

all FAIRLINGTON BULLETIN



MARCH 2018

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www.fca-fairlington.org

Police to give annual update at March FCA meeting

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FCA Treasurer Ed Hilz, FCA Director Hugh Baumgardner, and Capt. Adrienne Quigley discuss issues of concern to Fairlington. Photo by Guy Land.

Fairlington enjoys a close relationship with the Arlington County Police Department Third District, with regular visits by the unit commander, Captain Adrienne Quigley. Capt. Quigley will return to Fairlington to address residents at the Fairlington Citizens Association (FCA) meeting on Wednesday, March 14, at 7 pm, at the Fairlington Community Center, 3308 S. Stafford St.

Capt. Quigley will discuss the overall state of crime in Fairlington, as well as Arlington crime trends such as fraud, personal safety, and traffic concerns. Importantly, she will offer safety tips and answer community questions. Capt. Quigley will also share any updates on the Shirlington sexual assault case. Residents should take advantage of the opportunity to get first-hand information on issues of concern.

Capt. Quigley last addressed residents at the November 2017 FCA meeting, following a sexual assault in Shirlington in early November. Capt. Quigley had not been scheduled to speak, but responded quickly to FCA's request to address the community amid widespread concern.

Last month's *Bulletin* provided an update that the case was still open and ongoing, with no new information available to be reported. When contacted about this article, Capt. Quigley said, "We are still continuing to follow up on all leads and actively investigating the case."

Since 2015, Capt. Quigley has served as Third District Commander after being on Arlington's police force for more than 20 years. Her past service includes patrol, the detective bureau, crime scene investigation, internal affairs, and, before her current appointment, tenure as acting Deputy

Continued on page 17

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 14

Special presentation: Arlington County Police Department Third District Commander, Captain Adrienne Quigley, will provide an update on crime trends and traffic concerns and answer residents' questions.

Regular board business:

- Approval of February minutes
- Unfinished business
- Officer and committee reports
- 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 Avatar Systems Ltd., Alexandria, VA, www.avatar-systems.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](http://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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All Fairlington Bulletin

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6 PM, **10th of month** preceding publication month for commercial advertising, mini-ads, and editorial copy.

Send material on disk with paper proof to:

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Email editorial announcements to:

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Calendar

FCA monthly meeting

Wednesday, March 14, 7 pm
FCC, 3308 S. Stafford St.

Fairlington Diners

Thursday, March 15, 6:30 pm
Kapnos Taverna
4000 Wilson Blvd.

Fairlington MOMS Club Consignment Sale

Saturday, March 17, 9 am to 1 pm
FCC, 3308 S. Stafford St.

Fairlington Diners

Monday, March 26, 6:30 pm
Ramparts Tavern & Grill
1700 Fern St., Alexandria

Book Group

Tuesday, March 27, 7:30 pm
FCC, 3308 S. Stafford St.

E-CARE

Saturday, March 31, 8:30 am to 2 pm
Yorktown High School
5200 Yorktown Blvd.

Men at work



County workers have been improving curbs and gutters in North Fairlington.
Photo by Pat Teske.

Contributors this month: Lucy Beadnell, Lynne Blasi, Christine Chirichella, Jennifer Davies, Jeni Hornback, Cindy Kunz, Guy Land, Carrie Lewis, Joe Reed, Rebecca Sayres, Bill Sullivan, and Chris Weathers.

Some images in this publication may be digitally enhanced.



PRESIDENT'S MESSAGE

Congressman Don Beyer's January forum on helicopter noise along I-395 provided an excellent opportunity for Department of Defense (DoD) personnel to hear from Fairlingtonians and others about the adverse effect the noise is having on our community.

Rep. Beyer successfully pushed an amendment to the defense authorization bill in 2016 mandating a study of helicopter noise, and community input is one requirement of the study's process.

Four major takeaways from the forum:

- This is more than just a DoD matter. More than 20 organizations operate helicopters in the area, from the Department of Homeland Security to local law enforcement. So a solution that addresses only military helicopters may not yield a fully satisfactory outcome. A more comprehensive approach is needed.
- There is no publicly assessible database for reporting or monitoring helicopter traffic. While the FAA does track flights, there's no transparent way for the public to access this data, nor is there an effective way for residents to report helicopters that appear to be straying from approved flight routes and altitudes. One good outcome of the DoD study would be an effective and transparent monitoring system.
- Managing the airspace in this area is a challenge because of the close proximity of three major airports—National, Dulles, and Andrews—not to mention the amount of restricted airspace. To protect against collisions with planes taking off or landing at National, for example, the FAA restricts the altitude that aircraft can fly in the area of the approach. At the same time, the military views the corridor as an important component of mission-related training. The key is to strike the right balance.
- Resident frustration is growing. Both the amount of helicopter traffic and the volume of noise—which seem to have worsened in recent years—are adversely affecting the quality of life of people who live along I-395. Part of this is no doubt the product of the Ospreys, which create both noise and a percussive impact, but people believe the number of general noise incidents has increased.

Through his amendment, Rep. Beyer was a strong advocate for our community. The forum marks a major step in trying to reduce the disruption to our neighborhood caused by helicopter traffic. We hope the report will outline effective steps to balance governmental necessity (both military and civilian) with the value of quiet in our residential community.

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

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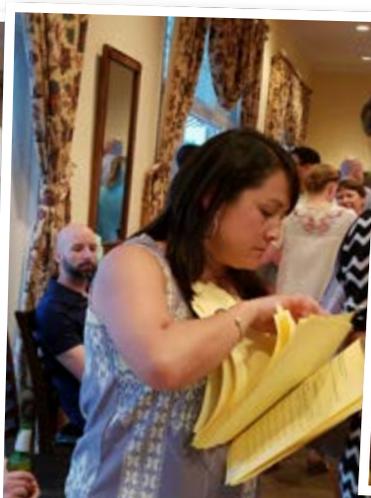


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Preparations underway for Fairlington 5K and Silent Auction



Last year's Silent Auction drew large crowds and raised significant donations for "A Cure for Ellie" and Abingdon. Photos by Guy Land.

