

all FAIRLINGTON BULLETIN



www.fca-fairlington.org

MARCH 2021

Volume 47, Number 3

County revitalization advocate to brief neighborhood residents

Inside this month

Features

County briefing	1
Real estate assessments	5
Park Shirlington update	7
Fairlington Cares progress	9
New Amazon building	11
APS returns to school	11
Snow photos	16-17



New bus facility.	19
Church in Fairlington.	19
Atlantis closure	21
Park Center develops	21
Home improvement seminar	23
Shirlington library opens	23
Natural resources plan	29

Departments

For the love of nature	13
Fairlington pet profiles	15
Neighborhood news	25
Patio gardening.	27
Mini ads	30



Takis Karantonis was elected to the Arlington County board in a special election on July 7, 2020. Photo courtesy Arlington County Board.

Arlington county's most recently elected board member, Takis Karantonis, will be the guest at the Fairlington Citizens Association (FCA) virtual board meeting on March 10. Karantonis has long been active in county matters, with a particular focus on the redevelopment of Columbia Pike. He will be prepared to answer questions of interest to Fairlingtonians.

The meeting will be streamed live on the FCA's Facebook page, www.facebook.com/FCAcivic, or on the FCA's YouTube channel. Residents will be able to ask questions through the chatbox.

Originally from Greece, Karantonis is an economist and urban planner, and speaks eight languages. From 2009-2016 he was the executive director of the Columbia Pike Revitalization Organization (CPRO) and is currently senior technical advisor for the microloan program at the Enterprise Development Group of the Ethiopian Community Development Center in Arlington.

Karantonis' priorities since being elected have focused on minimizing the fallout from the COVID-19 crisis and pushing for more equity in government. In the first county board meeting of the year, he noted, "This is a challenging year where all our fiscal priorities will have to be carefully re-examined and contrasted against major challenges in the commercial tax-base, the pressing priority of rescuing Metro, the pressing need to continue funding and supporting our school system, and the need to continue providing effective social safety net services to vulnerable Arlingtonians."

As an economist, Karantonis is also focused "on key systemic elements" of the county's economic recovery, including supporting small businesses, and "delivering social as well as economic essential infrastructure, such as affordable broadband access to the individuals and businesses." Continuing the county's work on sustainability goals, and seeking out new approaches to affordable housing needs are at the forefront of Karantonis' mind as well. He anticipates "a mutually beneficial partnership with public employees" as they engage in collective bargaining for the first time, and he will continue to work on meaningful actions towards racial equity.

Continued on page 29

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, the FCA members have three minutes to address the board on matters affecting the community. Due to COVID, meetings are being held virtually and streamed on the FCA's Facebook page.

FCA monthly meeting March 10

Special presentation: Arlington County Board member Takis Karantonis will discuss issues before the county board.

Regular board business:

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

Fairlington Citizens Association

PO Box 6182 • Arlington, VA 22206-0182
571-403-1943 • president@fca-fairlington.org

Board of Directors

Officers

Guy Land, *President*
Jennifer Davies, *Vice President*
Ed Hilz, *Treasurer*
Chris Weathers, *Secretary*

Directors

Julie Butler
Bobby Calise
Jennifer Clardy Chalmers
Paulin Leonida
Lydia Redway

Fairlington Neighborhood Conservation Committee

Chair: Ed Hilz • 703-379-6435 • treasurer@fca-fairlington.org

All Fairlington Bulletin

Published monthly by the FCA
Circulation: 3,449 households

Editor: Regina Bethencourt

Advertising Manager: Katarina Lesandric

Distribution Manager: Noemi Riveira

— DEADLINE —

6 PM, **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.

COMMERCIAL ADVERTISING RATES

Artwork and checks made payable to the **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.

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

Publication of advertisements in no way implies an endorsement by the FCA or its board members of the advertisers' products or services. AFB reserves the right to refuse any advertisement based upon either content or artistic expression. The opinions expressed by columnists and letter writers are theirs and should not be taken as reflecting the opinions of the FCA or its board members. AFB reserves the right to edit or refuse contributions. All photographs are © copyright the photographer or source identified.

Fairlington is a National Register and Virginia Landmark Historic District

For more information, visit www.fca-fairlington.org

Copyright © 2021, Fairlington Citizens Association
Designed and printed by More Vang.

Calendar

Fairlington Knits!

Monday, March 1, 6:30-7:30 pm
Monday, March 15, 6:30-7:30 pm
See page 25 for details

FCA monthly meeting

Wednesday, March 10, 7 pm
Virtually on FCA Facebook page

Fairlington diners

Sunday, March 28, 2 pm
See page 25 for details

Book group

Tuesday, March 23, 7:30 pm
See page 25 for details



Contributors this month: Teresa Córdova, Barbara Berti, Regina Bethencourt, Jennifer Davies, Guy Land, Angela McNamara, Bill Sullivan, Chris Weathers, Michelle Woolley.

Some images in this publication may be digitally enhanced.



PRESIDENT'S MESSAGE

By voting to exercise the county's option to purchase a part of the property, the Arlington County Board has pushed Park Shirlington to the center of a larger countywide discussion of how to maintain an adequate supply of housing to meet the community's needs.

That conversation revolves around two separate, but related, goals: preserving, and expanding, the number of units of committed affordable housing; and growing the supply of "missing middle" housing (the range of housing types between single-family detached houses and mid-to-high-rise apartment buildings).

The action comes as the county has begun a five-year review of its Affordable Housing Master Plan and in January launched a series of community conversations on missing middle housing. (Fairlington is generally viewed as missing middle housing.)

The redevelopment of Park Shirlington has the potential to address both goals, but doing so presents significant challenges and would likely come with important trade-offs.

The top priority for the county is preserving the number of existing affordable housing units. While the county's purchase option only covers the part of Park Shirlington between S. 31st St. and I-395, which has 105 apartments, the county will be looking at ways to preserve all 294 apartments on the entire Park Shirlington property.

That could require additional public subsidy to make the property financially attractive to an affordable housing developer. This is especially challenging given that the county already faces major budget challenges, caused in part by a COVID-19-related drop in revenues.

It could also yield a package that preserves all the affordable housing units and at the same time permits a developer to construct more market-rate units (townhouses, condos, and apartments) on the property. That's essentially what the owner of Park Shirlington proposed in 2019. That could both preserve affordable housing and boost the supply of missing middle housing.

The downside to that plan is that it produces significantly increased density on the site, which would be a concern for Fairlington residents. It implies increased enrollment at Abingdon, additional traffic through the neighborhood, and potentially adverse impacts on quality of life.

Addressing the future of Park Shirlington, which is part of the FCA's service area, illustrates the considerable practical difficulties in meeting Arlington's diverse housing needs. We will be actively engaged in this discussion. We welcome your thoughts.

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

FAIRLINGTON SELLERS, The Economics of Supply vs. Demand Kicks Off Spring Dramatically In Your Favor!

Incredibly Low-Interest Rates & The Unprecedented Amount Of Buyers In The Market, Tom Continues To Create Record Setting Sales With

The Highest Seller Net Proceeds Amounts In The Industry!

