

all FAIRLINGTON BULLETIN



www.fca-fairlington.org

AUGUST 2022

Volume 48, Number 8

Financing package for Park Shirlington renovation moves forward

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Arlington County advisory committees have approved the general financing arrangement that will facilitate the renovation of Park Shirlington Apartments on S. 31st St., advancing the three-year effort to retain the property as affordable housing and avoid greater density in the area.

The Arlington Housing Commission approved the package in early July. The county board is expected to consider it in September. In the meantime the county board approved the tax-exempt bond component in July.

A representative of the partnership that owns the property briefed the Fairlington community on the renovation plans at FCA's July meeting. FCA sent a letter to the county board expressing general support for the project.

The county board approved the general framework for the package last year, agreeing in concept to provide the Park Shirlington owner (a partnership between Standard Communities and Foundation Housing) with a long-term loan from the county's Affordable Housing Investment Fund, in return for a commitment to preserve the units as affordable housing.

At that time the final amount of the financing had yet to be determined, pending a review of the costs of renovation and related improvements on site.

The package to be considered by the county board in September preserves all 294 apartments on the site and seeks no additional residential density. The owner commits to maintain the property as affordable housing for 75 years.

The agreement will also include the construction of a community center to serve residents and a leasing office. The new structure will be located generally near the north/west entrance to the property just past Fort Reynolds Park on 31st St., adjacent to a bus stop. The existing leasing office will be restored to its original use as a 2-bedroom apartment.

The community center will contain a gym, computer center, and multipurpose



*Park Shirlington will be completely renovated but remain affordable housing.
Photo by Guy Land.*

Continued on page 27

Coming up

The FCA Board invites all Fairlington residents to attend its meetings that 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 have three minutes to address the board on matters affecting the community.

FCA monthly meeting August 10

Special presentation: Federal Realty Investment Trust (FRIT), the owner of the Village at Shirlington, will brief FCA on planned improvements in Shirlington.


Regular board business:

- Approval of July 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 Citizens Association.

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

Web design by Avatar Tech LLC, Alexandria, VA, www.avatartech-llc.com.

USEFUL CONTACTS

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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/EnvironmentalServices/dot/traffic/streetlights/index.htm	
Helicopter Noise Complaints	Mike Lucier (VA 8th Dist.) 202-225-4376

Fairlington Citizens Association

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— DEADLINE —

6 p.m., **10th of month** preceding publication month for commercial advertising, mini-ads, and editorial copy. Editorial announcements, story suggestions, and letters to the Editor should be sent to: afbeditors@yahoo.com.

Ad payment can be sent to: FCA • PO Box 6182 • Arlington, VA 22206-0182, locally dropped-off at the drop box in the Fairlington Community Center, 3308 S. Stafford Street, Arlington VA 22206 or pay via PayPal to fca.fairlington.ads@gmail.com. Ad file(s) should be included with payment and emailed to the Ad Manager at fca.fairlington.ads@gmail.com.

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

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Calendar

FCA monthly meeting

Wednesday, August 10, 7 p.m.
Virtually on FCA Facebook page

Fairlington diners

Wednesday, August 17, 5:30 p.m.
Hank's Oyster Bar
818 N. S. Asaph St., Alexandria, VA

Book group

Tuesday, August 23, 7:30 p.m.
Fairlington Community Center
3308 S. Stafford St.

ACPS first day of school

Monday, August 29

Cross-off that summer reading list!



A Fairlington teen renews her Shirlington library card at the weekly farmers market. Photo by Guy Land.

Contributors this month: Barbara Berti, Regina Bethencourt, Lynne Blasi, Sharon Burd, Sue Davis, Guy Land, Angela Voyiaziakis McNamara, and Bill Sullivan.

Some images in this publication may be digitally enhanced.



PRESIDENT'S MESSAGE

Ten years ago Home Properties, the then-owner of the Park Shirlington Apartments on 31st St., unveiled plans to raze the existing 294 units in low-rise buildings and replace them with 750 units in mid-rise buildings. Concern about the impact of the increased density generated an overflow crowd at an FCA meeting where Home Properties outlined the redevelopment plans.

Following a change in management at Home Properties, the company decided to shift from developing properties to managing them. They abandoned their plans for Park Shirlington and put the property on the market, temporarily ending the prospect of hundreds of new units next door to Fairlington.

Faced with the potential loss of almost 300 units of affordable housing, which would significantly exacerbate Arlington's housing problems, the county board and staff informally indicated their desire to see a potential owner who would preserve as many as possible of the Park Shirlington apartments.

FCA encouraged this. Park Shirlington is in FCA's coverage area; it's an important component of our neighborhood and its residents are valued members of our community. We are a community that embraces affordable housing.

Enter Standard Communities/Foundation Housing, a partnership that proposed to purchase the property, preserve some of the units on one side of 31st St., and build new market-rate condos and apartments on the other side.