Organizers of the fifth annual Fairlington 5K and Silent Auction say work has begun to make sure this year's events are bigger and better than ever. Last year's Silent Auction featured over 80 goods and services donated by local vendors. Already, the auction has received donations such as jewelry, makeovers, autographed sports memorabilia, and a stay at the Ritz-Carlton in New York that includes a family portrait session.

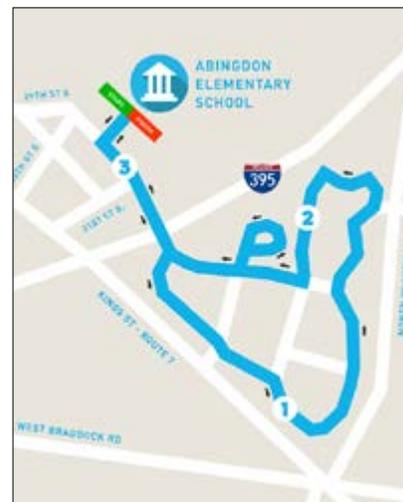
"We usually don't begin soliciting donations until late February," said Fairlington resident Beth McGinn, one of the event organizers. "But this year we had people reaching out to us in January wanting to donate. We are very grateful for all the support and sense of giving that is alive in this community."

Both the auction and the race help raise money for ongoing medical research at the Kennedy Krieger Institute in Baltimore, which aims to help McGinn's nine-year old daughter Ellie, who suffers from a very rare genetic disorder known as Leukodystrophy-LBSL. The condition, which primarily affects children, causes deterioration of brain and spinal cord tissues, eventually robbing children of the ability to walk, then stand, then to coordinate fine motor skills.

A portion of the proceeds also benefits reading and physical fitness programs at Abingdon Elementary.

The auction will take place Friday evening, April 20, at the Fairlington Villages Community Center, 3005 S. Abingdon St. Doors open at 6 pm and bidding will start at 6:30 pm. Light snacks and adult beverages will be served.

The race itself will take place Saturday, April 28, beginning at 8 am at Abingdon Elementary School. Runners will head down S. Abingdon St. and cross the I-395 overpass into South Fairlington, looping around the Fairlington Community Center and ending at the school. Last year's winner, Mark Wakhinski, finished in 18 minutes and 45 seconds.



www.fairlington5k.com/race-info

There is also a special "1K Walk & Fun Run" for those with small children or participants seeking a less challenging course.

Roads will close on a rolling basis starting at approximately 8 am, and reopen shortly after the last runners pass through the area.

The cost of registration for adults is \$35 and includes a t-shirt.

Children ages six to 16 register for \$20, and children five and under are free. Dogs and strollers are always welcome. Register at www.Fairlington5K.com.

If you would like to donate to this year's auction, please email McGinn at bfrigola@gmail.com.

—Joe Reed

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Most Fairlington real estate assessments lag county average

In this year's real estate assessments, Fairlington models generally reflected the Arlington trend of increased assessments, but the countywide rate of increase outpaced that of most Fairlington models, and some units showed no increase. The county released the numbers in mid-January.

Countywide, residential assessments recorded a strong 3.9 percent increase, up from last year's 2.5 percent rise. A spot check of roughly 20 different Fairlington models revealed that only one—the Dominion I in South Fairlington, with 1,830 square feet—exceeded the countywide rate of increase. The assessment for that model jumped 5 percent.

Most models saw increases of less than 3 percent, with some Edgewood and Mount Vernon units holding steady with no increase.

Assessments for selected Clarendon I models (1,500

2018 real estate assessments, selected Fairlington units*				
Unit type	Sq. feet	2017	2018	Percent change
Arlington	2145	544,800	553,800	1.65
Ashlawn	1470	385,300	388,300	0.78
Barcroft	1490	360,800	370,100	2.58
Braddock	711	248,900	251,000	0.84
Bradford	1009	314,400	316,900	0.80
Clarendon I South	1500	431,800	442,800	2.55
Clarendon I North	1500	431,800	442,800	2.55
Clarendon II North	1383	405,300	415,700	2.57
Dominion I North	1800	520,500	529,400	1.71
Dominion I South	1830	472,000	495,800	5.04
Dominion II	1689	443,800	455,000	2.52
Edgewood	1400	374,200	374,200	0.00
Edgewood	1400	374,200	384,700	2.81
Georgetown	922	343,500	346,400	0.84
Monticello	1712	383,900	393,500	2.50
Mt Vernon	1860	409,700	409,700	0.00
Richmond	1031	312,800	315,400	0.83
Sherwood	1257	344,200	347,000	0.81
Staunton	1121	307,500	310,000	0.81

Source: Arlington County real estate assessments
 *Units of the same type may have different assessments.
<https://propertysearch.arlingtonva.us>

square feet), which predominate in South Fairlington, were up 2.55 percent, while the smaller Clarendon IIs (1,383 square feet), which are common in North Fairlington, were up 2.57 percent.

Real estate agents who routinely work Fairlington note that the market remains strong for Fairlington sales, with rising prices and relatively few days on the market.

"Just since December 1 (through 2/10/18), 24 Fairlington units have sold," says Jennifir Birtwhistle, realtor with Weichert Realtors and a long-time Fairlington resident. "The average days on the market for these units was 33, but many units went under contract much sooner. This is a wonderful testament to the continued desirability of our community and hopefully a great indicator for a very healthy 2018 market."

Mitch Curtis, a realtor who focuses on Fairlington for Keller Williams Metro Center, points out the role of financing in facilitating a strong market in Fairlington. "As prices are rising, how is the buyer keeping up? The answer is clear: lender competition. The array of lending options has definitely allowed buyers to stay 'in the game.'"

Curtis notes that mortgage programs that get buyers into their new home for higher priced "improved" properties are equally available as those for "unimproved" properties that need more attention. "Money is always a commodity," he says, "however, sweat equity can be 'priceless.'"

According to the county, the value of the average Arlington home, including condominiums, townhouses, and detached homes, is now \$640,000, up from \$617,200 last year.

Most Arlington commercial property values rose also, with hotels, retail, and apartments all posting gains. Office properties, on the other hand, which represent 17.6 percent of the county's total property tax base, saw significant declines—down 6.9 percent since last year. Office vacancies in the county remain high.