WE JUST SOLD



4908 S. 29th Rd.
Clarendon II Model
\$579,900
Under Contract!

Saved Seller \$14,000!



4903 S. 30th St. #A1 - Abingdon
One of the Highest Sold
Barcroft in History
\$525,000
SOLD!

Saved Seller \$13,125!



**Ask
Tom!**

**Contact Tom For
A No-Obligation
Consultation!**

**Ask Tom How We Can Sell Your
Fairlington Home FOR FREE!**

"Why Pay More for Proven Expert Representation!"

THE
TOM TEAM

trusted real estate



Samson Properties - 6363 Walker Lane, Suite 130, Alexandria, VA 22310

**BEST
WASHINGTON
2020**

**40+
YEAR
FAIRLINGTON
SHIRLINGTON
NATIVE**



Call, Text or Email Tom to Learn how to make the most \$ on the Sale of Your Fairlington Property.

Cell: 703.314.7374 • tom@thetomteam.com • www.TheTomTeam.com

Fairlington real estate assessments outpace county wide increase

Property values for most Fairlington models in Arlington outpaced the county-wide increase in residential real estate assessments for 2021, with some units experiencing increases more than twice the rate across the county.

Overall, the total assessed value of all residential and commercial property in Arlington increased only 2.2 percent, compared to the 4.6-percent growth in 2020. Residential property values increased 5.6 percent overall, while



This Dominion unit in South Fairlington recently set a sales price record for Fairlington at \$729,500. Photo by Guy Land.

commercial property values decreased by 1.4 percent.

A spot-check of more than 15 different Fairlington models revealed that all of them showed increases in assessments, and only one of them showed an assessment increase below the county average.

Clarendon I units (1500 sq. ft.) in South Fairlington led the way in the growth of assessments,

increasing by almost 13 percent. The standard Clarendon I was assessed at \$559,600, while a Clarendon I with a finished attic reported an assessment of \$585,600, an increase of 12.75 percent.

The smaller Clarendon II units (1383 sq. ft.), which are common in North Fairlington, generally received an assessment of \$487,200, an increase of 6.9 percent.

The large—and rare—Arlington unit (2145 sq. ft.) continued to have the highest valuation. Last year it shattered the \$600,000 barrier for the first time. This year the assessment was \$674,400, an increase just shy of seven percent, or \$42,600.

Dominion I units in both North and South Fairlington also registered assessments over \$600,000.

The Mt. Vernon, a model with two bedrooms and two baths, joined the Clarendon I in both South and North Fairlington and the Dominion II (1689 sq. ft.) in having assessments above \$500,000. The other Fairlington units came in below \$500,000.

The assessments for individual units of the same model can vary, depending on location and whether they have undergone major renovation work.

The 5.6-percent county wide increase in residential property values produced a rise in the average single-family property value from \$686,300 to \$724,400. For calendar year 2021, approximately 90 percent of residential property owners saw their assessed value increase.

Continued on page 29

2021 real estate assessments, selected Fairlington units*				
Unit type	Sq. feet	2020	2021	Percent change
Arlington	2145	631,800	674,400	6.74
Ashlawn	1470	448,000	476,400	6.34
Barcroft	1490	407,400	435,600	6.92
Braddock	711	299,400	312,000	4.21
Bradford	1009	337,900	370,300	9.59
Clarendon I South	1500	485800	519200	6.88
Clarendon I North	1500	495800	559600	12.87
Clarendon II North	1383	455,900	487,200	6.87
Dominion I North	1800	605400	647400	6.94
Dominion I South	1830	566400	629700	11.18
Dominion II	1689	528000	564200	6.86
Edgewood	1400	415,100	443,300	6.79
Edgewood	1400	434,800	479,500	10.28
Georgetown	922	383,300	409,500	6.84
Monticello	1712	459,600	490,900	6.81
Mt Vernon	1860	478800	511400	6.81
Richmond	1031	346,300	369,700	6.76
Sherwood	1257	395,800	421,600	6.52
Staunton	1121	340,300	362,900	6.64

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

PROUDLY SERVING THE FAIRLINGTON

COMMUNITY SINCE 1985!

Our Speciality is Bathrooms and Kitchens

We have successfully remodeled hundreds of bathrooms and kitchens in Fairlington Village and throughout Northern Virginia.

Plus:

Finished Basements • Sunrooms • Screened-in Porches
Patios & Walkways • Decks & Porticos • Custom Built-ins
Cabinets & Countertops • Custom Painting • Hardwood Floors •
Ceramic Floors • Windows & Doors • Chair Rail & Crown Molding •
and much more...



We care about your safety and well being

These are uncertain and challenging times, but we are OPEN and available to help with your home remodeling and repair needs. Our longstanding and unyielding commitment to providing you with the best and SAFEST customer experience, while we are working in your home, is something we have always taken great pride in. And that dedication is stronger than ever. *Just one reason we have been the "go-to" home remodeling contractor in the Fairlington community for over 35 years!*

Because your safety, health, and peace of mind is our top priority, you can rest assured we are taking every precaution to ensure your safety and well-being. We have asked all members of our team to wash their hands repeatedly throughout the day and requested they do not come in to work if they feel sick or if they have a fever. They have also been instructed to be extra vigilant to wipe down all surfaces before, during, and after their shifts, to wear protective gloves and masks, and to support the social distancing guidelines with homeowners and co-workers.

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.

Please visit us at www.gmgservices.com and click on the "Request Estimate" tab or email us at info@gmgservices.com

Request an Estimate:

www.gmgservices.com
and click on "Request Estimate" tab

Email:

info@gmgservices.com

Call:

703-354-4270



READ WHAT OUR CUSTOMERS HAVE TO SAY:

"GMG provided some of the best customer service and quality work I have ever received..."

"Our kitchen is beautiful!"

"It was a pleasure dealing with a company that places high priority on customer satisfaction..."

www.gmgservices.com

County board votes to exercise Park Shirlington option

The Arlington County Board has unanimously voted to exercise its option to purchase the south parcel of the Park Shirlington Apartments property on S. 31st St. The parcel lies between S. 31st St. and I-395. The board's action is part of an effort to provide long-term committed affordable housing at the site. The purchase price under the option is \$27.9 million.



Park Shirlington Apartments on S. 31st St. Photo by Guy Land.

Efforts to reach an agreement between the county and the Park Shirlington owner, Standard Foundation Park Shirlington LLC (Standard), on either extending the option or accepting plans for redeveloping all of Park Shirlington, had not succeeded when the January 31 deadline for exercising the option approached. The county board voted on January 26.

The board's action was designed to protect the county's interest in maintaining the affordability of housing on the property, and comes amid a broader discussion of Arlington's housing needs.

The county has informed Park Shirlington residents that no changes to the operation of the apartments are anticipated and tenants will not be required to move or be asked to vacate as a result of the county board's action.

Under the terms of the option, the county could transfer buying rights to some other entity that would preserve it as affordable housing. The arrangement does not preclude a later agreement with the current owner on a long-term plan for affordable housing on the site.

