

all FAIRLINGTON BULLETIN



www.fca-fairlington.org

MARCH 2017

Volume 43, Number 3

FCA to hear update on activities at King and Beauregard

Inside this month

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As Fairlington residents have noticed as they travel along King St. at the intersection with Beauregard St. and Walter Reed Dr., construction has begun on both the Alexandria Gateway development and improvements to the intersection. Representatives of the developer and the City of Alexandria will brief Fairlington residents on the status and plans for both projects at the March 8 meeting of the Fairlington Citizens Association.

Danny Abramson of Abramson Properties, the lead developer for the Gateway project, accompanied by others on the developer team, will outline the key aspects of the Gateway project. Tafesse Gyes, Construction Division Chief in Alexandria's Department of Project Implementation, and Lisa Jaatinen, Acting Division Chief – Infrastructure and Right of Way in the Alexandria Department of Transportation and Environmental Services, will discuss the status of the intersection improvements.

The meeting will begin at 7 pm in the Fairlington Community Center, 3308 S. Stafford St.

The Gateway project is a 500,000-square-foot mixed-use development that will replace the small strip mall at the King and Beauregard intersection, as well as the property behind the shopping center (site of the old Jefferson Hospital). The centerpiece of the development is a large, 24-hour Harris Teeter grocery store, which will occupy the street level of a seven-story building. The remaining six stories will house 278 apartment units.

The project also includes a three-story building with two stories of office space above a ground floor of retail space; a separate five-story building that will include 74 units of affordable housing apartments; and a five-story office building with retail space on the ground floor and a two-level, below-ground parking garage.

Continued on page 19



Artist's rendering of the Gateway project. Courtesy Abramson Properties.

Coming up ...

The FCA Board invites all Fairlington residents to attend its meetings, which occur on the second Wednesday of the month at the Fairlington Community Center (3308 S. Stafford St.) unless otherwise noted. Before the beginning of each monthly Executive Board meeting, FCA members may address the board on matters affecting the community, limited to three minutes per member.

FCA monthly meeting March 8

Special presentation: Representatives of the developer and the City of Alexandria will review the status of the Alexandria Gateway project and the intersection improvements at King and Beauregard Sts.

Regular board business:

- Approval of January minutes
- Officer and committee reports
- Unfinished business
- New business

Meeting minutes: Minutes of prior meetings can be found on the FCA website.

Online resources:

Find more information on the FCA website, www.fca-fairlington.org. Sign up for updates delivered to your inbox.



Find us on Facebook at Fairlington Appreciation Society.

Find the latest *AFB* online at the FCA website the week before hard copies hit doorsteps.

Web design by Global Thinking, Alexandria, VA,
www.globalthinking.com.

USEFUL CONTACTS

If you see something immediately alarming or suspicious, call 911.	
Police, Alexandria (non-emergency)	703-746-4444
Police, Arlington (non-emergency)	703-558-2222
Animal Warden	703-931-9241
Dominion (power outages)	888-667-3000
Fairlington Community Center	703-228-6588
Metrobus Complaints	703-228-7929
Miss Utility	811
Pothole Patrol Hotline	703-228-6485
Shirlington Library	703-228-6545
Street Light Hotline	703-228-6511
www.arlingtonva.us/departments/Environmental	
Services/dot/traffic/streetlights/index.htm	
Helicopter Noise Complaints	Mike Lucier (VA 8th Dist.) 202-225-4376

Fairlington Citizens Association

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All Fairlington Bulletin

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Email editorial announcements to:

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Email commercial and mini ads to:

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COMMERCIAL ADVERTISING RATES

Artwork and check made payable to **FCA** are due the 10th of the month preceding desired publication date. Direct inquiries regarding advertising file requirements to Beth Andrews at 571-403-1942.

Ad Size	Height	Width	Rate
1/8 page	2 3/16 in.	3 5/8 in.	\$47
1/4 page	4 5/8 in.	3 5/8 in.	\$94
1/2 page	4 5/8 in.	7.5 in.	\$195
Full-Page	9.5 in.	7.5 in.	\$395
Back Cover (Full Page)	9.5 in.	7.5 in.	\$505
Full-Page Insert (1 Side)	11 in.	8.5 in.	\$525
Full-Page Insert (2 Sides)	11 in.	8.5 in.	\$570

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Calendar

Home improvement seminars

Saturday, March 4, 9 am – 4 pm
FCC, 3308 S. Stafford St.

Fairlington Diners

Monday, March 6, 6:30 pm
Ramparts, 1700 Fern St., Alexandria

FCA monthly meeting

Wednesday, March 8, 7 pm
FCC, 3308 S. Stafford St.

4MRV listening session

Saturday, March 18, 9 – 11 am
2700 S. Taylor St.

Fairlington Diners

Thursday, March 23, 6:30 pm
Green Pig Bistro
1025 N. Fillmore St.

Book Group

Tuesday, March 28, 7:30 pm
FCC, 3308 S. Stafford St.

Abingdon construction update

Tuesday, April 4, 7 pm
Fairlington Villages Community
Center, 3005 S. Abingdon St.

Get ready to run!



It's not too late to get in shape for the fourth annual Fairlington 5K Run/Walk. The race, which benefits Abingdon Elementary and A Cure for Ellie, takes place on Saturday, April 29. A silent auction will occur on Friday, April 21. Register today. Or even better, become a sponsor. Fairlington5K.com.

Contributors this month: Lynne Blasi, Jeni Hornback, Cindy Kunz, Guy Land, Beth McGinn, Bill Sullivan, Chris Weathers, Lindsay Willmann.

Some images in this publication may be digitally enhanced.



PRESIDENT'S MESSAGE

Building on the success of last year's home remodeling expo, FCA will sponsor a day-long series of home improvement seminars on Saturday, March 4, at the Fairlington Community Center. Last year, well over 400 people dropped by to visit with vendors and compare notes with their neighbors on major remodeling issues and options. We were blown away by how popular it was.