The decline in office values creates significant pressure on county revenues, making the budget choices difficult for the county board this spring.

"We see through our rising residential property values that Arlington is a place people want to live," said

Continued on page 23

Forum hears resident concerns about helicopter noise



FCA President Guy Land, Arlington County Board Member Libby Garvey, and Rep. Don Beyer confer after the helicopter forum. Photo by John Vihstadt.

More than 150 people turned out for a community forum on helicopter noise hosted by Congressman Don Beyer in January. The general consensus of participants at the meeting was that helicopter noise seems to have gotten worse in recent years, with many speakers suggesting that helicopters are not following approved flight routes or altitude requirements.

The forum provided an opportunity for public comment as part of a study of helicopter noise along the I-395 corridor being conducted by the Department of Defense (DoD). Rep. Beyer was the sponsor of the legislation in 2016 that mandated the study.

Beyer noted that some of the first complaints he received when he was elected to Congress were about airplane and helicopter noise, which prompted his legislation for the study. "We each have a right to a high quality of life where helicopter noise is reduced as much as possible," Beyer told the crowd.

According to Beyer, the study will look at the effect of military helicopter noise on individuals and communities; develop recommendations for reducing the impacts of helicopter noise; and focus on air traffic control, airspace design and management, and types of aircraft flying.

A panel of DoD representatives listened to comments, occasionally providing responses or offering additional information. Panel members were Army Col. Prescott Farris, Marine Corps Maj. Joshua Smith, and Air Force Col. Scott Grundahl. Robert Owens represented the Federal Aviation Administration (FAA).

The military representatives pointed out the need to balance readiness and training requirements with impacts on the community. In order to be able to execute their missions, the crews have to train aggressively in all weather conditions and times of day within the Washington, D.C., environment.

Col. Farris reported that 21 different organizations operate helicopters within the national capital region. All of them use the same airspace, but not all are operated by the military. A number of other federal agencies, for example, maintain helicopters in the D.C. area. In addition, police helicopters are frequently in use.

Farris said that the D.C. area has "some of the trickiest airspace in the country," noting the proximity to Reagan National and Dulles airports for commercial aircraft and Joint Base Andrews for military planes.



Rep. Beyer discusses legislation he introduced about helicopter noise. Photo by Guy Land.

According to the military officials, the FAA has prescribed helicopter routes to provide predictable and repeatable routes, but the closer the helicopters are to Reagan National, the lower the altitude the helicopters must fly to avoid interfering with planes taking off or landing. Military craft fly the highest published route. The FAA, not the DoD, sets the routes that all aircraft must follow.

Comments from residents raised questions about noise levels (and the impact on children, pets, wildlife, and property values), flight paths, helicopter altitudes, types of aircraft using the corridor, and broader impacts on the community.



Arlington County Board Member John Vihstadt discusses the helicopter noise study with Noah Simon and Lauren Sarke-sian of Congressman Beyer's staff. Photo by Guy Land.

"It's now affecting our quality of life," said South Fairlington resident and FCA Treasurer Ed Hilz, who has been monitoring helicopter noise since 1989.

Audience comments reflected a belief that the problems had gotten worse and that frustration had likewise grown. "There's a perception of a tremendous increase in helicopter traffic," said one resident.

"I've never been as bothered as I am now," commented South Fairlington resident Cynthia Puskar, citing a perceived increase in helicopter traffic. She said she would like to know "who else is flying and what paths they are flying."

Several people, including a resident of Alexandria's West End, commented on the flights by Ospreys and ques-



Army Col. Prescott Farris hears additional comments from a resident after the forum. Photo by Guy Land.

tioned why they don't follow the routes. Maj. Smith stated that the Ospreys do follow routes published by the FAA. If the helicopters deviate, "Air traffic control will know it," he said, and the problem would be corrected. He said those instances were "extremely rare."

Other residents echoed the plea for data—who is flying, the times of day, the routes they are using—in a transparent system that collects data from the public and the organizations that operate helicopters and makes the data readily accessible so that the public can monitor it.

Col. Farris responded that there was currently no single repository for noise concerns from the public and there was a need to build a system to collect that data.



Arlington County Board Members John Vihstadt (center) and Libby Garvey took time to talk with area residents at the conclusion of the forum. Photo by Guy Land.

There was also a suggestion to expand the study to include not just the military helicopters but those of other organizations as well.

Several speakers suggested that part of the helicopter traffic is transporting Defense Department VIPs back and forth to the Pentagon, while another asked "How much of the top brass are joy-riding in our airspace?"

"The key is to reduce the number of flights not related to mission and training," one speaker noted.

FCA expects to host an update on the study by Rep. Beyer's staff later in the spring. Additional information can be obtained from www.beyer.house.gov.

—Guy Land

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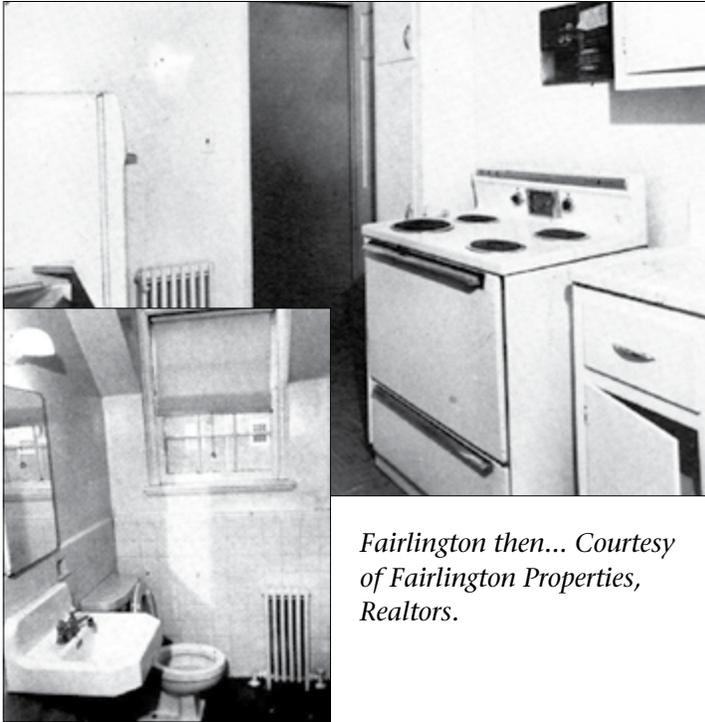
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Fairlington's 75th lookback: kitchens and bathrooms



Fairlington then... Courtesy of Fairlington Properties, Realtors.