Park Shirlington currently consists of 294 units (105 in the south parcel and 189 across the street in the north parcel). All of them are dedicated affordable housing.

The option for the county to buy the property was part of the financing package when Standard originally purchased the property in December 2017. Standard obtained a \$6 million loan from the county's Affordable Housing Investment Fund (AHIF) to help pay for the purchase of the property. In return, Standard committed to keep the property as affordable housing for the life of the loan, during which it would prepare a proposal for redeveloping the property while preserving a significant number of affordable units.

Between now and August 1, 2021, the end of the \$6 million AHIF loan term, the county plans to explore redevelopment/renovation options for achieving at least 294 committed affordable units.

In a memo to the board, County Manager Mark Schwartz noted "that the county does not currently have the ability to purchase the parcel north of 31st Street South containing 189 units, staff will continue to engage

the owner on possible options for preservation of affordability on this portion of the property."

Standard briefed the Fairlington Citizens Association (FCA) on their redevelopment plan in November 2019. That plan called for the preservation of affordable housing, but it would have substantially increased the total number of units on the property.

Under Standard's original plan, all 294 affordable units would be located on the south parcel, with existing units being renovated and new units being built in a seven-story building. All the units on the other side of 31st St. would be demolished and replaced by a combination of condos, townhouses, and market-rate apartments.

The FCA had informally expressed concern to county staff about the increased density on the site, the potential loss of affordable housing, the status of current Park Shirlington residents, and the proximity of the proposed seven-story building to adjacent Fairlington Villages units.

In late summer last year Standard filed a preliminary application to redevelop the site, but county staff had numerous concerns about the proposal. Several issues were unresolved when the deadline for exercising the option approached. As a result of the county board's action, that site plan application will not be moving forward.

County staff have offered to brief the Fairlington community once plans for the property become a little better defined. The FCA hopes to schedule a briefing later this spring. Updates on the status of Park Shirlington can be found on the FCA's website.

—Guy Land

Luck is for leprechauns, NOT for real estate.

WE DON'T JUST LIST YOUR HOME & CROSS OUR FINGERS...

Our accessible, high-quality service goes above and beyond what you'd expect from your real estate agent. We provide step-by-step guidance, repair management services, complimentary staging, & our full-service marketing strategy to every single one of our clients.



We know your pot of gold is out there.
Let Kay Houghton & Associates lead you
to the end of your home sale's rainbow.

703-CALL-KAY (225-5529) • khassociates.com

Your Fairlington Real Estate Experts



KW Metro Center | 703.224.6000 | 2101 Wilson Boulevard, Suite 100 | Arlington, Virginia 22201

This is not intended to solicit property already listed. If you are currently represented by another brokerage or firm, please disregard. Each KW office is independently owned and operated.



Strategic planning underway for new non-profit “Fairlington Cares”

A working group of residents and Fairlington Cares directors, two of whom serve on the Fairlington Citizens Association (FCA) board, met virtually at the end of January to discuss the mission, vision, and scope of the newly founded non-profit, Fairlington Cares. It was the first of several anticipated meetings that will take place over the next few months.

The group is led by Sam Wolbert, President and CEO of the Animal Welfare League of Arlington (AWLA). Sam served two years on the FCA board before stepping down at the end of 2020.

“I am incredibly grateful to have the opportunity to facilitate the strategic planning process with the team we have in place, and the support of our wonderful community,” he said.

“I know that Fairlington Cares will be an asset to all Fairlingtonians.”



Former FCA director Sam Wolbert, CEO of the Animal Welfare League of Arlington, is leading the planning effort. Photo courtesy Sam Wolbert.

The idea to create Fairlington Cares came out of a realization in spring of 2020 that neither the FCA nor school PTAs could adequately respond to local needs in the face of the pandemic. But there was a strong local desire to help.

The group reflected on the purpose of Fairlington Cares while considering the results of the neighborhood survey conducted last year. There was broad consensus



Working group member Jeff Kost is a volunteer leader at the Fairlington Farmers Market. Photo by Guy Land.

Members of the group have strong ties to Fairlington and extensive community leadership experience, including those who helped establish the Fairlington Farmers Market, the Fairlington 5K, as well as current and former PTA presidents and organizers of COVID-19 pandemic relief programs in our area. Several in the group even grew up in Fairlington and/or have lived in the neighborhood for over twenty years.

that Fairlington Cares should be hyper-local and, as such, would have the capacity to nimbly address needs in the greater Fairlington neighborhood, including Park Shirlington and Abingdon Elementary School's attendance zone. Members recognized that Fairlington Cares should not be duplicative of existing larger non-profits or programs but could act as a first response.

There was also agreement that Fairlington Cares should partner with existing community groups when appropriate—from Boy Scout troops to nature clubs. The group looked at balancing priorities between emergency response vs. longer term support programs and whether Fairlington Cares could or should do both.

The group concluded the meeting by conducting a SWOT (Strengths/Weaknesses, Opportunities/Threats) analysis that will carry over into the next meeting.

Identified weaknesses and threats included the risk of Fairlington Cares being too insular and lack of understanding of the needs of the neighborhood. Among the strengths identified were Fairlington's strong neighborhood ties, existing communication channels, and desire to give back.

Jeff Kost, who helped establish the Fairlington Farmers Market, remarked: “I am excited to be working with my Fairlington neighbors to launch Fairlington Cares, a creative new initiative that I am sure will make our community stronger and feel even more supported. I appreciate the chance to play a part in its development.”

Fairlington Cares was formally incorporated in the fall of 2020. It is expected that the strategy planning sessions will take place monthly throughout early spring, before an official launch.

The members of the strategic plan working group bring a variety of perspectives and significant community leadership to the effort. They are Guy Land, Jennifer Davies, Jenifer Hornbeck, Jeff Kost, Mike McGinn, Deb Staren-Doby, and Nancy O'Brien.

—Jenn Davies



Silva Construction Group, Inc

(703) 350-0180 / (703) 297-2854

www.silvaconstructiongroupinc.com



CLASS A CONTRACTOR

Design-Build Firm

**One stop place for your
convenience**



Attic Additions,
Kitchen, Bathrooms,
Skylights,
Egress Windows

Entire Home
Renovations
Electrical, Plumbing,
Waterproofing

Small Improvements,
Patio, Painting,
Flooring, Insulation,
Windows & Doors

Now, NARI MEMBER
National Association of The
Remodeling Industry



Stuck at home-facing challenges with
your current space?
Take a deep look and schedule a phone or
virtual consultation.
Coronavirus did not stop the majority of
home renovations



Amazon releases plan for helix building on new campus



Amazon's double helix building, designed by Seattle, WA architecture firm NBBJ, includes indoor and outdoor alternative workspaces and overlooks a large public area. Courtesy Amazon/NBBJ.

Amazon released plans February 9 for their cutting-edge building, in the shape of a double helix, that will serve as the centerpiece of its new \$2.5 billion second headquarters in Arlington. The 350 ft. tall edifice, intertwined with ample green space, will serve as an alternative workspace for Amazon employees, to provide respite from the traditional office environment.