Whether you need to reconfigure space for your growing family, want to upgrade your unit before putting it on the market, or need to replace key elements of your home, the seminars will walk you through your options. There'll be plenty of opportunity for Q&A.

The participating contractors routinely do work in Fairlington, so they know the ins-and-outs of Fairlington units. In addition, contractors are being encouraged to invite one or two of their Fairlington clients, so that the seminar can give you the perspective of a homeowner who is going through the remodeling effort.

One of the seminars this year will feature Arlington County staff talking about the permitting process. This seemed to be a popular topic for informal discussion last year, and county staff have agreed to give up their Saturday to walk you through the permits you'll need and how to get them.

Unlike last year, we will be holding the seminars in the big multi-purpose room in the community center. Each one will be 45 minutes, and there won't be multiple seminars occurring at the same time. A number of you complained last year about not being able to get into one of the seminar rooms or having to choose between competing sessions. Plus we were in danger of violating the fire code on room capacity.

But that means that the big room won't be available for all the vendors to set up like they did last year. That may make it a little harder for you to buttonhole a specific vendor, but we will have one of the side rooms available for you to talk one-on-one with a vendor. Several of the rooms were already booked for county-related activities, so we didn't have as many options as we had last year.

Kudos to FCA Board member Chris Weathers, who created last year's expo and is coordinating this year's seminars. And our thanks to the contractors who have stepped up to make this work. See the full schedule on page 5.

I hope to see you on March 4.

Guy Land, FCA President
president@fca-fairlington.org



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Contractors to lead home improvement seminars

March 4

The second Fairlington Home Improvement Seminar schedule is set for Saturday, March 4. This event will showcase the advice and expertise of remodeling and repair contractors who are well-versed in the fun and foibles of improving a Fairlington home. The day-long event will feature seven seminar sessions in Room 118 at the Fairlington Community Center (FCC), 3308 S. Stafford St., starting at 9 am. All participating contractors will also be available to consult on an individual basis outside of the scheduled sessions in Room 103.

The seminar format will be slightly different from last year's home improvement showcase, but it builds upon the popularity of last year's event and provides an opportunity for more in-depth discussion of home renovation issues and options. Sessions will start on the hour and the number of participants will be limited based on classroom occupancy restrictions. Those interested in attending a session will be let in on a first come, first-served basis. Participants are encouraged to arrive early.

A great lineup of contractors will educate, answer questions, and help find solutions for improving Fairlington homes. James Beris from Frosty's Heating & Cooling, Inc., a long-time HVAC contractor in the community, will kick off the day with his in-depth knowledge of heating and cooling issues and efficiency in our homes starting at 9 am.

Bob DeLong of DeLong Home Improvement will follow at 10 am, offering a thorough understanding of how to update a home during a 'Fairlington Remodeling 101' session by showcasing their vast experience with the community. At 11 am, Art Dunn from Nova Installations will elaborate on the ins and outs of modern windows, doors, and other exterior products in our historic buildings and how they can make a significant difference



Bob DeLong of DeLong Home Improvement makes last-minute changes to his presentation at last year's showcase. He will offer a seminar again this year. Photo by Guy Land.



Fairlington Villages General Manager Colin Horner discusses HVAC issues with Jim Beris of Frosty's Heating & Cooling at last year's home remodeling showcase. Beris will lead a seminar this year. Photo by Guy Land.

with your utility bill, while protecting your home.

Building Arlington, the county office that inspects and permits homes undergoing a remodel, will field all your questions about compliance and safety with county and state building codes at noon. Following at 1 pm, Javier Del Castillo from Liquid Plus LLC will share his expertise on overcoming the unique challenges with old plumbing in a modern-day, multi-family community.

The last two sessions of the day will feature two general contractors ready to speak about varying projects and improvements on any part of your home. At 2 pm, Harol Silva from Silva Construction will showcase their handiwork with updating and remodeling Fairlington models. Byron Gonzalez from GH Contractors & Handyman Services LLC finishes the seminar schedule at 3 pm with a wide look at home improvement and repair projects, big and small.

—Chris Weathers

Time	Vendor
9 to 9:45 am	Frosty's Heating & Cooling
10 to 10:45 am	DeLong Home Improvement
11 to 11:45 am	Nova Installations
12 to 12:45 pm	Building Arlington - County Permits
1 to 1:45 pm	Liquid Plus
2 to 2:45 pm	Silva Construction
3 to 3:45 pm	GH Contractors & Handyman Services

What are your neighbors saying about Kay Houghton & Associates

Kay Houghton & Associates streamlined the process and made it incredibly easy navigating the confusing world of real estate during my home sale. Her high-level knowledge of the current/trending market, especially as it related to the Fairlington area, directly attributed to a great selling price and a short market duration...Choosing Kay was the best decision I could have made.

Cynthia - Sold her Clarendon I with us in August 2016

Kay Houghton & Associates were wonderful to work with for buying our first home...We highly recommend them! Thank you, Kay!

Sara - Fairlington resident

Kay is amazing...We were merely looking for a rental and she made us feel valued and never rushed with any decisions.

Lindsey - Fairlington resident

The combination of Kay's extensive knowledge of the area, her friendly and helpful demeanor, and her willingness to aggressively negotiate on our behalf to get us the best options and deal all came together to make for a phenomenal experience!

Wren - Fairlington resident

A property hit the market and less than 9 hours later I was able to tour it and less than 3 hours after that, Kay had my (successful) offer in!

Kathy - Fairlington resident



5/5 stars



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Fairlington 5K's Silent Auction set for April 21

Now in its fourth year, the Fairlington 5K is familiar to many of us. Even if you haven't participated, you have probably seen the hordes of runners, walkers, and strollers taking to the streets each spring. But fewer people are aware of the Silent Auction that takes place the week before the race.

"When we started reaching out to local businesses about supporting the 5K back in 2014, many owners were interested in donating their goods and services. We soon realized we had enough donated merchandise to do a separate event," explained Joe Reed, the race organizer and a teacher at Abingdon Elementary.