No two rooms have received quite as much attention from Fairlingtonians as our kitchens and bathrooms. Each year, FCA's Home Improvement Seminar brings contractors together with residents eager for change. Every other year, the Fairlington Historical Society's Home and Garden Tour shows off the results of their vision and skill.

In the summer 1943, Fairlington had about 1,000 families in residence, and an additional 150 were moving in every month. All the units were rented from the Defense Homes Corporation and were part of the World War II effort. The beginnings were humble, but solid. Families were moving into homes that were relatively small, with basic kitchens and bathrooms, and certain challenging living conditions: "... no schools, no stores, no paved streets..."

In 1946, the Defense Homes Corporation sold the property to Fairmac, which maintained the community as rental housing until conversion to condominiums in the mid-1970s. All Fairlington kitchens and bathrooms were renovated during the conversion (1972 to 1978). As any-

one with a conversion-era kitchen knows, the color of all kitchen appliances was 'harvest gold.'

An article in 1975 *House & Home* was titled, "Is this the hottest condo conversion in the country?" and it answered in the affirmative, noting that the "... result is an excellent base for modernization." Fairlington was so well-designed and constructed that it was economically feasible to modernize and convert the buildings after they fulfilled their original purpose as war effort housing.

Many kitchens and bathrooms have been renovated in recent years, focusing on inventive capture and use of scarce space. Many bathrooms now feature walk-in showers; new kitchens feature wall removal/replacement for a more open floor plan. Each renovation is unique, but all are expressions of the immense diversity of Fairlingtonians' taste, space use preferences, and experience.

Now in our third iteration of modernization, Fairlington homes are using the original sound design and construction to go from 1940s basic to stylish 21st century.

—Cindy Kunz



And now... Photos by Teresea Stiner and Kendra Best.

Interested in renovating a bathroom or kitchen? Contact your condo association for details on the necessary variances and the county or city regarding permits.

Need ideas? A large gallery of Home and Garden Tour photos, including many bathrooms and kitchens, is available at the FHS website (www.fairlingtonhistoricalsociety.org).

Sources:

Fairlington at 50: 1943–1993, Fairlington Historical Society, Catherine B. Fellow Memorial Edition, 2012, Chapters 3 and 4
"Is this the hottest condo conversion in the country?," *House & Home*, August 1975

Remodeling seminar builds on past success

Over 200 people turned out on February 3 for the FCA's third annual Home Improvement Seminar at the FCC. Seven experienced Fairlington contractors held 30-minute, intensive and interactive sessions with participants seeking advice for their home and remodeling projects.

Topics and discussions included HVAC options to efficiently heat and cool your home; plumbing issues related to old galvanized pipes; landscaping options for small backyards; window options to keep your home insulated; and key considerations for remodeling kitchen, bathroom, attic, and other unique spaces in Fairlington units.

In addition to leading sessions, contractors greeted visitors at tables throughout the day. This offered the opportunity for more in-depth conversations tailored to the participants' individual needs.

Participants found that the event offered a nice diversity of general contractors and specialists with inside knowledge of the community. They took this opportunity to size up the contractors and learn key aspects of remodeling a home. One Fairlington resident stated, "This is my third time here and I still haven't gone forward with my kitchen renovation. But each time I come to this event, I learn a little more and now I feel that I may be ready."

Contractors got a chance to acquire new contacts and potential business in the community, while offering specialized knowledge to those looking to improve their

homes. Many of the contractors also saw this event as another way for them to give back to the community by sharing experiences and ways to prepare for home improvement projects. "I want to find ways to be involved with and give to the community that I have served for many years with my business," said James Beris, owner of Frosty's Heating & Cooling.

The success of the Home Improvement Seminar has established that the tradition will continue. "As long as contractors find a value in the event and participants continue to show up in great numbers, we will keep holding this event for the community," stated Chris Weathers, FCA Vice President, who coordinated much of the day's activities.

For information about the contractors, feedback on the event, or ideas for next year, please feel free to email Chris.Weathers@SothebysRealty.com.

—Chris Weathers



Photos by Guy Land.



Remodeling thanks

FCA extends a very special thank you to Vice President Chris Weathers for organizing this popular event. Thanks also to the following vendors and services for participating and offering their expertise to the community.





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Shirlington Village, 2900 S. Quincy Street
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www.theenergyclub.com

703-824-0600



Some restrictions apply. *Offer expires March 31, 2018. Presentation and tour with membership advisor required. Must be 21 years or older, local resident and first-time guest. ID required. Offer valid to non-members only. Cannot be combined with any other offer.

Farmers market opens May 6: Take the market survey



Mark your calendar: Opening day of the fourth season of the Fairlington Farmers Market is Sunday, May 6! The market will be open every Sunday, from 9 am to 1 pm, through November 18, at the Fairlington Community Center. Many of our long-time vendors will be back this year, and we anticipate new ones, too.



The market's opening day in May 2017 enjoyed a good crowd turnout. Photo by Guy Land.

We want to hear from you. Help the farmers market committee enhance market offerings by taking a short online survey. What would you like to see at the market this year? Do you have suggestions for different types of foods and vendors, entertainment options, or special events and activities? Please respond by March 10. www.surveymonkey.com/r/FarmersMkt2018

The market needs volunteers each week, and there are many ways to get involved. If you're interested in helping with signage, organizing events and activities, or set up and break down, contact volunteer@fairlingtonfarmersmarket.org. Thanks in advance for your help.