After considerable back-and-forth between the county, the purchaser, and lenders, in 2021 the county board approved a framework for long-term financing for the purchase of the property, and Standard/Foundation committed to maintain all of the units as affordable housing for 75 years. This responded to the county's pressing need for affordable housing while removing concerns of neighbors about increased density.

In September the county board is expected to approve the last piece of the framework—the financing that will enable the new owner to do extensive renovation of Park Shirlington. The loan should close this fall, with renovation to begin shortly thereafter.

FCA applauds this outcome—preserving affordable housing for the long-term and eliminating the threat of substantially increased-density. This is a tribute to the strong support of the county board, the diligent work of knowledgeable county staff, and the commitment of the new owner. Join me in welcoming Standard/Foundation as a valued corporate member of our community.

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

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VDOT plans rehab of Abingdon St. bridge

The Virginia Department of Transportation (VDOT) has announced plans for a major rehabilitation of the Abingdon St. bridge, with construction expected to begin next summer.

In a May presentation for the public, VDOT pointed out significant deterioration of the concrete substructure and pier bearings. The bridge was constructed in the late 1960s.

The project will include rehabilitation of the bridge deck, repairing deteriorated concrete, replacing all steel beams, and the elimination of bridge joints.

Construction will be conducted in three phases. In phase 1, all traffic will shift to the east side of the bridge, with two shared bike and traffic lanes and one pedestrian sidewalk. A temporary crosswalk will be added at Abingdon and 36th St. S.

Phase 2 will shift traffic to the west side of the bridge.



Construction on the Abingdon St. bridge is slated to begin in Summer 2023. Photo by Guy Land.

Phase 3 will split the traffic to both sides of the bridge, allowing work in the middle.

The bridge project will also affect traffic on I-395, though VDOT expects most of the work to take place at night.

Each phase is projected to take four weeks, with the overall project taking 15-20 weeks. Total cost of the project is \$10.5 million, with both federal and state funding.

Arlington County has slated Abingdon St. from 34th St. S. to 31st Rd. S. for light repaving and restriping under this year's complete streets program. This is being coordinated with VDOT.

The Abingdon street bridge project is similar to the kind of work VDOT completed on the King St. bridge over I-395 a year or so ago.

—Guy Land

Fairlington Movie Night is back this fall



FCA will hold an outdoor family movie night this fall on Saturday, September 17.

Bring a picnic blanket, snacks, and a chair or two and join your neighbors on the soccer field at the Fairlington Community Center to watch *Jungle Cruise*, a 2021 release rated PG-13.

The movie is scheduled to begin at 7:30 p.m. A rain date will be announced in

case of inclement weather. Don't forget the bug spray!

—Regina Bethencourt

FRIT to brief FCA on Shirlington improvements

Federal Realty Investment Trust (FRIT), the owner of the Village at Shirlington, will brief FCA on planned improvements in Shirlington at FCA's August 10 meeting. The virtual meeting will be streamed over FCA's Facebook page, beginning at 7 p.m.

In 2020 Arlington County approved a plan to increase density and make other changes in Shirlington that would better enable FRIT to keep Shirlington as a vibrant commercial and residential neighborhood. At that time FRIT committed to making a number of street-level improvements and upgrades.

FRIT representatives will outline key elements of those improvements and the general timeline for implementing them. Residents will be able to ask questions and make comments in the Facebook chat box.

—Guy Land

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Until this crisis is over, we will continue to monitor the developments set by the CDC and our local governments and will make any necessary adjustments to our practices to keep you safe.

We support our community and feel that it is everybody's job to limit risk of exposure and spread of COVID-19 and in that light, we encourage you to take advantage of telephone, Facetime, and video consultations for all your home improvement needs.

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County celebrates opening of renovated Jennie Dean Park

In late May Arlington celebrated the opening of the newly-renovated and expanded Jennie Dean Park. Located across Four Mile Run from Shirlington in the Green Valley neighborhood, the park has a rich history for Arlington's Black community. More recently, scores of Fairlington kids have enjoyed sporting events on the park's fields.



The newly renovated Jennie Dean park sports playgrounds, fields, a picnic shelter, and a history walk. Photos by Guy Land.

"Jennie Dean Park is deeply entwined with the history of Arlington," said Arlington County Board Chair Katie Cristol. "When the County was segregated, this was the park for Black Arlingtonians from Green Valley and beyond, who imbued this space with a love of community, sports, and arts. In partnership with community leaders, these new renovations seek to both honor that history and build upon it."

Jennie Dean Park has been expanded by 2.25 acres, which allowed for a larger and more modern playground. The picnic shelter was renovated so it's fully accessible along Four Mile Run, and the restrooms were updated to be all-gender.

The diamond fields and athletic courts were relocated to increase playability, with more-efficient LED lights. There is also a new history walk with a timeline of significant dates and events that happened at Jennie Dean Park.

As part of the new park, artist Mark Reigelman developed a site-specific public art, Wheelhouse, inspired by the mill that stood in this location in the early 1700s and the park's rich recreational history.