Proceeds from both the race and the auction go to support literacy and physical education programs at Abingdon, as well as "A Cure for Ellie," a local foundation that supports research into Leukodystrophy-LBSL, a rare and degenerative brain disease afflicting Abingdon third-grader Ellie McGinn.



Emily Childress and Dana Andy write down their bids at last year's auction. Photo by Guy Land.

Each year the number of items has grown and diversified. In addition to local businesses, members of the community have reached out, offering everything from vacation rental homes to homemade cakes, and even a special visit from Santa. National's tickets, gardening equipment, pet supplies, designer children's clothing, and autographed sports memorabilia are also among the types of items donated.

This year's auction will be held Friday, April 21, in the Fairlington Villages Community Center, 3005 S. Abingdon St. Doors open at 6 pm and adult beverages are provided. Free babysitting is provided by the Abingdon PTA.



Joe Reed gives Erica Brown the certificate for her winning bid at last year's 5K silent auction. Photo by Guy Land.

The race takes place the following weekend, Saturday, April 29, at 8:30 am. Register online at www.Fairlington5K.com.

If you would like to donate an item to the auction please contact Beth McGinn at bfrigola@gmail.com.

—Beth McGinn

Register now for the 5K at Fairlington5K.com. Adult: \$35. Child (ages 6–16): \$20. Children five and under are free. Extra Shirts: \$10 each.

Seeking homes and volunteers for Home & Garden Tour

The Fairlington Historical Society's biennial Home & Garden Tour will be held on Saturday, May 13, from 11 am to 3 pm. This very popular event showcases the architecture, grounds, and unique homes in our community.

Tour co-chairs Barbara Berti and Bonnie Blaszczyk and a great team of volunteers are looking for homes and gardens to be featured on the tour. We are also seeking help planning, fundraising, and organizing tour day events.

If you would like to nominate a home or garden—or would like to volunteer to help—please contact us at fairlingtontour@gmail.com.

—Cindy Kunz

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Most Fairlington real estate assessments show increase

Most Fairlington models reflected the general Arlington trend of modest increases in residential real estate assessments when the county released the numbers in mid-January. Countywide, residential assessments were up 2.3 percent, while overall assessments, which include commercial real estate, rose 2.9 percent.

Assessments for selected Clarendon I models (1,500 square feet), which predominate in South Fairlington, were up 1.7 percent, while the slightly smaller Clarendon IIs (1,383 square feet), which are common in North Fairlington, increased less than one percent.

Monticello models (ground floor units in North Fairlington's six-unit apartment buildings) showed the biggest increase, rising 2.65 percent. Close behind were Barcroft units (ground floor units as well, up 2.56 percent) and the one-bedroom townhouse Edgewood model (a 2.54 percent increase).

Not all models showed gains, however. The two-bedroom apartment-style North Fairlington Stauntons saw a drop of 1.66 percent, while the smaller Dominion II (1,689 square feet) declined 0.85 percent.

Real estate agents who routinely work Fairlington note that the market remains strong for Fairlington sales, with rising prices and fewer days on the market. They suggest that the possibility of interest rate increases is helping create a strong market.

"The threat of additional rate increases has created a sense of urgency," says Lynn Robinson-Gant of Long & Foster, who has handled Fairlington properties for two decades. "The low volume of available homes listed for sale will certainly push into record high listing prices for sought-after properties in Fairlington."

Tom Arehart of The Tom Team, which also has a major presence in Fairlington, notes a vibrant market. "I am seeing an incredible amount of new buyers in the market that have been sitting on the fence for a very long time," he says. Arehart cautions that the Federal Reserve

Unit Type	Square feet	2016	2017	Percent change
Arlington	2145	540,300	544,800	0.83
Ashlawn	1470	379,400	385,300	1.56
Barcroft	1490	351,800	360,800	2.56
Braddock	711	242,900	248,900	2.47
Bradford	1009	309,400	314,400	1.62
Clarendon I South	1500	424,600	431,800	1.70
Clarendon I North	1500	424,600	431,800	1.70
Clarendon II North	1383	401,900	405,300	0.85
Dominion I North	1800	511,800	520,500	1.70
Dominion I South	1830	464,200	472,000	1.68
Dominion II	1689	447,600	443,800	-0.85
Edgewood	1400	368,000	374,200	1.68
Edgewood	1400	368,000	374,200	1.68
Georgetown	922	335,000	343,500	2.54
Monticello	1712	374,000	383,900	2.65
Mt Vernon	1860	399,700	409,700	2.50
Richmond	1031	307,600	312,800	1.69
Sherwood	1257	338,800	344,200	1.59
Staunton	1121	312,700	307,500	-1.66
Source: Arlington County real estate assessments				
*Units of the same type may have different assessments.				
https://propertysearch.arlingtonva.us/				

raising interest rates could create problems for Fairlington, since most buyers are 25 to 45 years of age and are purchasing their first home. He notes that they generally don't have equity in a property that could offset the large mortgage payment that results from a high interest rate and a low down payment.

"If we do get to a point where rates are 5, 6, or 7 percent," Arehart says, "I don't know that the typical Fairlington buyer is going to afford the same property when obviously salaries and incomes

will not increase at the same pace." But he urges people to remember, "We will still be in a much better interest rate environment than we were in 1981 when rates were over 18 percent."



Realtors say the Fairlington market remains strong. Photo by Guy Land.

Robinson-Gant points out that Fairlington homes with recent innovations, such as open kitchens and renovated baths, "by far sell for higher prices and faster than identical models with less improvements (or not the right improvements)."

Arlington County officials said the value of the average Arlington residence (existing single-family properties, including condominiums, townhouses, and detached homes) increased from \$603,500 in 2016 to \$617,200 in 2017. Commercial properties increased 3.4 percent,

Continued on page 19

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Local police and fire officials address residents at FCA's February meeting

Fairlington is enjoying a general decrease in criminal activity, Captain Adrienne Quigley, Commander of Arlington County Police Department's Third District, told a group of about 30 residents at FCA's February meeting. She was joined by Captain Thomas Shambelin, Commander of Fire Station 7 in Fairlington, who highlighted safety programs available to Fairlington residents.

