obligation consultation. With the inventory low, it is an ideal time to sell your home. I look forward to meeting with you.

*Jim*



# Harry Potter Hogwarts Back to School Party!

Sunday, September 24 from 2:30 - 4:00 pm



It's back to school time and Harry Potter and his friends at Hogwarts are having a party. All kids and families are invited to join in a fun-filled afternoon of games, readings, movie clips, and refreshments. Costumes are not required, but you are welcome to come dressed as your favorite character. **Free for all families and kids.** Children under 8 must be accompanied by an adult.



## Sunday School - 10 am

If you are looking for engaging Bible based education about the Christian faith for your child our experienced teacher fosters learning while incorporating active fun for children in kindergarten to 8th grade. We also provide a professionally staffed child care facility for younger children.



# St. John's Episcopal Church

Sunday Worship Services 8 am and 10 am

*We welcome all who enter our doors, including believers, seekers, and doubters; and reach out to those in need both within our congregation and around us.*



415 S. Lexington Street Arlington, VA 22204

703-671-6834

stjohnsarlingtonva.org



## Paul Cachion, MBA

Cell: 571-216-6802

Email: CachionHomes@gmail.com



### Another great summer comes to an end...

Our family really enjoys the summer here in Arlington Forest, but we're beginning to feel the warm summer nights turn to cooler fall evenings. Our girls spent countless hours at Arlington Forest Club, and our family swapped our house with friends in the Netherlands, who really loved their time here. Our Dutch friends could enjoy all DC has to offer from their base here in the Forest. It's a testament to how great these houses are and what a wonderful community we live in.

As the neighborhood kids get the "back to school" shopping done, the school year begins in earnest. Lazy summer days will begin to give way to busier school days, sports, plays, concerts, and crazy routines.

While I know the fall will be busy, I am always ready for your real estate questions and needs. Feel free to get in touch anytime.



Member Long & Foster Executive Club.

# Kids for Hire

These Arlington Forest youths are available for babysitting, pet sitting, and other services. To be added or deleted, e-mail [newsletter@arlingtonforestva.org](mailto:newsletter@arlingtonforestva.org).

## Southside:

- Daniel O'Mara: dog walking, pet sitting, snow shoveling, leaf raking, [tomara@teamcfw.com](mailto:tomara@teamcfw.com), 703-769-3767
- Ethan O'Mara: dog walking, pet sitting, snow shoveling, leaf raking, [tomara@teamcfw.com](mailto:tomara@teamcfw.com), 703-769-3767
- Andrew Rogers: yard work, dog walking, pet sitting, [andrewmcyt@gmail.com](mailto:andrewmcyt@gmail.com), 703-892-0226
- Caroline Rogers: babysitting, pet sitting, dog walking, [carolinearogers@verizon.net](mailto:carolinearogers@verizon.net), 703-892-0226
- Julia Rogers (college breaks only): babysitting (RC certified), yard work, [juliaerogers23@gmail.com](mailto:juliaerogers23@gmail.com), 703-892-0226
- Liz Tiernan: babysitting (RC certified, references), pet sitting, [lizzytiernan@gmail.com](mailto:lizzytiernan@gmail.com)

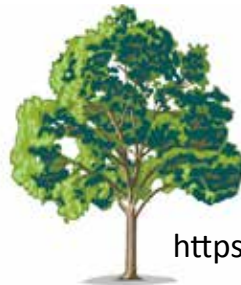
## Greenbrier Section:

- CeCe Collinson: babysitting (references), pet sitting, dog walking, plant watering, mail collection, 703-528-3595
- Donna Corina: babysitting (RC certified), dog walking, pet sitting, leaf raking, snow shoveling, tutoring, 703-248-8885
- Mary Corina: babysitting (RC certified), dog walking, pet sitting, leaf raking, snow shoveling, tutoring, 703-248-8885
- Allison Ferrell: babysitting (RC certified), pet sitting, [Allisonrocket@aol.com](mailto:Allisonrocket@aol.com), 703-276-2840
- Ethan Hall (college breaks only): snow shoveling, [k.hall.b@verizon.net](mailto:k.hall.b@verizon.net), 302-650-4428
- Jack Holt: babysitting (RC certified), yard work, snow shoveling, leaf raking, watering plants, tutoring, [jackloginname@gmail.com](mailto:jackloginname@gmail.com), call or text 703-470-8040
- 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: math tutoring, soccer lessons, snow shoveling, leaf raking, yard work, [carstenschoer@gmail.com](mailto:carstenschoer@gmail.com), call/text 703-209-0905

- Leah Shvedova: babysitting (references), tutoring through 8th grade (Social Science, English, Algebra), pet sitting, watering plants, 571-426-6818
- Emma Weaver: babysitting (Safe Sitter certified, references), 703-875-8185

## Northside:

- Daniel Brancati: yard work, leaf raking, snow shoveling, car washing (in your driveway), [daniel@barms.org](mailto:daniel@barms.org), 703-243-1916
- Laura Brancati: babysitting (RC certified), dog walking, pet sitting, [laura@barms.org](mailto:laura@barms.org), 703-243-1916
- Alex Brown: yard work, leaf raking, snow shoveling, [alexhutchinsb@gmail.com](mailto:alexhutchinsb@gmail.com), 703-314-8840
- Riittisha Choudhary: tutoring, babysitting (ages 4-12), yard work, [riittishachoudhary@gmail.com](mailto:riittishachoudhary@gmail.com)
- Ely Constantine: pet sitting, leaf raking, snow shoveling, lawn mowing, [cpconstantine@comcast.net](mailto:cpconstantine@comcast.net), 703-841-9229
- Alex Eng: pet sitting, leaf raking, snow shoveling, [dcharveydc@yahoo.com](mailto:dcharveydc@yahoo.com), 703-861-1890
- Evan Eng: pet sitting, dog walking, leaf raking, snow shoveling, [dcharveydc@yahoo.com](mailto:dcharveydc@yahoo.com), 703-861-1890
- Jeremy Fagen: pet sitting (any animal), dog walking, plant watering, [jdoxen11001@gmail.com](mailto:jdoxen11001@gmail.com), 703-200-2396
- Leina Gabra: babysitting (ages 4-12), house sitting, [leinagabra@gmail.com](mailto:leinagabra@gmail.com), 703-973-8914
- Ethan Nissenson: lawn mowing, leaf raking, snow shoveling, [Enissenson@verizon.net](mailto:Enissenson@verizon.net), 703-201-0523



Fill out the AFCA  
tree survey before  
September 20<sup>th</sup>

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