Parts of the building and the surrounding area will also be open for public use and include communal grassy areas, art installations, and a 250-seat amphitheater.

The original 2018 announcement of Amazon's plans to move into the space, less than five miles from the center of Fairlington, further spurred rising home prices in the neighborhood and surrounding area. The headquarters, branded National Landing, is expected to generate 25,000 new jobs and is slated for completion in 2028.

Public schools launch in-person learning in March

Fairlington children will attend their first in-person classes this March, nearly one year after Arlington Public Schools (APS) shuttered their doors on March 13, 2020, due to the COVID-19 pandemic.

While small, select groups of students returned to classrooms in late 2020, all students PreK-12th grade will be

returning to in-person learning in March, if that was their original selection in the hybrid/in-person learning survey this past summer.

Families have the option to continue with 100 percent virtual learning. Students in grades PreK-2 will start the week of March 2, students in grades 3-5 start the week of March 9, and students in grades 6-12 will start March 16. That means school buses will once again make the rounds in Fairlington.



Arlington Public Schools move to return levels 2 and 3 in March. Courtesy <https://www.apsva.us/>.

For Abingdon Elementary School students, all of Fairlington is considered a walk-zone, including the entire south side. While there may be fewer students at bus stops and on the sidewalks because of the hybrid-model, please be mindful of increased pedestrian and vehicular traffic in the mornings and afternoons.

—Jenn Davies

Interested in writing for the All Fairlington Bulletin?

Attend our virtual writers workshop on

Wednesday, March 24 at 8:00 pm.

Workshop is open to current and interested writers, no experience necessary.

Contact our editorial team at afbeditors@yahoo.com to RSVP.





Contact Us For A Free Second Opinion!



I have been a patient of Dr. Rogers for **more than 15 years** and cannot imagine having anyone else take care of my dental health. He and the entire staff are simply outstanding and provide **excellent patient care.**

– Janene, Arlington, VA



Dr. Rogers is a leading edge dentist. He keeps up with the **latest technologies** and implements them into his practice. Even my latest crown was practically **pain free!**

– Patty, Fairfax, VA



I had a great experience. The staff was extremely **friendly and helpful.** I felt welcomed and comfortable the whole time I was in the office. The hygienist and the dentist **explained everything** to me in full detail and spoke to me honestly about my options.

– Erik, Arlington, VA



FAIRLINGTON DENTAL
EVERYBODY SMILES

Dr. Michael Rogers

- Painless anesthesia wand
- TVs, iPods, warm neck pillows
- Mercury-free crowns and fillings
- Invisalign orthodontics
- TMJ/Sleep apnea solutions

(703) 671-1001 • office@fairlingtondental.com
4850 31st St S, Ste A, Arlington, VA 22206

fairlingtondental.com

Fairlington Residents!!

Our heating and air conditioning company will service, repair or replace your heat pump, air conditioner, furnace, or water heater.



FROSTY'S
HEATING & COOLING, INC.

Frosty's Salutes Our Troops!!

Don't forget to ask about our military discount!!



Keep your HVAC system in top shape!

Sign up for an annual maintenance agreement now!



Like us on Facebook for helpful tips, and surprise discounts!

<https://www.facebook.com/FrostysHeatingandCooling/>

CALL NOW 703-671-9193

www.frostysinc.com



Happy Saint Patrick's Day from your friends at Frosty's!

Spring is quickly approaching! Call to schedule your spring check up today!!

The safety of our customers and staff is Frosty's #1 priority. Our technicians are fully equipped with the proper protective gear. If anyone in your home has exhibited signs of illness & you have a scheduled appointment, we ask that you please call our office to re schedule in an effort to keep our technicians safe & further preventing the spread of the virus.

**Offering short term financing at 0% interest
Call TODAY!**

Frosty's Heating and Cooling, Inc.

3013 Colvin Street

Alexandria, VA 22314

703-671-9193

www.frostysinc.com



FROSTY'S
HEATING & COOLING, INC.

We Know Fairlington

LOW
FEES



INSTANT
QUOTE

Contact Us Today!

AR
MANAGEMENT
703.836.2525

ArlingtonRealtyManagement.com
MyPropertyMgr@gmail.com

**LANDLORDS:
GET 2 FREE
MONTHS**

Management Fees!



For the love of NATURE



Fairlington Villages planted a pilot shade garden

As you walk around Fairlington, you will see many areas where majestic trees provide lovely dappled light and cool shade during the hot summer. When you look closely, you will also notice there is a downside to all that glorious shade: the grass is sparse, it is dusty in dry weather and muddy in wet weather, dense tree roots push above ground for water and air due to compacted soil, and topsoil has eroded away from water runoff caused by the compacted soil and impervious surfaces (buildings, sidewalks, streets, and parking lots).

Grass does not grow well in these locations, primarily because grass and trees do not thrive in the same conditions and are competing for nutrients. They have different pH requirements, different sunlight requirements, and the trees, being by far the larger of the two, will always win the nutrient competition.

In the fall of 2019, the Fairlington Villages grounds committee decided to seek solutions for these harsh conditions. They formed a working group to create criteria for a shade project and to identify locations that are prime examples of these growing conditions found throughout Fairlington. Working with its management company, the committee solicited professional designs with an emphasis on native plants.

The selected site is at 2934 S. Columbus St. The selected plan incorporates many native and shade-tolerant plants that have a chance of blossoming in such formidable conditions.



Angela McNamara visiting the pilot shade garden at 2934 S. Columbus in Fairlington Villages. Photo by Teresa Cordova.

They say new plants sleep their first year (as they establish their roots), creep their second year, and leap their third year. For first-year sleeping plants, they look remarkable. The designer warned us that 50 percent of the plants would likely not survive due to the extremely challenging growing conditions. Just a year into the pilot, we are pleased to find that significantly more than 50 percent have survived.

We also noticed a serendipitous benefit: this planted area absorbs even heavy rain, and there is significantly less runoff compared to the turf areas on either side where the water runs off the turf, over the sidewalk, and into the gutter flooding over the curb.

So why is it a pilot? Like all Fairlington associations, we have a design and feel to our community that is important for historical

aesthetics, a sense of community, environmental stewardship, and our homes' financial value. Consistency in design is a major component of this. We need to know what plants will thrive in these challenging conditions replicated throughout Fairlington Villages. We plan to create more pilot areas to help us learn more as we move the landscape and environment of our community, from the condo conversion aesthetic and botanical knowledge of the 1970s, through the present and into the future.

Correction: The author of "For the love of nature, what is a snag?" in the February 2021 issue of the All Fairlington Bulletin is Shirin Wertime (rather than Leslie Cameron).

—Angela McNamara



Helping Fairlington Community since 1987!

30%
OFF

WE MAKE YOUR LIFE LESS TAXING!