Capt. Quigley's crime report included several key reductions in neighborhood-based crime. In 2016, there was a 12 percent decrease in auto thefts, a decrease in assaults, and no robberies. Marijuana-related incidents have increased, though most of these are associated



Fairlington Glen leaders Thora Stanwood and Jay Yianilos discuss Glen issues with Capt. Adrienne Quigley. Photos by Guy Land.

with stops on I-395. "This may be due to increased accessibility in D.C.," Capt. Quigley noted. The Department also noted an increase in burglaries from four incidents to six in the past year; two of those were related to the construction at Abingdon Elementary.

Auto theft occurred most often in unlocked vehicles, and all of those cases

were closed with the arrest of the perpetrators. Capt. Quigley encouraged people to always lock their vehicles. In January, a number of residents had airbags stolen, particularly from Hondas. According to Capt. Quigley, the thieves are very efficient, and though there are often broken windows or other damage, no fingerprints or similar evidence has been left behind. Those cases remain unsolved. She said that this is not



FCA Board members Ed Hilz and Hugh Baumgardner welcome Capt. Quigley to the February FCA meeting.

just a Fairlington issue, but something impacting Arlington and Fairfax Counties at large.

Of particular concern in Fairlington are fraud-related crimes, which account for a majority of criminal reports in the area. This often comes in the form of identity theft. Capt. Quigley explained that credit card information can be stolen through the use of "skimmers," or devices attached to ATMs or gas pumps that collect data as cards are scanned. She recommended checking the authenticity of card scanners in these locations by checking that they are secure on the machines. Keeping a close eye on credit card bills was also mentioned, as thieves will often run small charges through in succession before spending a larger amount.

Capt. Quigley also reminded residents that the IRS and Arlington County will never call to discuss taxes or jury duty and demand personal information. Residents have reported receiving such calls from numbers that seem

legitimate, as scammers are able to fake their phone number to seem like the organization in question. Recent cases that are more alarming include calls in which the criminal says something like, "I kidnapped your child" and then demands money for information. Perpetrators often use information gleaned from social media to make this seem more believable, which can be unnerving for victims.

Capt. Quigley recommended recording the information they give while checking on the loved one in question through another method of contact. Sergeant Damon Washington, who accompanied Capt. Quigley at the meeting, told the group that he had experienced such a call himself, and recommended hanging up. He noted that the perpetrators are after money and will call back. Hanging up gives you time to check on the relative in question, while preventing the victim from being further preyed upon by the scammers.

Capt. Quigley closed with an update on traffic violations in Fairlington, particularly running stop signs, with an added request that residents ask their friends and neigh-



FCA Vice President Jonathan Ansley visits with Sgt. Damon Washington of the Third District.

bors to comply with traffic laws while in the neighborhood. "Well over 100 tickets were issued in 2016, and 55 percent of those were issued to Fairlington residents." She indicated that S. 33rd St. and S. Stafford St., S. 31st St. and S. Abingdon St., and S. 34th St. and S. Wakefield St. saw a high frequency of violations.

After a short Q&A session, fire station Captains Shamblin and Justin Tirelli had the floor. They shared that Fire Station 7 is now part of the Swift Water Response Team, a group established to assist when flooding occurs. They also reviewed Operation Fire Safe procedures, and reminded residents that they could expect a visit from their local fire team.



Capt. Thomas Shamblin of Fire Station 7 discusses fire safety with Fairlington residents.



Capt. Adrienne Quigley and Capt. Justin Tirelli.

"They will be dressed in uniform and will show ID if asked," Capt. Shamblin noted, reiterating Capt. Quigley's point that residents should be discerning when allowing workers or other visitors into their homes. Operation Fire Safe is a program geared toward increasing fire safety in Fairlington homes. Firefighters will inspect and install smoke detectors and review basic fire safety procedures with residents. Anyone

who is interested in having a home inspection or assistance may call or email the fire station to set this up.

The fire station captains ended with an update on construction at Abingdon Elementary, which Capt. Tirelli lauded as in line with fire safety standards. "The relationship between the contractors and Fire Station 7 is good," he noted as he outlined their frequent visits to the building. Capt. Tirelli stressed the abundance of caution taken as they establish new fire safety routines and deal with the ongoing demands of construction.

Both Capt. Shamblin and Capt. Tirelli noted the high regard they have for the neighborhood, as well as their appreciation for the kind treatment they receive from Fairlington residents.

They continue to enjoy being a key part of the community.

FCA President Guy Land expressed appreciation to Capt. Quigley and Capt. Shamblin and their teams for their work in Fairlington.

—Lindsay Willmann

Online crime mapping

The Arlington County Police Department (ACPD) recently partnered with BAIR Analytics to provide an additional way for the public to stay informed about criminal incidents occurring in Arlington County. ACPD now has an online crime map called RAIDS Online, which displays criminal incidents along with some basic information such as the type of crime, block level address, date, and time.

Arlington County citizens can view a map and grid with all of the crimes in their area and sign up for crime alerts that automatically email a breakdown of recent crime activity.

RAIDS Online automatically syncs with ACPD's record system to keep crime information updated online and in the mobile app.

The online crime mapping tool link is <http://communitycrimemap.com/?address=Arlington,VA>.

Arlington crime reporting

To report suspicious activity, please call 703-558-2222. For emergencies, call 911.

To report an abandoned vehicle on a county street, call 703-228-4144. To report graffiti on public or private property, call 703-558-2222.

Police reports can be made online at <http://www.arlingtonva.us/departments/police/incident/new/start-report.htm>.

Alexandria crime reporting

Online reporting can be found at: <https://www.alexandriava.gov/police/info/default.aspx?id=81594>

You may also call the non-emergency number, 703-746-4444, and choose to have certain report types taken over the phone by the Telephone Reporting Unit.