—Lynne Blasi



North Fairlington voters reject sound walls

Fairlington residents who were eligible to vote on whether to have sound barriers along the southbound side of I-395 have rejected the proposal for sound walls. Opponents expressed concern about the proximity of the walls to individual units, the visual appearance of the walls, and the potential destruction of trees and shrubbery that could accompany the walls' installation.

Voting on sound walls on the northbound side of Fairlington was continuing in February, with final results expected to be released by early March. Many residents in Fairlington Mews expressed opposition to the walls during a briefing in January, while residents in Fairlington Commons stated support for the walls because of the way their units are positioned along the highway.

Individual segments of the wall are being voted on separately, so it is possible that there might be walls along parts of I-395 in Fairlington but not along the entire potential sound wall area.

—Guy Land

Volunteers needed for 30th annual Four Mile Run stream cleanup

Arlington County Park Rangers are calling on volunteers to help clean up Four Mile Run on Saturday, March 10, from 10 am to 1 pm at five locations along the stream, including Shirlington. Get outdoors and help Arlington restore its natural spaces. This is a great project for individuals, families, service clubs, and school groups.

Where to meet:

- Arlington Mill: Main courtyard area
- Barcroft: Rear picnic pavilion
- Glencarlyn: 3rd St. entrance by the restrooms
- Madison Manor: Main park pavilion
- Shirlington Park: Foot bridge between Jennie Dean Park and Shirlington Dog Park

Volunteers should wear waterproof boots and bring gloves. Bags will be provided. An adult must accompany volunteers under 18 years old.



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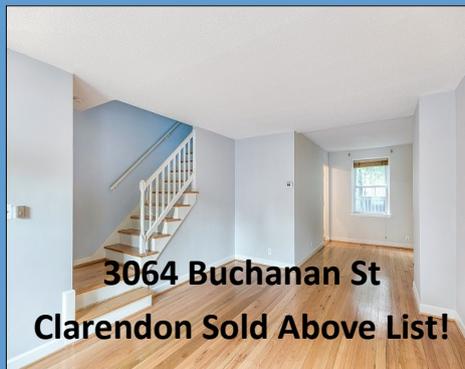
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My Recent Fairlington Transactions

Address	Status	Date	Rent/Price	Bed/Bath	Floorplan
3263 Stafford St S	Sold (1 Day)	3/28/17	\$435,700	2/2	Clarendon
4859 A 28th St S	Rental	6/22/17	\$2,247/mth	2/2	Clarendon
3064 Buchanan St	Sold (2 Days)	6/27/17	\$425,000	2/2	Clarendon
4814 30th St S, #C1	Rental	8/2/17	\$2,050/mth	2/2	Sherwood
4605 31st Rd, #C2	Rental	12/18/17	\$1,975/mth	2/1	Sherwood
4715 31st St S	Cntrct (1 day)	2/23/18*	\$339,700	2/1	Stauton
2875 Abingdon St S	Cntrct	2/23/18*	\$399,700	2/2	Clarendon
4825 28th St S	Coming Soon	3/7/18*	\$417,700	2/2	Clarendon

**subject to change, but accurate as of printing date*



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My Recent Transactions in DC, and Virginia

Address	Status	Date	Rent/Price	Bed/Bath	Area
4815 Seminole Ave	Buyers Rep	8/11/17	\$620,000	4/3/1	Alexandria
7707 Lafayette Forest #14	Sellers Rep	9/1/17	\$275,000	2/2	Annandale
3719B Madison Ln	Sellers Rep	9/29/17	\$306,700	3/2	Falls Church
1225 Martha Custis #1403	Buyers Rep	10/12/17	\$155,000	Studio	City of Alexandria
2500 Van Dorn St S #311	Buyers Rep	12/14/17	\$97,500	Studio	City of Alexandria
14037 Baneberry	Buyers Rep	1/15/18	\$620,000	4/4/1	Manassas
5123 Winding Woods Dr	Sellers Rep	1/24/18	\$409,700	4/3/1	Centreville
5253 Jule Star Ct	Sellers Rep	2/6/18	\$537,700	3/3/1	Centreville

My 2016 Summary

7 Buyers
5 Sellers
14 Renters Assisted
6 Landlords Helped
Total Sales: 5.2mm

My 2017 Summary

11 Buyers
7 Sellers
22 Renters Assisted
11 Landlords Helped
Total Sales: 6.09mm



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APS undertakes boundary revisions

On December 14, the Arlington County School Board approved a boundary revision to the middle school districts in Arlington. The new boundaries will go into effect in September 2019. These boundaries do not affect Fairlington; however, they do result in changes to the overall Abingdon attendance zone.

Starting in fall 2019, Abingdon zone communities located between George Mason Dr. and Walter Reed Dr. will attend Thomas Jefferson Middle School, and those to the north of George Mason Dr. will attend Kenmore Middle School. To view the revised boundary map, visit www.apsva.us/engage/middle-school-boundary-change.

In anticipation of the opening of the new Alice W. Fleet Elementary School and Drew Elementary as a full neighborhood school in 2019, APS has started a review and revision of the county's elementary boundaries.

In February, APS staff worked with communities to review school walk zones and identify potential expan-

sions of those zones and determine the appropriate capacity for each school.

Phase One of the boundary revision process will be to analyze the possibility of changing some option (specialized public schools that require application) and neighborhood school boundaries to best serve students in the neighborhoods where they live. In spring 2018, the School Board will make a decision about whether or not to move any of these schools into different zones.

Phase Two, scheduled to take place in fall 2018, will review all neighborhood elementary school attendance zones and make recommendations on revisions.

As these revisions may impact Fairlington, it is recommended that residents closely track this process. For more information, visit www.apsva.us/elementary-school-boundary-change.

—Jeni Hornback

FCA joins school walk zone task force

Fairlington will have a voice on an Arlington Public Schools (APS) task force that is reviewing school “walk zones” and identifying potential expansions of those zones so that more students can walk to school safely. Former FCA Board Member Michelle Woolley will represent FCA in this discussion.

The school walk zone review is an initial component of the larger examination of elementary school boundaries.

In announcing the walk zone task force, APS noted that Arlingtonians are committed to walkable communities. “APS seeks to meet ‘Whole Child’ initiatives on the benefits of walking to school, plus help mitigate increasing transportation,” said Gladis Bourdouane, APS Integrated Project Planner, in inviting FCA to join the group.