WWW.CPA-COKER.COM



Phone: 703-931-3290

Fax: 703-931-3690

**Special Gift of
30% OFF services!**

1512 S. Arlington Ridge Rd

Office 1

Arlington VA 22202



Dr. Jeff Borenstein Dr. Steven Trauben

www.kingstreetwellness.com
703.578.1900



KING STREET
Chiropractic
Wellness Center

Setting Your Health in Motion

Bradlee Office Building
3543 W. Braddock Rd, Suite 200
(Behind the Safeway)
Alexandria, VA 22302

Serving the Fairlington
Community for Over 20 Years

**Look and feel the best
you have in years!**



Our 8 Weeks to Wellness® program will get you there! Patients who start with high blood pressure, high blood sugar, weight concerns, insomnia, low energy, fatigue, pain, high cholesterol and follow our proven program—at the end of 8 weeks—are off or need less medication, are more active, weight less, and participate in activities they have not done in years. **Most important, they are happier, more energetic, sleep better, feel and look younger.**

"Having tried many programs, King Street's 8WW total wellness approach is beyond anything out there. With the staff's high level of care, service and accountability, I have lost 25lbs without feeling deprived. I'm learning how to live and maintain a healthier lifestyle. If you are looking for change, give 8WW a shot. It will change your life." – TY, Age 33



FAIRLINGTON

pet profiles

Yellow lab “Finnegan” eager for first St. Patrick’s Day

This is the month for leprechauns and shamrocks, and for Finnegan (Finn for short), plans are underway to celebrate his first St. Patrick’s Day. Finnegan, a five-month-old yellow Labrador Retriever, lives in North Fairlington with his mom and dad: Emily and Whit Miller. As a growing boy, he weighs about 40 pounds but is gaining 2–3 pounds a week! The average yellow lab can weigh more than 70 pounds. Finn is an energetic walker and we joined him as he looked for four-leaf clovers.

*How did you get to Fairlington?
Do you like living here?*

Mom and Dad moved here two months before they brought me home—they actually moved in on the same day I was born. It is like it was meant to be. I love living in Fairlington, because I get to make new friends every day. I love dogs and people, so it is great when my mom and dad take me for my daily walk because I am guaranteed to meet someone new or see an old friend. But I am working on being a good boy, so if my mom or dad pause you when meeting me, it is so that I can show off some of my new tricks.

You have an Irish name. How will you celebrate March 17?

Well, if I am lucky Mom and Dad will give me a special treat. I am not sure what it will be, but I know I will like it; I am a Lab and we are not particularly picky eaters. I have never had corned beef before. And I hear Guinness is great for my coat, so I am keeping my paws crossed.

You just experienced your first snowfall. How was it, and what should other dogs, and people who walk dogs in Fairlington, know about snow?

The snow was amazing! So much cold white fluff falling



Finnegan and owner Emily Miller pause in the snow for a quick snap. Photo courtesy Emily Miller.

from the sky. And did you know you can pack it tight and carry it in your mouth, or throw it, or eat it? My favorite thing to do was chase the snowballs my mom threw me and eat them. It really helped with my teething. All people need to know is that snow is great, and they should play with us in it more. But once it starts to melt, you get very muddy.

What have been your greatest challenges so far, and what advice would you give to other young dogs that are your age?

I have a lot of energy—I cannot help it, I am a young pup! And since I love meeting people and dogs, it makes it really tough to focus. I am also a retriever, so putting my mouth on things is what I do. But Mom and Dad are teaching me that I do not always have to do that. And when I do something right, they give me treats. I am not a picky eater, so all the rewards are good ones in my book, but a Kong filled with peanut butter means I’ve been a really good boy.

Do you agree that dogs bring strangers together and, if so, how does that happen?

We pups absolutely bring strangers together. I do not encounter strangers—just friends I have not yet met. I love everyone, and especially love to meet new people and pups. Mom and Dad are just along for the ride. And since my friends and I like to run around and play for a while, Mom and Dad get to spend time chatting with new people. It’s a win-win. Maybe I will get to meet you out on a walk soon. I hope so!

Interested in sharing your pet with Pet Profiles?
Contact afbeditors@yahoo.com.

Fairlington welcomes first major snowfall in two years

Fairlingtonians, young and old alike, frolic in the aftermath of a days-long snowstorm that blanketed the area in late January. Sledding enthusiasts took to the hills at the Fairlington Community Center and Utah Dog Park, while others built snow people of all shapes and sizes throughout the neighborhood.

Photos by Guy Land, Regina Bethencourt, Jenn Davies, and Andrea Pratt.

This is the first major snowfall in two years for the greater DC area and it came as a welcome break for many neighborhood children who have spent many more hours at home than usual, due to the COVID-19 pandemic.





What I offer:

Please text/call:
703-963-4505
for a free analysis on
your home's worth

Professional Appraisal • Professional Photos • Postcards Sent to the Neighborhood on the Listing
Broker's Open • Open Houses • Door Knocking • Social Media Outreach • Education: UVA
Undergrad, Three Master's Degrees (Psychology, Management, Public Relations (Georgetown))
Air Force Veteran • Northern VA Local (3rd Generation) • 3rd Generation NOVA Realtor
Contractor List • Transaction Coordinator • Interior Designer Consult

I DO NOT DO DUAL AGENCY! I ONLY REPRESENT YOU IN A TRANSACTION AND NO ONE ELSE!

LOW INVENTORY AND 40-YEAR LOW INTEREST RATES!

SOLD



3657
Alabama
St SE,
Washington,
DC •
\$480,000

FOR SALE



2439 S
Culpepper
St, Arlington
VA •
\$750,000

SOLD



620 Ashby Dr, Waynesboro, VA
22980 • **\$380,000**

UNDER CONTRACT



3268 Martha Custis Dr, Alexandria,
VA 22302, 1BR/1BA

FOR RENT



3215 Valley Dr, Alexandria
VA 22302 • 2BR/1BA end
unit condo w/ washer/ dryer/
dishwasher and bay windows
• **\$2000/ month** • Available
February 15! • Inside the
beltway

RENTED



6610 E Wakefield
Dr #B1, Alexandria,
VA, 22307
\$1850/ mo
2BR/1BA w/ porch!
Belle View (right
outside Old Town)

Marlene was indispensable while I was searching for a rental home in Old Town Alexandria. Even with the challenges associated with COVID, she was very responsive to my needs and schedule. With little or no delay, she was able to arrange for me to look at a variety of rental options. I doubt my rental and move would have gone as well without her. Thanks Marlene!

Five Star ratings on Zillow

Mark

Marlene W. Hall, Real Estate Professional, eXp Realty
703-963-4505 • Marlene.hall@gmail.com
Licensed in Virginia and DC

20130 Lakeview Center Plaza Suite 400,
Ashburn, VA 20147
Air Force Veteran



Federal Tax Defense Settlements, Audits, Litigation FBAR Compliance & Defense



WEBB & MORTON
ATTORNEYS AND COUNSELORS AT LAW

833.259.TAXX (8299)
www.webbmorton.com

County plans new ART bus facility in Shirlington

Arlington county will be building a new facility in the industrial area adjacent to Shirlington Rd. (2631 and 2635 Shirlington Rd.) to support the needs of Arlington Transit (ART), Arlington's local bus service. The project will support operations, maintenance, parking, and administration of the county's growing ART bus fleet and transit operations. ART has been using the site since 2017.