Fire Station 7 reporting

To ask about fire-related issues, call Station 7 at 703-228-0107.

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Letter to the editor

The Four Mile Run Valley area has been long overdue for redevelopment. Many of us in the community welcome it. That said, such redevelopment must not come at the cost of spoiling one of the unique facets of the community. Shirlington is long known as dog-friendly; the Shirlington Dog Park serving as its pillar. The Arlington County Board has recently held redevelopment working group meetings centered around the Jennie Dean and dog park spaces.

According to area residents who have attended the meetings, the Board has four alternatives for the community canine area. Only one of the alternatives retains the park in its current state, with potential improvements. The other three would considerably reduce the size of the park (34-45%), move its location, and/or add less than desirable features similar to those at James Hunter Park in Clarendon (yes, that dog park which cost in excess of \$1.5 million tax dollars).

Given the significance of the park to the community, I (and my dog Brutus) find it unconscionable the Board would give consideration to such drastic changes. If you would like to make your voice heard, please email the Board at countyboard@arlingtonva.us.

Also, mark your calendars for March 7th and 18th. The next working group meeting will be held on the

7th from 7 to 10 pm. A separate meeting focusing solely on the dog park will be held on the 18th from 9 to 11 am. Both meetings will be held at 2700 S. Taylor Street, in the upstairs conference room.

Very Respectfully,
Rebecca Sayres

Editor's note: The March 18 event is an open house from 9 am to 11 am where residents can speak with county staff and share their ideas about the dog park. There will be no formal presentation. County staff view this as an opportunity to hear what the community has to say and to allow people to ask staff questions about the Four Mile Run Valley planning process in general and the dog park in particular. For more information, see 4mrv.com, or contact Kate Thomas at kjthomas@arlingtonva.us.

The All Fairlington Bulletin welcomes letters to the editor and will print them as space permits. However, the opinions expressed are those of the writers and do not represent endorsement by this publication or the FCA. AFB reserves the right to edit for length or clarity, and AFB may decline to print letters deemed inappropriate for a community newsletter.

County offers monthly paper shredding

Looking for somewhere to shred that stack of old bills or all those credit card offers that have your name and address on them? Arlington County offers a monthly paper shredding option just down the hill near Shirlington.

This free service is offered to county residents (but not businesses) the first Saturday of each month from 8 am to 4:30 pm at the earth products yard, 4300 S.29th St. This is next to the county's Trades Center on S. Taylor St.

Shredding is limited to two boxes or two paper bags per customer. Acceptable items are paper (including staples, paper clips), checks, and checkbooks. The following items are not acceptable: magazines, catalogs, credit cards, three-ring binders, or phone book-sized material.

This service is often quite popular, so be prepared to

wait in line. Usual wait time is 15 to 20 minutes. All the material is shredded on site while you watch.

—Guy Land



North Fairlington Residents Carol and Kenneth Linder wait in line at the county's paper shredding event in February. Photo by Guy Land.

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Fairlington Farmers Market to open May 7

Mark your calendar for Sunday, May 7, to join your neighbors and bring some friends to the opening day of the 2017 Fairlington Farmers Market! Plans are under way for another great season of fresh and delicious offerings from a variety of returning and new vendors. The market will be open every Sunday through November 19, from 9 am to 1 pm at the Fairlington Community Center.

This neighborhood farmers market is different from many others in that it is volunteer-run each week and the majority of our market activities (such as publicity, putting out signs, and identifying/seeking vendors and sponsors) are handled by your neighbors and people who give their time to this worthwhile activity.



Market co-chair Melissa Beene and last year's market manager Aisha Salazar display the farmers market tote bag. The bags will be on sale again this year. Photo by Guy Land.

We need help with a variety of activities—some are one and done (coordinating a special market activity like face painting for kids) and others can be as frequent as you like (helping set up/break down the market once a week, once a month, or once this season). We also need volunteers to help with administrative types of tasks like assisting with marketing and social media, putting up signs each weekend, and helping out on the organizing committee.

Volunteers are crucial to the success of the market—please grab a friend and help out this year. Everyone is very friendly and we guarantee you'll feel good about giving back to your community. A volunteer briefing session will be held in early April and additional information about signing up will be in next month's newsletter. In the meantime, follow the market on Facebook, or

sign up to be on our market newsletter distribution list via the website (www.fairlingtonfarmersmarket.org) or Facebook.

See you at the market!

—Lynne Blasi

Fairlington workshops offer education on sustainable landscaping

Looking for ways to make your patio more environmentally sustainable? Want to enhance your gardening expertise? The Fairlington Community Center is the venue for a free public education series on sustainable landscaping presented by Virginia Cooperative Extension and the Master Gardeners of Northern Virginia.

Offered on selected Saturday mornings through May, these workshops can be taken individually or as a group. The first in the series was offered in mid-February, but four more are on tap for the spring. They will feature the following topics:

- **Soil health and water conservation, March 11.** Get to the root of the matter and learn to protect and build soil health. This workshop will examine the structure of soils, the geology of our area, how to create great compost, and how to prevent soil erosion and compaction.
- **Edible landscaping, March 18.** Can't decide whether to grow ornamentals or edible plants in your garden? Then come learn the art of edible landscaping that mixes ornamentals, herbs, greens, and vegetables.
- **Plant selection, design, and planting, April 1.** Confused about what plants work best in this area? Learn how to select plants that will grow best on your site, with a particular focus on native alternatives to commonly used non-native plants.
- **Maintaining the sustainable yard, May 6.** Expand your knowledge of plant health and disease identification, while increasing your understanding of good bugs and bad bugs. The workshop will also discuss overall seasonal maintenance tasks.

Workshops run from 9 am to noon. Advanced registration is requested at <https://mgmv.org/events/vce-horticulture-programs-registration/>. For more info, call 703-228-6414 or email mgarlalex@gmail.com.

Attention Fairlington!