The county notes that in the 1930s the park became a major hub for Black baseball clubs in the region, where

game days were social centers for the community. Over the next few decades, more teams were formed, both semi-pro and recreational, run by members of the Green Valley community.

Along the fence of the new diamond fields are several pennants of the historic semi-pro and recreational teams from Green Valley -- designed by local graphic artist Ted Irvine in collaboration with the Green Valley Civic Association.

The two fields have been named after Ernest E. Johnson and Robert Winkler to recognize their deep contributions to the Green Valley Community.

Johnson became the director of Arlington County's "Negro Recreation Section," a separate division of the County's segregated Department of Recreation, in 1950. He oversaw the desegregation of Arlington recreation in the early 1960s. He established Cub Scout Pack #589, one of Arlington's first Black Cub Scout Packs.



Robert Winkler was raised in Green Valley and worked for Arlington's Department of Parks and Recreation for more than 40 years. Mr. Winkler coached sports for Green Valley youth.

Jennie Dean, whom the park's name honors, was a freed slave who worked to advance educational opportunities for Black children in Northern Virginia. Dean established the Manassas Industrial School for Colored Youth in the 1880s. At the time it was the only higher education opportunity for Black residents in Northern Virginia.

—Guy Land

PHOTOS: Fairlington Fourth returns to pre-pandemic normal

Hundreds of people marched down Abingdon St. for the return of the Fairlington Fourth of July parade and after-party refreshments, jointly sponsored by FCA and the Fairlington Villages condo association.

Festive costumes, decorated bikes, wagons and helmets, and patriotic spirit filled Fairlington streets as neighbors enjoyed the beautiful weather.

This is the first “back-to-normal” Fourth of July celebration after a two-year hiatus due to the COVID-19 pandemic.

Special thanks to the Arlington County police and the Arlington Fire Department, which deployed three vehicles for the parade and made them available for exploration by Fairlington kids.

Thanks also to the Fairlington Villages Activities Committee and the FCA Board. Arlington County Board members Katie Cristol and Matt de Ferranti dropped by for the parade.

—Guy Land





Photos by Jenn Davies and Guy Land.

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For the love of NATURE



Studying our garden butterfly visitors

Butterflies abound in July and August. Looking for them? Then a few host plants are needed. Host plants are what caterpillars eat before becoming butterflies. Host plants (indicated below in parentheses) and butterflies are found in Fairlington, so the search can begin here.

Do your own investigation

There are a few tools needed for your garden investigation. These include a good net, snap cap vials, a magnifier or jeweler's loupe, and an insect identification book (Golden Guides are still the best). A good supplier is Acorn Naturalist.

How do you catch a butterfly? Swinging the net haplessly will yield no results. There are a few tricks, as well as patience.

First, look for a butterfly or moth feeding or resting. While holding the handle, pull the net upright with one hand and place the hoop over the insect. It will fly straight to the top of the net. Let go of the top of the net and it will flop over with the insect trapped. Now use that free hand to grab the net in the middle.

Remove the top of the snap cap vial (buy the large size) and carefully insert it into the net. The tricky part is getting the insect to go into the vial, but once in, snap on the top. With a bit of practice, you'll be a pro.

Where to look and what you may find

Butterflies go through metamorphosis in four life stages; these are egg, larva, pupa, and adult. Butterflies in your garden can appear in any one of these. This investigation will concentrate on caterpillars and butterflies. A butterfly has four wings referred to as forewings (two on the top half) and hind wings (two on the bottom half).

Caterpillars usually go unnoticed. One day leaves are missing from the tomato plant (tomato plants are native). There, along the stem, is a tomato hornworm caterpillar. It's easy to identify by the sharp 'horn' at the end of its body. Parasitic wasps often take care of this visitor by laying their eggs inside the caterpillar. Later, cocoons are spun on the caterpillar's back.



Red Admiral butterfly visiting the garden. Photo by Sue Davis.

Black Swallowtail butterflies (host plants include non-native parsley and dill plus native Golden Alexander) lay eggs that produce a green caterpillar. Eastern Tiger (yellow) Swallowtail butterflies (native Tulip Poplar and Wild Black Cherry) are fairly common in August. Swallowtails all have a two longish, tail-like projections on their hind wings, making them easy to identify.

Other common summer butterflies include:

- Red Admiral (nettle) boasts bright orange-red bands across the forewings.
- Buckeyes (Plantain, and almost anything else, even Mexican Petunia and Lantana) have a large 'eye' on the upper and lower side of their forewings.
- Hummingbird moths (dogbanes) mimic a hummingbird but have clear wings.
- Monarchs (milkweeds) wend their way to Mexico.

Make ten observations (e.g., it's green). Then put a why in front of the observation and try to find the answer.

Remember to release the caterpillar or butterfly when the investigation is done.

Feel free to send us questions or comments at fortheloveofnature@googlegroups.com and follow Fairlington Gardening Community on Facebook!

—Sue Davis

Celebrate National Farmers Market Week



The Fairlington Farmers Market is busier than ever. Each week enthusiastic crowds visit the market to shop, catch up with their friends and neighbors, and enjoy fun activities and events.