The ART bus parking lot, next to the CubeSmart self-storage building on Shirlington Rd., will become the site of a new maintenance facility and administrative offices. Photo by Guy Land.

The county board was slated to approve the contract for the new facility at its February meeting.

ART has significantly increased its number of routes and hours of service during the past ten years. The new facility will accommodate a projected expansion in the ART fleet, which is expected to grow from the current 78 buses to 100-110 buses during the next 20 years.

The Shirlington Rd. site currently stores 53 buses. More than 75 buses are being programmed for the site. The county also stores 25 buses at the ART Light Maintenance Facility on S. Eads St. Recent modifications have been made to that site to accommodate as many as 40 buses.

The facility will perform regular preventive bus maintenance, repairs, and other unscheduled maintenance work. It also will include administration and operations functions and parking for buses and staff. County officials explain that the facility is essential for ART's long-term sustainability.

Using state transit funds, the county board approved the purchase of three parcels on Shirlington Rd in 2018 for the operations and maintenance facility. In September 2020 the board approved a contract for planning, design, and construction oversight services.

The project will include a maintenance facility and surface parking for the buses, along with a four-story administration and operations building and attached parking structure for employee vehicles. The new facility will have eight maintenance repair bays.

The County will require a minimum of LEED Building Design + Construction (BD+C) Silver Certification for the project, which will be designed to include sustainable materials and systems.

ART buses run on compressed natural gas, which produces fewer pollutants than diesel buses. ART is exploring the feasibility of an electric bus pilot, which could further reduce emissions.

—Guy Land

Orthodox church moves into Fairlington



A large sign outside of the old Long & Foster building announces the arrival of a new neighborhood church. Photo by Guy Land.

The Ethiopian Orthodox Tewahedo Church (EOTC) community purchased the vacant building in North Fairlington at 4800 31st St. S., which was formerly owned by Long & Foster Real Estate. The community bought the building in December 2020 and are currently holding weekend services.

The EOTC is one of the oldest Christian churches and the main branch of Orthodox Christianity in Ethiopia.



Dianna L. Bentley YOUR NEIGHBOR, YOUR REALTOR®



"We used Dianna's services to rent a condo in Fairlington. As we live abroad it required a lot more work from the agent. Dianna was the perfect person for us from her availability over the phone at any time (with a 6 hour time difference) to recommending an excellent contractor for repairs, forwarding applications and the lease rapidly, and greeting our new tenant for us. We appreciated her professionalism, but above all her kindness. She made the process totally stress free, always friendly and pleasant. We will definitely use her again in the future and recommend her to all our friends. Thank you, Dianna, it was a real pleasure working with you." -Jay and Claudine, Fairlington Villages

**CALL or TEXT
(703) 899-0677**

or

Scan this code to connect with me, and let's talk about how I can help you achieve your real estate goals of buying or selling in 2021.



Long & Foster, Old Town Alexandria
Licensed in VA and DC
U.S. Army, Retired
dianna.bentley@longandfoster.com
Member, NVAR Top Producer's Club, 2019

LONG & FOSTER®
REAL ESTATE



Making Fairlington Beautiful for over 15 years

FW&D

Fairlington Window & Door

VA Class A License #2705169827



2017 MRIS

We'll beat any licensed contractor's offer on kitchen or bathroom renovations by 10%



Kitchens
Bathrooms
Basements
Attics
Painting
Recessed Lighting

**contact us today!
free estimates
friendly service
fantastic results**

703-933-8900 | info@fairwd.com | www.fairwd.com | www.facebook/FWDremodeling

Iconic neighborhood restaurant closes

Atlantis Pizzeria and Family Restaurant announced the end of its 38-year tenure in Bradlee Shopping Center due to financial difficulties caused by the COVID-19 pandemic.

A public Facebook post on the Atlantis page dated January 25 stated, "Covid hit us hard the last ten months. We never felt comfortable returning to indoor dining. Carry-out only since March 2020 was not sustaining a restaurant built to hold 200 customers."

The owners went on to state that they had launched unsuccessful negotiations with the landlord to reduce rent. In order to be relieved of the remaining six years of the lease term and to avoid personal liability, they agreed to return the space to the landlord including the ownership of Atlantis and all of its contents.

The post received hundreds of comments and shares from frequent patrons and community members, sharing their fond memories in the restaurant and expressing their frustration at losing what has been a dining destination for decades.

Terry Placek, a Fairlington resident since 1977 and presi-



Atlantis Pizzeria and Family Restaurant with locked doors and dark windows after its final day in operation: January 24, 2021. Photo by Regina Bethencourt.

dent of the Fairlington Historical Society and of Fairlington Villages, said she was shocked and saddened by the announcement of the closure.

"It has been in our neighborhood for almost 40 years," she said. "Even though you hear a lot about small businesses closing during the pandemic, I never thought it would be Atlantis."

Her happy memories of the restaurant include many Saturday morning meetings with co-workers for breakfast and picking up a half-baked pizza on a Friday night to finish cooking at home.

She remembers a particular moment in 1985: when a number of volunteers gathered to help build the Abingdon School playground, Atlantis was one of the local restaurants who offered to donate food to the workers.

"Atlantis was a part of our history and it is going to leave a vacuum for many Fairlingtonians," said Placek. "There are other restaurants around, but not many who have that family-friendly atmosphere."

—Regina Bethencourt

Conversion of Park Center offices moves forward

Alexandria has approved minor technical tweaking to the property subdivision lines along King St. and Park Center Dr. that will facilitate the conversion to apartments of the two office buildings at 4401 Ford Ave. and 3101 Park Center Dr.

The owner (Lowe Enterprises) also owns the adjacent building at 4300 King St. (the four-story building that houses the XSport gym). The realignment will better connect the underground garage and entrances to the buildings.

Conversion of the two buildings is well underway, with apartment leasing planned to begin later this year. The project will also update and enhance existing open space



Work is well underway on converting the two office buildings at Park Center Dr. and Ford Ave. to apartments. Photo by Guy Land.

with residential amenities. It will offer a mix of one- and two-bedroom units.

No major changes are planned for the XSport building. The Liberty gas station is not part of the property.

The two 14-story office buildings are being converted to a total of 393 apartments. Representatives of Lowe Enterprises, along with city staff, briefed FCA on the project in 2018. City staff noted that the project would have the benefit of

lowering Alexandria's office vacancy rate.

—Guy Land



*As a former Fairlington resident,
I know leaving Fairlington
can be hard.*

There's the **charm**, the **green space**, the sense of **community** and the amazing **location**. So where do Fairlingtonians go when they are in need of more space?? I've helped dozens of families find Life After Fairlington and would love to help you too!



“When we found out we were expecting baby #3 we knew we needed to move quickly and would not have much time for home prep, showings etc. Lauren's expert and friendly advice helped guide us through the entire process. Through her network - she was able to sell our home off-market at a fantastic price so we were never inconvenienced. We thought finding a home big enough to fit our growing family without getting into a nerve-wracking bidding war was impossible but again, Lauren found us the perfect home, in our preferred neighborhood and negotiated everything for us.