The walk zones for Abingdon Elementary will be considered in a group with those for Barcroft, Clarendon, Randolph, Carlin Springs, and Campbell elementary schools. APS will provide maps and questionnaires online during this process so that community members can share their thoughts using online tools.

—Guy Land

Police, continued from page 1



Capt. Quigley last addressed Fairlington residents in November. Photo by Guy Land.

Director of the county's Office of Emergency Management.

Capt. Quigley maintains that Fairlington continues to be a safe and secure neighborhood with very few thefts, which is much different than just 20 years ago. While she believes the sexual assault case is an anomaly, she advises residents, “If you see suspicious behavior, you should report it—don't dismiss it.”

To report anything suspicious, call the non-emergency number (Arlington: 703-558-2222, Alexandria: 703-746-4444), or 911 for emergencies. You can subscribe to the ACPD daily crime report at <https://newsroom.arlingtonva.us/category/daily-crime-report>.

—Christine Chirichella

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Shirlington and Bradlee open new retail stores

The Village at Shirlington has added two new tenants to its mix of dining destinations and specialty services. Massage Forever, a new spa focusing on holistic body treatment techniques, opened its first location this past December in Shirlington. Across the street from Massage Forever, Big Buns Damn Good Burgers + Bar is slated to open in the former Johnny Rockets' space mid-to-late February. Big Buns specializes in burgers, burger bowls, shakes, and craft beer. The restaurant's sister location is in the Ballston area of Arlington.



Photos by Rebecca Sayres.

At the Bradlee Center, pop-up store Queen Bee Designs now occupies the former space of Pro Feed. Queen Bee Designs showcases jewelry, handbags, antiques, as well as other unique pieces from local female artists.

Wells Fargo has relocated to the opposite side of the Bradlee Center, next to TC International Salon. Property management

is in active negotiations with prospective tenants to fill the bank's previous space.

—Rebecca Sayres

Fairlington Community Center buzzes with creativity

Over 700 local residents enjoyed more than a dozen activities at the Arlington County Department of Parks & Recreation's second annual Paint, Build, Create event on Saturday, January 20, at the FCC. From "drawing bots" for young children to the cardboard build room to origami lessons for adults, multigenerational participants enjoyed STEAM-related (science, technology, engineering, arts, and math) projects in a fun, active, family-friendly atmosphere.

Laura Barragan, Special Events and Communications Manager with Arlington County Department of Parks and Recreation, noted, "This event is well on its way to becoming a key component of the county's special events calendar."

Photos by Guy Land.



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Arlington Neighborhood College applications due March 18

The application process for the 2018 Arlington Neighborhood College program is now open. The deadline for applying is March 16. Participation is free, but spaces are limited to 25 participants.

Launched in 2000, the Neighborhood College develops civic engagement and leadership skills, and is geared toward Arlingtonians who want to become more involved in neighborhood and county-wide issues. Participants will learn about all aspects of Arlington County government and meet and discuss current issues with elected officials and key professional staff members.

“Civic engagement is at the heart of everything we do in Arlington,” said Arlington County Board Chair—and Neighborhood College alumna—Katie Cristol. “The Neighborhood College program helps people who are passionate about our community and their neighborhoods better understand the county’s processes, and learn skills that will help them work effectively for constructive change.”

Sessions will take place on eight consecutive Thursday evenings, from 6 to 9:30 pm, starting April 12. Class will meet at the County Building, 2100 Clarendon Blvd. (near the Courthouse Metro Station). Free parking is available, and dinner will be served prior to each session. Childcare will be provided if needed, as well as simultaneous Spanish-language interpretation.

To apply, visit <https://projects.arlingtonva.us> and search “neighborhood college.”

City of Alexandria Academy Programs accepting applications

The City of Alexandria invites the community to learn more about city government through the upcoming Alexandria City Academy, Alexandria Commonwealth’s Attorney Community Academy, Alexandria Community Fire Academy, Alexandria Community Police Academy, and Alexandria Senior Academy.

These programs are designed to inform, educate, and engage the community on how local government works. The City, Fire, and Police programs will begin their next sessions in March. The next Commonwealth’s Attorney and Senior program sessions will begin in April.

These programs are free and open to city residents, Alexandria business owners, and city employees. A gradua-

tion ceremony will be held at the end of each academy program session.

Class sizes are limited. For more information, including deadlines and application forms, visit www.alexandriava.gov/academies.

E-CARE set for March 31

Arlington County will hold its biannual Environmental Collection and Recycling Event (E-CARE) at its new location, Yorktown High School (5200 Yorktown Blvd.) on Saturday, March 31, from 8:30 am to 2 pm. E-CARE is an event where residents can safely dispose of hazardous household materials (HHM) and recycle bikes, small metal items, shoes, clothing and much more. And here’s a bright idea: swap your old CFL lightbulb for a new LED bulb (one per household, while supplies last). For a full list of acceptable items, go to www.arlingtonva.us and search “E-CARE.”

New Bulletin Editor Named

Christine Chirichella, long-time *Bulletin* Assistant Editor, has now taken on the role of Editor. A former resident owner and community volunteer, Chirichella moved out of Fairlington in January 2017, but remains a homeowner. After the move, she continued to work on the *Bulletin* and took on more responsibility in putting together the monthly publication, which helps her to stay in touch with the neighborhood. She has also reprised her former role as Webmaster of the FCA website and assisting with email and social media communications efforts.



FCA President Guy Land and Christine Chirichella enjoyed a laugh at the last FCA meeting prior to her move. They work together each month on the Bulletin. Photo by Lindsay Willmann.