This month is special for another reason: National Farmers Market Week is August 7-13. Our market joins markets across the country in celebrating the vital role farmers markets play in the nation's food system.

As hubs for connection and community resilience, farmers markets have particularly risen to the occasion this year by providing a necessary sense of unity and stability during a time of great uncertainty.

This is certainly true of our neighborhood market, and we're proud to foster direct relationships between community mem-

bers and farmers which can work to create a more fair and sustainable food system. Behind the scenes of every successful farmers market is a dedicated team working to make the market thrive.

Thank you to the team that makes our market run smoothly each week. Our sponsors include: Fairlington Citizens Association, Fairlington Dental, Fairlington Presbyterian Church, and Kay Houghton & Associates.

Our team includes: Market Manager Aisha Salazar, Assistant Managers Esmeralda Mathews and Liz Mortimer, Committee Members Melissa Beene, Lynne Blasi, Robin Habberley, Cheryl Goodman, Jeff Kost, and Tracey McGovern, our dedicated volunteers, and Field to Table, the organization that manages our market and others in Arlington.



Don't miss this month's events and community tables:

- August 7: Kickoff for National Farmers Market Week; seed giveaways and planting information from the Extension Master Gardeners
- August 14: Arlington's Car Free-Diet
- August 21: For a Strawless Sea organization
- August 28: Shirlington branch of the Arlington Library

—Lynne Blasi



Photos by Guy Land.

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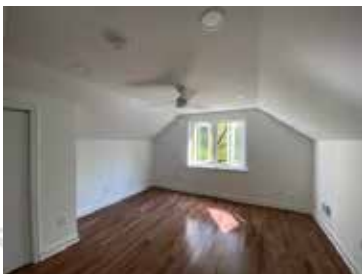
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FAIRLINGTON

pet profiles

When a dog is dog's best friend

It's good to have good friends and neighbors. Peppers and Revel Rosie who live in the same court in North Fairlington are just that.

Peppers is a black labradoodle and his best friend (or is she his girlfriend?) is Revel—a rescue mix adopted from Forever Changed Animal Rescue when she was 3 months old. Revel is everything from Pomeranian, to Husky, to German Shepherd, and her brindle coloring, droopy ears and long legs give her a unique look.

Peppers and Revel are just 16 and 15 months old and full of fun and high spirits. They play together for hours at a time and longingly look out the window for each other whenever they are apart.

They've got other pup pals in their courtyard, two black labs named Hank and Banner, but that's another feature. Pet Profiles was amazed and entertained by Revel and her Peppers as they kept up a rambunctious hour of non-stop play. They were so active we only had time for three questions.

Why do you think you two get along?

Revel—We have a shared love of sticks, treats, squeaky toys, and wrestling, but mostly I can't resist Peppers' fluffy tail and I think Peppers has a thing for my brindle markings and feisty attitude.

Peppers—Revel is the best. She is always running this way and that way and this way and that way. Believe it or not we both have come to prefer the finer things in life...like pets, sticks, things that squeak, pets, all things that come in crinkly bags, oh and pets!

Why do dogs bark at other dogs?

Revel—Not sure about all the dogs, but we know each other's barks and our parent's voices very well and know when they are outside. So, we pretend we have to potty, but really, we just bark to get out so we can see each other



*Best friends Revel (left) and Peppers (right) are always ready to play.
Photo courtesy Thomas Johnson.*

and sneak in a quick romp together. We think our parents are on to us now, but they don't seem to mind. I also bark to warn intruders that I mean business, and Peppers barks when he wants some pets and attention, or the squeaky toy in my mouth.

Peppers—We dogs have to bark or our humans would miss everything. Sometimes we see our friends walking towards us and our human starts walking around them so we can't play or sniff each other. Or the best stick I've ever seen is right there and they don't want to stop! If we didn't bark,

the world would just pass by our humans. But not on our watch.

What advice can you give to Fairlington residents who want to own another dog?

Revel—Sometimes having two dogs in a small Fairlington home is too much full time. We've been lucky to grow up as neighbors and our parents let us play together and with our other puppy friends in the neighborhood. That keeps us out of trouble, for the most part, and well socialized.

I was adopted after being fostered through a rescue group and Mom says Peppers is fancy because he is hypoallergenic. My parents said goodbye to their old dog Roxy, who got to meet Peppers when he was a baby, and then they adopted me two months later. They met lots of dogs before they met me and decided I was the right one for them. It is smart to read up on dog breeds to find a breed that is a good fit for you and your family, but sometimes with a young puppy you still never know what you're going to get as far as personality goes!

—Barbara Berti

Interested in sharing your pet with Pet Profiles?
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Remembering John Wertime, a Fairlington resident since 1946

It is with great heaviness that FCA learned of the passing of John Wertime on June 29, 2022 after a battle with cancer.

Wertime was one of Fairlington's first residents, having moved to the neighborhood in 1946 at the age of five. He spent his childhood years in South Fairlington attending Fairlington Elementary School (now the Fairlington Community Center) and graduating from Wakefield High School in 1959.