Lauren is a true real estate professional and worked hard to make sure we were well-versed in all the complexities that go into buying and selling - we felt comfortable every step of the way. We are now happily settled in our new home and consider Lauren a friend. Thanks Lauren! - **Matt & Whitney Riggs**

”

If you're contemplating what Life After Fairlington looks like for you please go to LifeAfterFairlington.com to learn more!



LAUREN KOLAZAS
REALTOR

c: 703.772.9524
o: 703.390.9460
Lauren@LaurenKolazas.com
LaurenKolazas.com

RLAH
REAL ESTATE



Fairlington home improvement seminar goes virtual

The 6th Annual Fairlington Home Improvement Seminar will look differently in 2021, as residents continue to navigate the challenges of social distancing and avoiding large indoor gatherings.

Traditionally the seminar serves as a conduit to connect home owners interested in upgrades with qualified local contractors. This year the Fairlington Citizens Association (FCA) has planned a virtual replacement to help keep this valuable resource available.

The first effort will be a virtual event series that features experienced contractors who have significant experience working in Fairlington homes.



A kitchen in an apartment-style unit is stripped to the bare walls as part of a renovation project this fall. Photos by Guy Land.

Each event will include two parts: a recorded video posted on social media and a live, interactive video session. Selected contractors will have creative license to produce their own video, which may showcase a current project, offer examples of products they use for certain improvements, or a window into the gritty details of what happens behind the scenes during an extensive remodel. These videos will be posted on the FCA Facebook page, well in advance of a scheduled and advertised live Zoom session, hosted by the FCA.

This series will kick off in early March. Byron Gonzalez at GH Contractors & Handyman Services will provide a video for the FCA to share on their Facebook page. This video will feature a Fairlington home that is under renovation or has been recently renovated. Gonzalez will guide the viewer through the entire process of a project and explain how his team attends to details while maintaining constant communication with their customers all the way to the final wipe down.



The Harvest Gold of a 1970s kitchen has given way to new backsplash, cabinets, and stainless steel appliances.

On March 13 at 10 a.m. GH Contractors & Handyman Services will participate in a live Zoom session, hosted by the FCA. They will follow up on themes from their video and field questions from community members. Community members who are interested in viewing and/or participating in this event are encouraged to follow the FCA Facebook page for details email Board Secretary Chris Weathers at cweathers@ttrsir.com to receive updates.

—Chris Weathers

New express service available at Shirlington library

Arlington Public Libraries has announced the re-opening of two library branches for 15-minute express service.

On March 9, both Shirlington and Westover branches will open their doors to patrons who will be allowed to browse shelves, check out books and pick up holds in 15-minute intervals.

An Arlington county news announcement on February 7 quoted Library Director Diane Kresh saying, "This has been a long year and Arlingtonians have missed their libraries. We are delighted to bring back time-limited, in-person browsing and reconnect with the community we love."

Library express service at Shirlington will be open Tuesday through Thursday, 2–7 pm and Friday and Saturday, 11 am–4 pm

—Regina Bethencourt



MICHELLE BLAKE YOGA

helping you move and feel better

Poor posture? Achy back?
Would you like to feel better?

571-309-1845

"The physical and mental boost I feel after taking Michelle's classes has been essential to my overall health and well-being, especially during the pandemic." - Natalie R.

Virtual sessions. Private & Semi-private.
28+ years experience. E-RYT 500.

[HTTP://WWW.SENECE.COM/LIPSFORGRACE](http://www.senegenice.com/lipsforgrace)

Spring.

Let's rejuvenate your skincare.



Robin Mott

FREE DELIVERY
FREE CONSULTATION

VIRGINIA FIELD LEADER
SENECE INTERNATIONAL



**PROUDLY WELCOMES JALIL
TO OUR TEAM!**

- ✓ **EFFICIENT & RELIABLE 24/7 SERVICE**
- ✓ **AFFORDABLE MAINTENANCE CONTRACTS**
- ✓ **SERVICE, SALES & INSTALLATIONS**

CALL OR VISIT OUR WEBSITE TO SCHEDULE

703-372-2234

www.mcdanielservice.com



15% OFF

**FIRST HVAC OR PLUMBING
SERVICE REPAIR
MENTION THIS AD WHEN
SCHEDULING**

neighborhood news

Fairlington Diners

The Fairlington Diners has adapted to being socially distant by continuing to gather, but on Zoom. We focus on having an opportunity to chat with neighbors and maintain connections. There's no commitment to attend regularly; many people attend as their schedules permit, or based on the Zoom theme.

For March, the following event is planned.

On Sunday, March 28 at 2 pm, let's get together to chat over coffee! We can compare notes on your favorite coffee, whether exotic or not, or the most notable places we've had coffee.

Please RSVP by email to carol_dabbs at yahoo.com, and the Zoom coordinates will be sent to you a few days in advance.

If you have questions or suggestions about this group, call Carol at 703-379-6840 (leave a voicemail for a return call), or you can email her to be added to the email list.

Book Group

Please join the Fairlington Book Group on Tuesday, March 23 at 7:30 pm to discuss *The Mirror and the Light*, a novel by Hilary Mantel.

The book is Mantel's "final instalment in her trilogy charting the rise and fall of Thomas Cromwell, minister in the court of King Henry VIII, covering the last four years of his life, from 1536 until his death by execution in 1540." —Wikipedia.org

The Book Group welcomes first-time visitors and drop-ins. No commitment required! Join us for our discussion, even if you haven't read the book. Our meeting will be held on Zoom this month. Please call Carol at 703-379-6840 to be added to our email list in order to receive a Zoom invitation.

Join us for TWO virtual Fairlington Knits! and Crochets meet-ups in March

Due to popular demand, Fairlington Knits! and Crochets is returning to the twice-monthly schedule we had in the BeforeTimes. Please join us online on Monday, March 1 and Monday, March 15 from 6:30–7:30 pm.

We will meet virtually, at the same time, on the first and third Monday of each month until we can meet in person again. Join fellow crafters for a virtual evening of knitting, crochet, and fellowship.

Log on to see what everyone is working on, ask for help/advice, or for inspiration for a project. All levels of crafters are welcome—beginner to expert.

Email Turner for the log-on information to join the calls: Turnerwork@aol.com.

Fairlington Bocce

Interested in a fun outdoor activity with neighbors and friends? Then you are interested in playing bocce! If we have enough people interested then we can arrange a time that works. To express interest or get more information, shoot an email to marcyakel@gmail.com.

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 fairlington-momsclub@gmail.com for further information.



premieraquatics®

FREE AMERICAN RED CROSS
LIFEGUARD TRAINING
FLEXIBLE HOURS
COMPETITIVE PAY
HOLIDAYS WEEKEND BONUS:
UP TO \$150
REFERRAL BONUS: \$75
EARLY SIGN-ON BONUS: \$75

APPLY NOW:
WWW.PREMIERAQUATICS.COM
OR CONTACT US AT
703.375.0350
@PREMIERAQUATICS

LIFEGUARD

Barcroft for RENT in Fairlington Arbor



3522 S. Utah Street # A1

Terrific Barcroft Model for rent in ideal location! Spacious unit with 1490 Sqft on 2 levels with 2 full baths. Bright unit, freshly painted (light grey paint), pretty hardwoods, white kitchen, replaced windows with huge patio and assigned parking \$1995/mo.