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— Edward Getterman,
Fairlington Resident

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— Rick Micker, Former Fairlington Condo VP

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— Denice McCullough, Fairlington Resident

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Excavation of the property began in February and is expected to take most of the year, with an average of 300 truck trips per day to take away the excavated soil.

In addition to the construction of the Gateway project, major improvements to the intersection itself are being made by the City of Alexandria. The proposed at-grade improvements will add an additional left turn lane in each direction on King St., medians, and a 10-foot shared-use path on portions of King and Beauregard Sts. Alexandria officials say the improvements will increase capacity and safety through the corridor.

The first stage of the intersection improvements is the undergrounding of the utilities, which is expected to be completed in about a year. The utility work will result in increased congestion in the intersection, but it will continue to be open to vehicular and pedestrian traffic.

—Guy Land

fueled by 1.6 percent growth from new construction and 14.6 percent growth in existing hotels.

Arlington, like all local governments in Virginia, relies heavily on revenue generated from real estate property taxes to fund basic services to residents.

Real estate assessments are based on previous sales figures, so they may lag behind current resale prices. Residential assessments are based primarily on neighborhood sales occurring July 1, 2015, through August 31, 2016.

Individual assessments of similar units can vary, and assessments for specific units may not reflect the current fair market value for that unit as determined by the marketplace. This may be particularly true for Fairlington units that have had major internal improvements.

—Guy Land

Full STEAM Ahead!

The Fairlington Community Center was the venue in late January for the county's annual Paint Build Create program for children and youth, featuring go-bots, bicycle inner tube necklaces, butterfly wings, a construction play lab, indoor snowball fights, and scratch drawing on CDs. The event emphasized science, technology, engineering, arts, and math (STEAM). *Photos by Guy Land.*



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neighborhood news

Fairlington Diners

The Fairlington Diners gather a couple of times a month for relaxed dinners nearby. We focus on having a good meal and an opportunity to chat with neighbors. In January, nine of us enjoyed dinner at Rabieng Thai Restaurant, one of the nearby hidden gems we enjoy often.

Here's what's planned for March:

Monday, March 6, 6:30 pm, Ramparts, 1700 Fern St., Alexandria, VA 22302, 703-998-6616, www.rampartstavern.com. We'll return to this perennial local favorite on a Monday, when they offer 1/2 price burgers with the purchase of any beverage. The rest of the menu is also available.

Thursday, March 23, 6:30 pm, Green Pig Bistro, 1025 N. Fillmore St., Arlington, VA 22201, 703-888-1912, www.greenpigbistro.com. Remaining on *Washingtonian's* 100 Best Restaurants list, it's described as delivering "comfort foods you crave and others you never realized you were missing." There is nearby parking.

Please call Carol at 703-379-6840 if you plan to attend, and leave a voicemail if you don't reach her—include your name and how to contact you the day of the event, in case plans change. If you want to receive a copy of these notices early in the previous month, send your email address to carol_dabbs@yahoo.com.

Book Group

Join the Fairlington Book Group in March to discuss *Capital Dames: The Civil War and The Women of Washington, 1848–1868*, by Cokie Roberts.

Roberts, a well-known political commentator for ABC News and NPR, "is a gifted narrator of Civil War history, weaving the experiences and perspectives of the women into a fresh and illuminating account of key battles and events, from John Brown's raid on Harper's Ferry to the assassination of the president." —*The Washington Post*

The Book Group welcomes first-time visitors and drop-ins. No commitment required! We are meeting on Tuesday, March 28, at 7:30 pm in the Fairlington Community Center, 3308 S. Stafford Street. We hope you'll join us.

Card players welcome

Join your Fairlington neighbors for a friendly game of Canasta. No previous experience is necessary to enjoy this card game. We are happy to teach you. The group meets Tuesday mornings at a local church hall near Fairlington. Call Carol Ann at 703-931-8533.

Fairlington Babysitting Co-op

If you are looking for a night out without the kids, or an afternoon to yourself, join the Fairlington Babysitting Co-op. For more than 30 years, Fairlington families have been exchanging free babysitting services using a card system. It's perfect for parents who would like to know dependable adults to watch their children and meet other families in the community.

Email the coordinators Erika Enright and Jen Bhartiya, at fairlington.babysitting@gmail.com to request more information and an application.

Abingdon construction update set for April 4

FCA and the Fairlington Villages condo association will host a briefing and listening session on Abingdon School construction on Tuesday, April 4, at 7 pm in the Fairlington Villages Community Center, 3005 S. Abingdon St.

Representatives from Arlington Public Schools (APS) will be on hand to provide an update on the construction work and respond to any resident concerns about the project.

A major milestone occurred in February when the new cafeteria opened. The cafeteria occupies the space of the old gymnasium. The new gym is taking shape at the west end of the building. Construction is now underway on the three-story classroom addition on the north side.

In late January, a subcontractor incident resulted in the improper removal of asbestos in a confined area of construction work. APS immediately contacted the U.S. Occupational Safety and Health Administration (OSHA). There was no immediate danger to students and staff, and APS followed all standard safety precautions.

It's Spring cleaning time!

Make sure to add 'vehicle maintenance' to your checklist!

As we all know road salt, while helpful for safer driving, can cause rust and corrosion on your vehicle.

The undercarriage is the most vulnerable area while the exhaust system, muffler, coil springs, fuel and brake lines are exposed and begin deteriorating from road salt.

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Teacher spotlight: Abingdon teacher, Fairlington resident

Many of Abingdon Elementary's staff have chosen to call Fairlington home, including Joe Reed, Abingdon's Physical Education Teacher. Mr. Reed and his family have lived in Fairlington for the past five years, most recently in the Arbor community. Citing "a strong sense of community, excellent schools, and



*Joe Reed. Photos by
Jeni Hornback.*

convenient location," the Reed family decided to call Fairlington home. Mr. Reed grew up in Long Island, New York, and knew from an early age that he wanted to be a teacher. He has always had a strong passion for coaching and helping kids stay active. Following graduation from Springfield College in Massachusetts, Mr. Reed taught physical education at Abingdon for two years. He then left to pursue his Masters of Education and coached college basketball at Catholic and Marymount Universities.