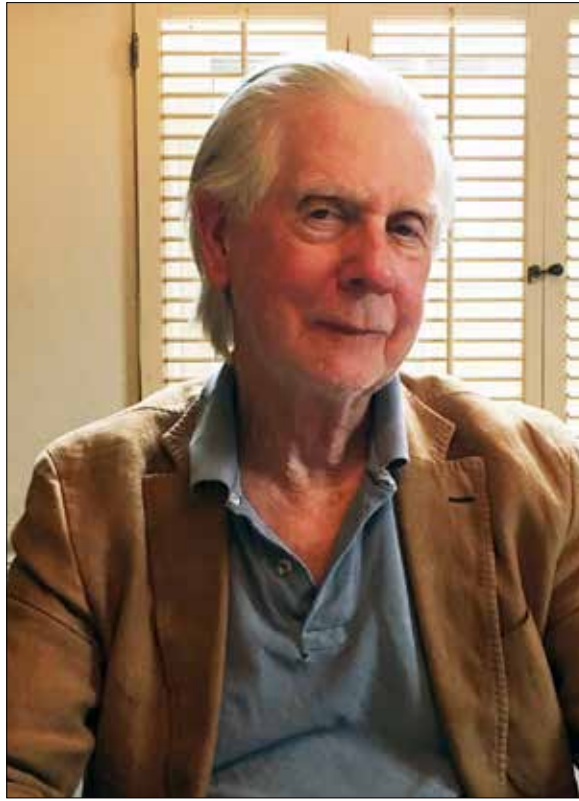
He moved away for his undergraduate and graduate studies and lived in Iran for nine years before returning to Fairlington with his wife in 1977 to raise their family.

Wertime volunteered as a carrier for the *All Fairlington Bulletin* for more than a decade and was a well known face in the community. We interviewed him in May 2021 after he retired from his position as a carrier and he shared his perspective on growing up in Fairlington and his love for the neighborhood.

"This place is like an island of calm and peace," he told us, reflecting on memories of Fairlington during the baby boom when his mother would ring a cowbell to call him and his brothers home for dinner.

Wertime was known by his neighbors as a kind, cheerful soul, always ready to help someone in need. He connected with many neighbors during his daily, hour-long walks around Fairlington.

"When I moved into my house in 1998, I was so fortunate to land with the Wertime family next door," said his neighbor, Jill Bobbin. "Over the years, John has been a helpful neighbor, like rushing over to turn off my water when it was seeping through the kitchen ceiling and I could not budge the valve. And a friendly neighbor, always stopping for a chat whenever we crossed paths in the front yard. I will miss him."



John Wertime passed away in June 2022 after a battle with cancer. Photo courtesy Shirin Wertime.

Wertime valued his community immensely and took time to volunteer and participate in local events. Jane Bergen, a resident of Fairlington for 45 years, always remembered seeing him outside the polls at every election working as a greeter.

He volunteered to deliver hundreds of voter information brochures, even to the hilly parts of Fairlington.

"These simple acts are part of what contributes to a vibrant community and gives us clout with local government," she said.

Martha Fishbein, another Fairlington resident, got to know Wertime about 25 years ago when their daughters, Shirin and Katie, became friends in elementary school.

"The day always seemed a bit brighter after an exchange with John," she said. "We all might take a leaf out of John's book and stop to chat, offer a smile or a kind word. He left the world a better place."

Wertime saw Fairlington grow and change from a flat, treeless apartment community on the outskirts of the suburbs to the lush, tree-lined, urban environment it is now. Despite the changes, for him, Fairlington was home.

Wertime is survived by his wife Suzan; children Sam, Daryush, and Shirin, and his granddaughter Audrey. Suzan, and Shirin also call Fairlington home.

His full obituary can be found in *The Washington Post*.

In lieu of flowers, memorial donations can be made in John's name to the Sunrise Movement, U.S. PIRG, or the ACLU.

—Regina Bethencourt

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– *Cindy Smith*

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Abingdon Cardinals soar off to new heights

Abingdon Elementary staff and families bid farewell to our graduating 5th graders. Fifth grade graduate Garrett Sylwester reflected back on his time at school.

“Abingdon is a great place to learn a lot,” said Sylwester. “I had so much fun there and made some good friends. I will really miss Abingdon!”

We wish our rising 6th graders all the very best as they celebrate this fantastic milestone and soar off to their new middle school.

To celebrate the school year, Abingdon’s P.E. team - Mr. Reed, Mr. Collazos, and Mr. Spadaro - put together a spectacular outdoor field day for Abingdon students. They organized thirteen stations with fun-filled activities, including a giant moon bounce, obstacle course, sponge race relay, and a treasure hunt, which were managed by numerous staff and parent volunteers.

Students also cooled off with refreshing snow cones during the hot and sunny day. Fairlington neighbors and friends could hear the excitement and enthusiasm among the crowds of students enjoying the successful event.