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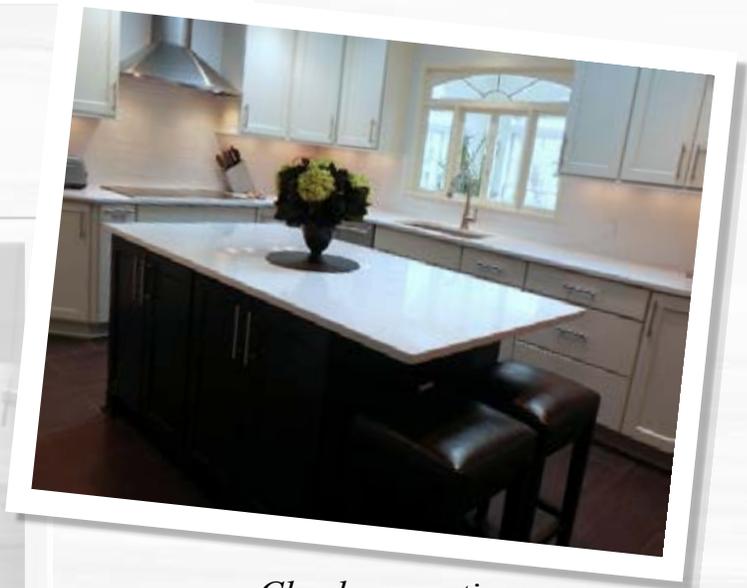


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FCA outlines activities to celebrate Fairlington's 75 years

Fairlington has a lot of history to celebrate and be proud of as it turns 75 this year. The FCA, along with the Fairlington Historical Society (FHS) and resident volunteers, will be working to plan a few activities throughout the year to help us learn more about how the neighborhood has changed and adapted over eight decades.

In response to an online survey and resident feedback, FCA and FHS will be focusing their efforts to coordinate events in three main areas to celebrate this historic Fairlington milestone:

- Fairlington Historical Walk—This popular walking tour from past years, organized by the FHS, will feature historical markers and sites, vignettes from Fairlington's history, and a close-up look at Fairlington architecture. It will also include a few special items of interest to highlight the 75th anniversary year. The walk will be scheduled some time in May or June.
- Family Scavenger Hunt—Discover interesting facts and important landmarks around the neighborhood. All residents are welcome, but the pace and areas of interest will be geared towards families. This will likely be scheduled in August.



Fairlington Historical Society Trustee and Fairlington Villages Vice President Cindy Kunz explains significant neighborhood sites during the last history walk. Photo by Guy Land.

- Fabulous Fairlington—Join us for an evening reception to toast all that we love about our neighborhood. This event will be extended to residents past and present, some of whom will be invited to tell their stories from the different decades, from attending elementary school, to social activities, to everyday life in Fairlington. This event will take place on a Saturday evening from 5 to 7:30 pm at the North Fairlington Community Center. Tentative dates are October 20 or 27.

In addition, FCA and FHS are looking at different commemorative items to sell, from tree ornaments to printed frames and notecards. Stay tuned for more information in subsequent issues of the *Bulletin*.

—Jennifer Davies

Have a story you'd like to share? Ever see a Mrs. Fairlington Beauty Contest (yes, there was one) or go to any memorable Fairlington pool parties? Did you attend Abingdon Elementary school? FCA and FHS would like to hear from you. Please email fairlingtonat75@fca-fairlington.org to submit your story. You may be asked to sign a waiver so that your submission can be permanently filed in the Arlington Public Library archives.

Assessments, continued from page 7

County Manager Mark Schwartz. "At the same time, we'll have some challenging budget decisions in the months ahead, given that our overall property values did not grow as much as projected." Overall values—commercial, office, and residential combined—were up only 1.9 percent, well below the 3.2 percent the county had projected back in the fall.

Real estate assessments are based on previous sales figures, so they may lag behind current resale prices. They are based primarily on neighborhood sales occurring July 1, 2016, through August 31, 2017. Individual 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 units that have had major improvements.

—Guy Land



Despite a lag in assessments this year, the Fairlington market remains strong. Photo 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 February, we enjoyed our first-ever visit to Guapo's, a very popular Mexican restaurant in Shirlington.

Here's what's planned for March:

Thursday, March 15, Kapnos Taverna, 4000 Wilson Blvd., Arlington, VA 22203, 703-243-4400, www.kapnostaverna.com/arlinton. This is one of several Kapnos restaurants in the D.C. area, serving spit-roasted meats, Greek mezze, and seafood towers. It remains on *Washingtonian's* 100 Best Restaurants this year. It's close enough (about a block) to park at Ballston Common Mall.

Monday, March 26, 6:30 pm, Ramparts Tavern & Grill, 1700 Fern St., Alexandria, VA 22302, 703-998-6616, www.rampartstavern.com. We'll visit this perennial local favorite on a Monday, when they offer half-price burgers with the purchase of any beverage. The rest of the menu is also available.

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. If you want to receive a copy of these notices early in the previous month, email carol_dabbs@yahoo.com.

Book Group

Join the Fairlington Book Group in March to discuss Noah Hawley's novel, *Before the Fall*, winner of the 2017 Edgar Award and the 2017 International Thriller Writers Award for best novel.

"A masterly blend of mystery, suspense, tragedy, and shameful media hype...a gritty tale of a man overwhelmed by unwelcome notoriety, with a stunning, thoroughly satisfying conclusion."—*Publishers Weekly* (starred review)

The Book Group welcomes first-time visitors and drop-ins. No commitment required! We are meeting on Tuesday, March 27, at 7:30 pm in the Fairlington Community Center, 3308 S. Stafford St. We hope you'll join us.

Beat the winter blues

Join your Fairlington neighbors for a friendly game of Canasta. Some card playing experience is helpful, but we are happy to teach you the rules of Canasta. 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 coordinator, at fairlington.babysitting@gmail.com to request more information and an application.

MOMS Club

Consignment Sale, March 17



Photo by Guy Land.

The MOMS Club of Arlington-Fairlington VA[®] is holding its semi-annual consignment sale on Saturday, March 17, from 9 am to 1 pm at the Fairlington Community Center, 3308 S. Stafford St. The sale will feature new and gently used children's clothing, shoes, books, games, toys, and maternity items.

MOMS Club will donate a portion of the proceeds from the sale to a local charity, and unsold items to My Grandmother's House, a charity that supports families in need in rural Virginia. Savvy shoppers normally get there before 9 am to stand in line. At 12:30, most items will be reduced to 50 percent off until the close of the sale. Credit cards will be accepted. Information will be updated routinely at www.facebook.com/FairlingtonMomsClubConsignmentSale.