Luckily for us, he found his way back to Abingdon to continue inspiring a love of sports and physical activity in our students. Mr. Reed has now been teaching at Abingdon for 10 years and says that the diverse student population is what he loves most about Abingdon. He enjoys getting to know his students, who come from all over the world.

A few years ago, Mr. Reed was looking for a way to give back to the Abingdon and Fairlington communities, which had become such important parts of his life. That's when he met Beth Frigola McGinn and her amazing daughter, Ellie, and decided he wanted to organize a 5K Run to raise money and awareness for LBSL. Ellie was diagnosed with this rare and degenerative form of Leukodystrophy-LBSL just a few years before she started school at Abingdon.

Three years and three races later, the Fairlington 5K has raised over \$50,000 to help support research for a cure for LBSL. Registration is currently open for this year's race. Please visit Fairlington5k.com for more information.

In addition to teaching and organizing the 5K, Mr. Reed also coaches the boys' varsity basketball team at Yorktown High School. While you can often find Mr. Reed enjoying the sunshine at the Arbor pool in the summer, he also owns a summer camp business, Orange Line Sports (OLS), with his wife, who is also an Arlington County Teacher.

Abingdon participates in APS bike safety unit

During the months of January and February, Abingdon students have been enjoying the mild weather by participating in a new Arlington Public Schools (APS) initiative to teach third- and fourth-graders how to ride bikes. The new bike safety curriculum not only helps children learn how to ride a bike, but also includes training in helmet safety, bike maintenance, bike etiquette,

and rules of the road. APS purchased a large trailer and stocked it with 26 bikes and helmets, including some



Bicycles at Abingdon.

with training wheels. According to Physical Education Teacher, Joe Reed, "There are about four or five kids in each class that have never sat on a bike. It was inspiring to see them improve over the course of a few weeks."

Abingdon students enjoy the new cafeteria

February marked the opening of the new cafeteria at Abingdon Elementary! The students were excited to



The new cafeteria.

use the new space, which features two serving lines for faster distribution, flexible seating options, a new automated hand-washing station, large windows for natural light, and an overall bright and colorful interior design. To celebrate the new cafeteria, the PTA held a movie night in February and plans to host an International Night potluck dinner and show in March. The students are now anxiously awaiting the completion of the new gymnasium!

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DOWN TO EARTH patio gardening



Planning your spring garden

March is the perfect month to plan a garden. Plant nurseries aren't yet fully stocked with new specimens and ground frosts are still an issue (making it tedious to dig holes for plants). Plus, March still can be devoted to clean-up—removing leaves and weeds, cutting back dead growth from perennials, pruning, and spreading fresh mulch.

Depending on your lifestyle and personal preferences, some gardens bear themes and therefore certain plants. Here's a guide and some ideas to help you plan your Fairlington garden:

IF YOU TRAVEL...Know that from mid-May until early October, the heat indexes and humidity are high. This means water from the soil evaporates at a high rate and also from leaves (transpiration). Without water, plant roots take up no oxygen or nutrients for sustenance. So, if your job takes you away for days or weeks, you need drought-tolerant specimens. They still need water but can withstand heat without regular watering and survive. Think about planting these shrubs: **Juniper**, **Euonymus**, **Aucuba**, **Barberry**, **Liriope**, **Spirea**, **Salvia**, **Phlox**, **Sedum**, and **Wisteria**.

FOR THE FRUIT LOVER...Fruit is artistic and adds color. Consider these plants for some pizzazz. **Nandina** bears pendulous clumps of red fruit. **Mahonia** showcases bluish berries (like a Concord grape) with the same milky film. Once a **Rosebush** has flowered, it bears nickel-sized hips that are a light red. **Winterberry** is the only deciduous Holly. After the leaves drop in late autumn, shiny



Holly tree in South Fairlington. Photo by Guy Land.

red berries appear on lifeless-looking branches and show throughout winter. Most Hollies bear shiny red fruit. Try the "**Burford**" cultivar since it fruits profusely.

FOR THE ARTIST..."Enough green," you ask? Try these plants, which add drama in the form of leaf variegation or just plain colorful leaves. **Barberry** has an oval maroon leaf, sometimes with a yellow margin. **Euonymus** cultivars have splashes of yellow on the leaf or an ivory edge on the margin. **Aucuba** cultivars have leaves with yellow speckles or awash in whitish-yellow. **Leucothoe** has a long narrow leaf that is a lustrous maroon. **Nandina 'Plum Passion'** shows new foliage in mauve, different from the more mature green foliage. **Lorapetulum** is a perennial with maroon foliage. **Winter Creeper Euonymus** crawls on the ground. Its leaf has a white margin which turns a light pink in winter. **Mahonia's** leaves usually are lime-green but sometimes mutate into a mustard or orange. The **Red Twig Dogwood** is a squat shrub (six feet in width) with white variegation on its light-green leaves. In winter, its branches become scarlet

in color—striking when all its leaves have fallen.

IF YOU ENJOY TEXTURE...A broad-leafed shrub is typical. But for a different leaf texture, try planting some of these specimens: **Yew**, which bears one-inch-long, hunter-green needles; **Falsecypress** has limp, lace-like branchlets with leaves that are short nubs with a yellowish cast; **Viburnum's** leaf rises above sunken veins—depress it with your thumb and it feels like a soft cushion; **Sedum** has a paddle-shaped leaf that feels like rubber; **Dwarf Blue Spruce** has needles (like the Yew) that are bluish. Move each needle with a finger and it feels like plastic.