On the last day of school, families, staff, and friends gathered for the annual “Big Wave” to send off our students at dismissal. Coordinated by fifth grade teacher and Fairlington resident Ms. Abbott, this farewell was marked with a choreographed dance/skit performance by teachers and staff.

Buses circled around the Abingdon bus loop with cheerful honks and students waved goodbye. Additionally, the crowd also bade farewell to Abingdon’s 2022 retir-



The Abingdon community enjoys watching the teachers performing a skit at the annual “Big Wave.” Photo by Sharon Burd.

ees: Mr. Morse, Ms. Chambers, Mr. Wojciechowski, and Ms. Bunce.

The Abingdon community is beyond thankful for their countless years of dedication, teaching and supporting our cardinals.

An immense thank you to the staff, community, and volunteers for supporting our students and bringing the school year to a strong finish.

Together, our partnership creates truly memorable experiences for our children. Please visit www.abingdonpta.org.

or contact abingdonelementarypta@gmail.com if you would like to give an hour to support our neighborhood school’s cardinals.

—Sharon Burd

APS School Year Calendar:

- Monday, August 29, 2022—First Day of School K-12
- Tuesday, August 30, 2022—First Day of School PreK & VPI
- Thursday, September 8, 2022—Abingdon Elementary School Back-to-School Night
- Tuesday, September 13, 2022—Gunston Middle School Back-to-School Night
- Wednesday, September 21, 2022—Wakefield High School Back-to-School Night



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2022 MID-YEAR REAL ESTATE UPDATE

Home Equity has reached an all-time high of \$27.8 TRILLION

Inventory remains low but more new homes are coming on the market

Home sales are decreasing as interest rates increase to help counter inflation.

Purchaser contingencies are coming back

2023 Expectations

Annual Sales and Price Growth

Year	Unit Sales	Home Price
2022 forecast	-13%	+7%
2023 forecast	-1%	+4%

Source: National Association of Realtors

"Soft Landing" of the market with 4% year-over-year growth in home prices from 2022

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Small space garden demo helps Fairlington patios flourish

Have you visited the master gardeners' small space garden? This hidden gem in an alcove behind the Fairlington Community Center (FCC) was created to display native plants, vegetables, and herbs appropriate for our small patio areas and balconies.



Fairlingtonians visit MGNV's small space garden at the Fairlington Community Center. Photos by Guy Land.

The garden shows sunny and shady garden bed designs that you can download free from the Master Gardeners of Northern Virginia (MGNV) website.

The garden is always open to visitors. Master gardeners are on site Sunday mornings, 9-11 a.m., during the first half of the farmers' market to provide tours and answer questions.

The garden is so popular with farmers market patrons that additional master gardeners staff a plant clinic table, located just outside the garden gate under the green awning.

The plant clinic master gardeners specialize in identifying plants and troubleshooting your gardening and houseplant challenges - those uninvited problem-makers nibbling on your plants, turning them brown, or carrying them away.

At least monthly, master gardeners put on special events—always free. Recent examples are a tree walk, learning about bees and other pollinators, and planting a pizza garden.

Often there are free giveaways of plants and used garden tools. Look for announcements of upcoming events on Fairlington Appreciation Society Facebook group and on

the sandwich board just outside the garden during the market.

Have an insect or plant disease question? Master gardeners also operate a Help Desk Monday-Friday, 9 a.m. to noon, except holidays.

Call 703-228-6414, email MGArIAlex@gmail.com, or see us in-person at the Arlington County VCE office in the FCC.

Master gardener volunteers provide education to encourage and promote environmentally sound, scientifically-based gardening practices; are an arm of Virginia Cooperative Extension (VCE); and bring the resources of Virginia's land-grant universities, Virginia Tech and Virginia State University, to the people of Arlington and Alexandria.



The Master Gardeners of Northern Virginia frequently hand out free seeds and resources at the Farmers Market.

MGNV maintains eight demonstration gardens that illustrate the wide variety of plants for our area; fields gardening questions through five plant clinics at farmers' markets and the Arlington central library as well as the Extension Master Gardener Help Desk; conducts public education workshops on topics such as container gardening and native plants; and supports schoolyard gardening.

Become an Extension Master Gardener! Several Fairlingtonians are Master Gardener volunteers. Won't you join us? Certification entails 60 hours of classroom and practicum training and a 60-hour hands-on internship; thereafter 20 volunteer hours and 8 continuing education hours are required. You can earn those volunteer hours working in the small space garden!

—Angela Voyiakiakis McNamara

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Alexandria to update Alexandria West plan

This fall the City of Alexandria will launch a community planning process to update the long-term vision for Alexandria's West End by updating the 1992 Alexandria West Small Area Plan That geography covered by that plan includes the part of North Fairlington that is in Alexandria. It runs along King Street from I-395 to the Beauregard intersection.



The Alexandria West runs along the west side of I-395. Photo courtesy alexandria.gov.