—Lucy Beadnell

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Abingdon students fly through the “Technosphere!”

On February 7, Abingdon students guided families around the “technosphere.” With Instructional Technology Coordinator (and Fairlington resident) Kerry Abbott serving as “travel agent,” parents were taken to multiple “destinations,” providing a global view of technology integration at Abingdon.



Third-grader demonstrates understanding of math concepts using Keynote. Photos by Carrie Lewis.

Abingdon students pride themselves on being both consumers and producers of digital and non-digital content. Students are taught to be consumers by learning how to search and sort through digital information to construct meaning through synthesis. They are also producers, who collaborate and create their own digital content to communicate their understanding with others and connect to the world on a global platform.

At the “Traveling Through the Technosphere” night, student experts gave hands-on demonstrations and proudly displayed their work. Kindergarteners showed how they make scientific predictions about whether items will sink or float and record their findings to explain to others.

First-graders showed how they use MackinVia, a safe digital database of educational resources, to research topics such as the earth’s rotation and revolution. Second-graders presented a “Hall of Wonders,” where geometry figures came to life, and showed how they use Chatter Pix and Shadow Puppet apps to explain their work in visual ways.

Third-graders demonstrated the use of Keynote, a presentation app, as they explained their thinking on math problems and gave “TEDdy” talks on subjects on which they are experts. Fourth-graders presented their published book reviews, using Keynote and green screen technology to put themselves into the book. Fifth-graders shared their personalized learning adventures using a variety of databases and safe search engines to research topics of their choice, such as weather, space, and math.



Fifth-graders use a variety of apps and websites in their personalized learning.

A “playground” area gave students and families a chance for hands-on experience with virtual reality, coding of small robots, and stop-motion film making.

Students enthusiastically endorsed the integration of technology into their academic pursuits, saying:

“It’s great because you can edit your work and add pictures and animation to help explain it.” —3rd-grader

“You can show more about what you know.” —4th-grader

“I feel like you can learn more since you have lots of sources to search. And if you don’t understand a word, you can click on it to get more information.” —5th-grader

Teachers also highlighted how technology works hand-in-hand with more traditional learning processes, noting, for example, that book reviews filmed with green screen technology went through several rounds of student paper and pencil editing before final scripts were recorded.

Ms. Abbott said of the Technosphere night, “It is so exciting to see families and students gathering together to learn how technology can enhance our instruction here at Abingdon.”

For more information about technology integration at Abingdon, visit <https://abingdon.apsva.us/technology/technology-integration>.

—Carrie Lewis

Have a rising kindergartener?

Abingdon will be holding information sessions about the school. Come visit and meet our Kindergarten Team on Tuesday, March 13, from 12:45 to 2:15 pm.



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DOWN TO EARTH patio gardening



Ask the expert: answers to common questions

I met many customers and greeted interested homeowners at the third annual Fairlington Home Improvement Seminar in early February. Most had questions or assumptions about their particular patios. Below I address them.

What do I do with the Marine Clay? This 'natural' soil aggregate is common in our geographic area and it can clog the soil by choking plant roots and preventing drainage in a plant hole. If you encounter this, dig up the clay, bag it for the trash. New plant roots need a malleable substance to grow and extend. The tips of plant roots cannot take in oxygen, water, or ground materials (phosphorous, potassium, and calcium) when the surrounding area is packed with clay. In its place, add soil conditioner with a touch of composted manure and topsoil. It will give the root zone a fresh and healthy medium so your plants will survive.

When is the best time to plant? March, April, October, and November are generally the best times of year to plant. Why? Because it's not hot and humid during these months. Plants—especially new ones—suffer when establishing a root system in heat and humidity. Water in the soil (and through plant leaves, called 'transpiration') evaporates so feverishly that plant roots become deprived of water and oxygen. If you want to plant in late spring, summer, or early fall, you must water more frequently. When doing so, aim the hose in a circle



Fairlington Nandina. Photo by Guy Land.

around the base of the plant. Let the water sink in, not splash against the soil. Do so for just 10 seconds per plant.

My garden is totally shady, so I can't grow anything. This is not true. There are many plants that need little to no sunlight. Search for these plants online to learn about each one. **Shrubs:** Pieris, Mahonia, Aucuba, Hydrangea, Camellia, Nandina, Witch Hazel, and Mountain Laurel. **Ground cover:** Lamium, Ajuga, Pachysandra, and Periwinkle. **Perennials:** Astilbe, Bleeding Heart, Lungwort, Coral Bells, Mazus, Lecouthe, Hosta, Fern, and Liriope.

I have the standard concrete patio. Do I need to remove it if I want a new stone or brick

surface? The answer is no. This 'pad' is four inches thick and was installed in 1972 during the conversion to condominiums. It serves as a stable foundation for any new patio you desire. Keeping the pad prevents settling of the new patio surface and saves you money.

What may I do outside my fence? This is a gray area, so be sure to consult your condo association's rules first. Some associations do allow for planting, and many Fairlington residents have "claimed" these areas to garden. If done tastefully and maintained, they are generally acceptable. Just try to keep any plantings off the fence.

How can I hide that unsightly air conditioner? True, these compressors are behemoths but necessary. I've built one-panel, wood façades to mask them. They cover just one side (the front) of the compressor and are removable. If a technician needs to access the unit, he just lifts out the panel and goes to work. And this fence panel really doesn't inhibit air circulation around the unit.

Can I grow grass in the shade? Yes. Either spread seed (a long process, time-wise) or lay tall fescue sod, which provides immediate turf. Don't lay sod in the summer unless you can water it three times a day for the first two weeks after installation.

—Bill Sullivan
www.sullivanlandscaping.net

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Gardening/ Landscaping

SULLIVAN'S LANDSCAPING. Contact Bill at Sullivan's Landscaping for a complimentary estimate and advice on how to beautify your patio for spring. March is a suitable time to revive the garden with new plants. This is Bill's 29th year serving residents in Fairlington and nearby Alexandria. E-mail is best: billsullivan41@gmail.com or 571.213.9567.

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