FOR FRAGRANCE...Close your eyes on a windy day to enjoy what scents your garden offers. **Salvia** is a member of the Mint family. Close your fist around its foliage. Now pull your fist down the short branch. Then open your fist to smell your open palm. **Clethra** is a perennial shrub with white flowers in summer. It's called Summer Sweet for a reason. We all know about the **Lilac**. The scent of the **Viburnum 'Korean Spice'** can be inhaled from 50 yards away—it's that strong. **Buddleia** or the "Butterfly Bush" has six-inch-long flower cones in purple, lavender, white, and pink. It has a sweet earthy smell that Monarchs and Swallowtails enjoy. They so like the flower's nectar, they will stay perched on the cone's petals even after I've loaded the specimen into my van.

—Bill Sullivan
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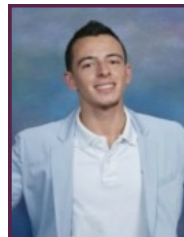
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Enroll now for emergency response training

Would you like to be better prepared for and able to recover from disasters large and small? Individuals who live and/or work in Arlington County are invited to participate in Community Emergency Response Training (CERT), sponsored by the county's Citizen Corps, Office of Emergency Management, and Fire Department.

The eight-session, 26-hour course follows a national curriculum that covers disaster preparedness, disaster medical operations, fire suppression and utility shut-off, disaster psychology, light search and rescue, team organization, and terrorism.

Classes are taught by personnel from the county's fire department, police department, Office of Emergency Management, and CERT members themselves. The class—which meets six Tuesday nights and two Saturday mornings—begins March 14 and concludes with a mock disaster on April 29.

Space in this training is limited and assigned on a first come, first-served basis. Contact ArlingtonCERT@gmail.com for additional information.

Prepping for the meeting



FCA Board members Jen Davies and Lindsay Willmann visit prior to February's FCA meeting. Photo by Guy Land.

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Should I remodel my home before selling it?

This is where an experienced real estate agent comes in handy. A good one will know what makes a home sell at the price you want for the neighborhood you're in.

My understanding is that the majority of buyers prefer a home that they can move in to immediately without the hassle of finding contractors, getting bids, living through the work, etc. Many buyers get turned off by dealing with cosmetic problems and don't want the burden of remodeling a newly purchased home. As a seller, you don't necessarily have to spend a lot to make your home appealing to potential buyers. For example, even if you love your purple shag carpet in the living room, your home will sell much, much better if it is replaced with a cheap beige carpet or simple area rug. My experience selling condos in this area has shown that the more high-end the home, the more money you get back at closing for a few, basic cosmetic improvements and remodeling.

However, if there are already several condos on the market and yours, fixed up, would not be any better than the others, then you might consider going for a significantly lower price without the update. (Just make sure it looks really clean.) Then you would stand out as being the affordable fixer-upper. There will be fewer potential buyers, but you have no competition in that niche which might produce a faster sale than if you were competing head-on with a several other identical homes. (After all, you only need one buyer.)

If you are thinking about selling this spring, you need to start getting your home ready now. I can help you with this process, and I look forward to working with you.



Rita Tassa, *Realtor*

Cell: 703.629.8624
brtassa@gmail.com
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Fairlington Specialist

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Date: Saturday, March 18th 2017

Time: 10:00am-12:00pm

Where: Parkfairfax Association Office: 3360 Gunston Rd Alexandria, VA 22302

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Do I Need a Down Payment?

What are Closing Costs & Do I Have to Pay Them?

What is a Title Company & What Do They Do For Me?

**What is My Current Home Worth in Today's Market
and Could I Sell it?**

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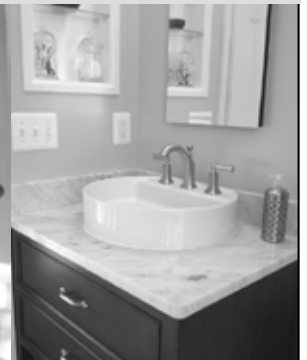
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SULLIVAN'S LANDSCAPING. Now is a good time for removing annuals, pruning perennials, gathering leaves and spreading mulch. Some evergreens still may be planted this month. Contact Bill at Sullivan's Landscaping: 571.213.9567 or billsullivan41@gmail.com. Visit my site at www.sullivanlandscaping.net.

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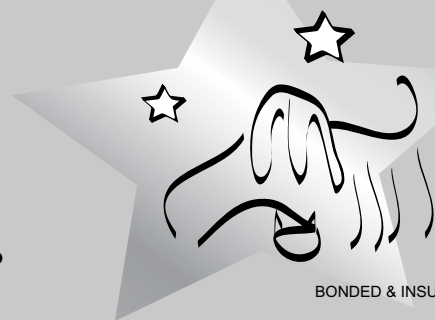
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MINI-ADS INSTRUCTIONS

Due date for ads and payment: 6 pm on the 10th of the preceding month (Mar 10 for April issue).

- Checks payable to "Fairlington Citizens Association."
- Send mini-ad copy via email, regular mail, or drop off at FCA drop box.
- Send checks via regular mail or drop off at FCA drop box.

Email: admanager@fca-fairlington.org

Mailing Address: FCA-AFB, PO Box 6182, Arlington, VA 22206-0182.

Drop Box Location: Fairlington Community Center, 3308 S. Stafford St. (Hours: 8 am – 9 pm, M-F, 8 am – 5 pm, Saturday; closed Sunday.)

Cost: 50 cents per word. Examples: "998-0000" and "stove" = one word; "interior/exterior" = two words.

Include with ad copy: Name, address, phone #, email address, and ad category (see Mini-ads for options).

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Dayna Wagner 703-447-7268



\$674,900

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your "pot of gold" at the end of the
rainbow (in many cases, that could mean
selling or finding a new home). Don't trust
luck in the market, let us find your pot of
gold at the end of the rainbow!

Coming Soon For Sale in Fairlington



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Julie Flory 703-599-3111

Joanne Ritchick 571-215-3350



3263 S. Stafford Street
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Rob Chamberlain 202-486-5930

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Verna Muckle 703-507-3834



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Nancy Kozlowski 703-820-1620



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Bill Groom 703-283-2596



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2BR/1BA Richmond
Pat Shannon 571-237-4767



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