According to the Alexandria staff, the land use recommendations in the 1992 study need to be updated, particularly to address large-scale properties that have



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recently requested redevelopment, such as Southern Towers and Newport Village. In addition, the Mark Center area is undergoing strong market pressure to convert existing office space to residential uses.

The planning process may also look at sustainability guidelines, developer contributions policy, and affordable housing.

While details about the scope, timing, and geography of this planning effort are still being determined, city staff believes that a planning update for this part of Alexandria is the highest priority for FY23.

—Guy Land



Act now to reduce water consumption

Reducing our water consumption is also a good climate change mitigation strategy. Continuing our tips from July, below are actions you can take to reduce water consumption.

Tip 1: Check for leaky or dripping faucets and repair them. A single leaky faucet wastes more than 100 gallons of water every year.

Tip 2: Use your dishwasher instead of handwashing. Handwashing your dishes can use up to 9 times more water than your dishwasher. The tap flows at around 2 gallons per minute. New standard-sized Energy Star dishwashers use less than 4 gallons/load.

Tip 3: Select drought-tolerant plants and install a smart irrigation system that reads local weather conditions.

Tip 4: Grow your own food indoors. AeroGarden® is one system that allows you to grow a wide variety of delicious vegetables and herbs indoors.

Tip 5: Turn off the water when brushing your teeth.

Send us your actionable climate friendly tips—fairlington-can@googlegroups.com

—Carol Hamblin

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MONDAY
TO FRIDAY

2:40-
5:45PM

AGES PRE-K
5TH GRADE



AFTER-SCHOOL PROGRAM

Registration open for the 2022-2023
School Year!

- 2:40pm Pickup from Abingdon Elementary
- Option- Bus drop-off at STEM Preschool from another school.
- \$85/day drop-in option when APS/ACPS are closed and STEM is open.
- 3:15pm Snack
- 3:45pm - 5:45pm Activities Rotation - Arts & Crafts, Outside time, Science projects, and Specials.
- 5:45pm Latest Pickup
- 20 Children Maximum

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bounces, Science activities and more!



Ask about the STEM Preschool Development
Non-profit organization to learn how the
proceeds will help future families!

Visit www.stempreschool.com to purchase tickets or donate.

11am-3pm Friday, September 2nd. Location- Fairlington Community

**3120 South Abingdon Street
Arlington, VA 22206.**

To volunteer, please contact: nonprofit@stempreschool.com

room which can be used in part for programming for residents and social gatherings. The resident programming could potentially include things like educational assistance for school-age children and financial and employment coaching.

According to Steven Kahn of Standard Communities, the renovation will include the installation of solar panels on the roof and a “digital equity” reserve to provide no-cost internet access to low-income residents. The solar panels are expected to provide roughly a third of the complex’s annual energy usage.

The renovation will be extensive, since the property hasn’t had a major upgrade in over 20 years. Renovation costs are projected to be roughly \$120,000 per unit (including the costs of the community center and the solar installation).

Renovation will occur in sections, with all the residents in a particular section moving to a “swing” section for about three weeks while their units are being renovated.

Loan documents are expected to be executed this fall, with renovation to begin shortly thereafter. The project will take about 18 months.



The Park Shirlington complex is located on 31st St. S., adjacent to North Fairlington. Photo courtesy Arlington County.

All units will be affordable for families with incomes up to 60 percent of area median income. This is a federal requirement for the type of financing that is being used. According to county staff, about 40 current tenant families have incomes that exceed that threshold. The owner will implement a tenant relocation plan to help those residents find appropriate housing in the area.

In addition to a loan from Arlington’s Affordable Housing Investment Fund, the funding for the overall package (acquisition and renovation) includes equity investment through the Low Income Housing Tax Credit and tax-exempt financing.

—Guy Land



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SOLD - 2612 Fort Scott Dr, Arlington, VA 22202 - \$1,250,000
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SOLD - 803 C St SE, Washington DC 20003 - \$1,365,000
We represented the buyer.

SOLD - 6957 Cromarty Dr, Alexandria, VA 22315 - \$575,000
We represented the seller.

SOLD - 2765 Centerboro Dr #148, Vienna, VA 22181 - \$415,000
We represented the sellers.

SOLD - 6328 22nd St N, Arlington, VA 22205 - \$1,835,000
We represented the buyer.

SOLD - 837 31st St S, Arlington, VA 22202 - \$975,000
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neighborhood news

Fairlington Diners

The Fairlington Diners generally gather monthly for relaxed dinners nearby. We focus on having a good meal and an opportunity to chat with neighbors. In July, we returned to Ramparts, a perennial favorite, and nearby to boot!

Here's what's planned for August:

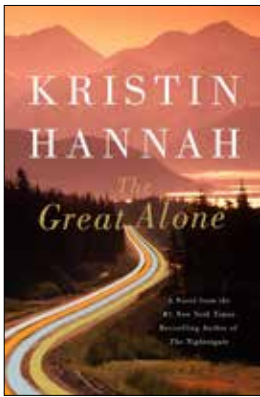
Wednesday, August 17th at 5:30 p.m., the NEW Hank's Oyster Bar, at 818 N. S. Asaph St., Alexandria, 22314, <http://www.hanksoysterbar.com>, 703-739-4265.

Note the new location and the earlier-than-usual start time, which will enable us to order half-price oysters before happy hour is over at 6 p.m.

Because we do need a reservation, please call Carol at 703-379-6840 if you plan to attend, no later than 6 p.m. on Tuesday, August 16. 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



Please join the Fairlington Book Group on Tuesday, August 23 at 7:30 p.m. to discuss *The Great Alone* by Kristin Hannah.

In her novel set in the 1970s, the author “recreates in magical detail the lives of Alaska’s homesteaders... and is just as specific and authentic in her depiction of the spiritual wounds of post-Vietnam America. A tour de force.”—Kirkus

The Book Group welcomes first-time visitors and drop-ins. Join us for our discussion, even if you haven't read the book. We will meet behind the Fairlington Community Center (3308 S. Stafford St.) in the alcove closest

to the parking lot, unless it is raining, in which case a zoom message will be sent to those on the email list at about 5 p.m. on the day of the meeting.

Fairlington Moms' Club

The Fairlington Moms' Club is a group where moms can meet friends, form a support network, and create opportunities for children. The Club organizes several community service projects, routine playdates, craft days, family parties, and moms' nights out. We have a great listserv for sharing advice and connecting with other Fairlington families, as well as our own classifieds listserv. We welcome all Fairlington moms! Please email fairlingtonmomsclub@gmail.com for further information.

Friends of the Abingdon Community Garden

Abingdon Elementary would love your support to create a successful, sustainable community garden. It is our goal to enrich students' and families' knowledge of environmental sustainability and to be good stewards of our Earth, while providing first-hand experience in learning about our food supply and our pollinators. To sign up, please scan the QR code or check out: <https://tinyurl.com/2p82y7rv>.



Annual STEM Preschool Fair

The STEM Preschool in Fairlington is having its annual fair on Friday, September 2, from 11 a.m. - 3 p.m. There will be food trucks from Rockland's, carnival rides, movie characters, musical acts, a dunk tank, and more.

Money raised by the STEM Preschool Fair will help counterbalance a student's monthly tuition for families who qualify for tuition assistance.

For more information on the fair or for volunteer and sponsorship information, please email nonprofit@stempreschool.com.



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DOWN TO EARTH *patio gardening*



Tips for successful container gardening

Container gardening saves the knees, is easier on a budget, and adds natural color to your view out your dining room and kitchen windows.

Single iron hooks, cages, or hanging baskets, house flowers. All are available at local nurseries and easy to install on your wood fencing.

Before you purchase flowers, know how much or how little sun your garden receives. Flowers in baskets are more fragile since they can't obtain moisture from the ground for irrigation. And the soil in an elevated container dries out faster due to wind and a more intense sun.

Let's look at containers.

Plastic ones with long handles can be hung on a single iron fence hook. An iron plant stand has two prongs at its base that eases four inches into the ground for stability. It can be positioned anywhere in the soil.

Cages are popular and ideal for fences. They are made in various sizes and come with a cocoa plant liner that holds the soil and plants in place. Over time, these liners break down but new ones can be inserted.

Watering and weeding container plants are easy. If a hose is used, position a steady stream so as not to disperse soil or damage the delicate flowers.

Now to the plants.

A basket of **petunia** has a fragrance that will remind you of your childhood. The flower comes in many



Colorful impatiens thrive in a shade-friendly container environment. Photo by Regina Bethencourt.

colors and has an undulating petal margin. This plant needs full sun.

Lantana has orange, yellow, or pink flowers that form in clusters. It also needs full sun.

Fuchsia is available in early spring and produces pendulous flowers in deep red and purple. Fuchsia needs shade.

Geranium flowers are pink, red, or white. They are the size of your fist and bloom on long stems. It needs full sun and has leaves with faint ebony variegation. Pinch off dead flowers so new ones manifest.

If the container or pot is deep enough (say eight inches), **day lily** is appropriate. Most prevalent at nurseries are tiger lily (apricot flower) or "Stella de Oro" (mustard or yellow flowers). These long-stemmed, bugle-shaped flowers peter out at sundown but revive in the next day's sunlight. Day lily wants full sun.

One also can create their own bouquet by mixing flowers. But all flowers need accents (think of baby's breath in a rose bouquet).

The best accents for container specimens are pendulous. Choices are **vinca vine**, a sage-green leaf with a white edge, **creeping jenny**, a lime-yellowish leaf in the shape of a mouse ear, **english ivy** (no explanation needed here) or asparagus fern, which is a needled-leaf that resembles the herbal foliage of lavender or rosemary as well as the yew plant.

Position your floral displays at the back fence so you (and your upstairs neighbors) can enjoy them. Remember annual plants/flowers don't arrive at nurseries until the threat of a late winter frost has passed (late April, early May). But they live until the first or second frost arrives in December.

—Bill Sullivan
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