Lynn Robinson-Gant
Selling Fairlington for 20 years!
Top Producer
Long & Foster, Arlington
703.898.7205
lynngant@mac.com



FOR THE LOVE OF HOME

Thinking of making a move?! Call me

LONG & FOSTER
REAL ESTATE

CHRISTIE'S
INTERNATIONAL REAL ESTATE

M MICHELE'S MAIDS

Specializing in Detailing Cleaning

KEEPING
FAIRLINGTON
CLEAN FOR
OVER 16 YEARS
FAIRLINGTON
REFERENCES
AVAILABLE

NEW CLIENTS!
**\$25.00
OFF**
YOUR FIRST
REGULAR
SCHEDULED
CLEANING
ONE PER
HOUSEHOLD NEW CLIENTS
ONLY



**OUR STANDARD
OF EXCELLENCE**
ALL EMPLOYEES RECEIVE
BACKGROUND CHECKS
MORE THAN 16 YEARS OF
QUALITY CLEANING
SAME TEAM EACH TIME
ALL SUPPLIES PROVIDED
CLEAN MICROFIBER
RAGS AND MOPS IN
EVERY HOUSE

PROUD PARTNER OF
**CLEANING
FOR HEROES**



WWW.MICHELESMAIDS.COM

LICENSED | BONDED | INSURED

703-820-1808

PROUD PARTNER OF
Association of Residential
Cleaning Services International



DOWN TO EARTH patio gardening



Evergreens enliven dreary winter days

Since it is windy, cold, and possibly snowy this month, nurseries are not stocked with plant inventories. Perennials arrive in early April, and annuals, in late April. This lack underscores the value of evergreens, which never mind winter's chill.

Last month, I was watching Chicago PD. Two detectives walked along a residential street in winter. In the background were leafless tree branches and dormant, scruffy shrubs—but then, a pair of evergreens appeared on either side of a front door. They were holly, boxwood, or euonymous. And these plants stood out more than the two policemen who were the focus of the camera shot.

Whatever you plant in your Fairlington patio, include evergreens or everblues. Twelve months a year, you will enjoy their presence when you look out your dining room or kitchen windows. Some of these plants bear fruit, while others show flowers (Camellia, Mahonia, Winter Jasmine and Lenten Rose).

I will list a few here; I haven't in the past. Look them up and plant them in your garden.

False cypress: It can be tallish but there is a dwarf, pendulous cultivar that grows 2 feet tall with a similar spread. The lacelike, green foliage is tinted yellow in some cultivars and spills downward like an inverted mop. No other specimen has this growth habit—soothing and pleasant, like a miniature waterfall.



Bright holly berries peep out amid snow in Fairlington. Courtesy Bill Sullivan.

'Globosa' blue spruce: We have seen the tall specimens which grow 30 feet, but these are perfect blue globes that have dense, bristly foliage in a small habit (less than two feet tall with a 2-foot spread). They appear as low-lying clouds or giant mushrooms along the ground in your landscape.

'Winterberry' holly: OK, I've mentioned this in the past but it is a gorgeous specimen in winter, since the leaves fall, but the vivid red fruit persists. The look is even more dramatic in a snowscape. This plant, the only deciduous holly, grows 4-5 feet tall with a narrower width. In winter, it looks like it is decorated with tiny red ornaments.

Heather: On the last day of January, I was driving along Duke Street in Alexandria and noticed one in full bloom. Its tiny, white flowers dotted a densely-foliated shrub that was no bigger than one-foot tall with a similar spread. Heather blooms in summer, but will still show flowers in fall and winter, and flowers in pink and lavender as well

as white. A heat-tolerant specimen, it obviously also does well in winter, even in heavy snows or ice.

Juniper: This plant was created almost with Washington, DC summers in mind. No matter how high the heat index or how hot the temperature, this plant remains healthy. It is even drought-tolerant. And in winter, its stems reach upward at an angle or curl to the ground. The foliage is bluish and rough and definitely a 12-month performer. Look for Common Juniper, which grows 2 feet tall with a 3-foot spread. For a smaller size, locate the 'Blue Rug' or 'Blue Star' cultivar.

Daphne odora: Pinkish-white flowers (like a pincushion) appear in winter amid glossy, lime-green foliage that is variegated along the margin in some cultivars. The shrub is modest in size, growing about 3 feet tall with a similar spread. The flowers are very fragrant (like Gardenia). The "odora" in its name is Latin for fragrant or scented—and it's true!

—Bill Sullivan
www.sullivanlandscaping.net



CALL OR TEXT PETER
703-926-6740
peter@petersflooring.net



Bryan S.
★★★★★ Verified
High-quality carpet installation
Peter was very kind, helpful, and very cost effective without sacrificing quality. We love our new carpet floors! Thank you, Peter!

Najia G.
★★★★★ Verified
Excellent service! the guys were on time for the job. Worked quietly, and professionally. Cleaned up after the job was done and were very polite and respectful. I am so impressed. Thank you.

Chelsea C.
★★★★★ Verified
Peter and his team were professional, affordable, and efficient. Would definitely keep them in mind for future projects.

Chris C.
★★★★★ Verified
I'm a Realtor and have a client that was putting in new floors. They hired Home Depot who, upon finding that the subfloor wasn't level, walked away from the job. Peter was able to level the subfloor for a reasonable price and got the floors installed. He was very prompt and knowledgeable.

SQUEAKY SUBFLOOR? NO PROBLEM!

WE SPECIALIZE IN SUBFLOOR REPAIRS AND REPLACEMENTS

QUALITY WATERPROOF FLOORING FROM 1.79/SFT!

UPDATE THE LOOK OF YOUR HOME FOR LESS!

HARDWOOD FLOORING INSTALLATION

SOLID HARDWOOD WITH WHOLESALE PRICING!

HARDWOOD FLOOR REFINISHING

BRING BACK THE NATURAL BEAUTY OF YOUR HARDWOOD!

NEXT DAY CARPET INSTALLATION AVAILABLE!

OVER 50 STYLES IN STOCK, UNBEATABLE PRICES!



The Gentleman PLUMBER

A DIVISION OF HARRY BRASWELL, INC.



ALL SERVICES & REPAIRS
WATER HEATERS • SINKS • FAUCETS • DRAINS
SUMP PUMPS • BATHROOM REMODELING

703-562-4200
WWW.THEGENTLEMANPLUMBER-VA.COM
ONLINE APPOINTMENT SCHEDULING!



EXCLUSIVE OFFER FOR FAIRLINGTON CITIZENS Windows - Doors FEATURING

VYTEX - SOFTLITE - IDEAL - ProVia

- ★ Fairlington HOA Approved
- ★ Over 10,000 Installations in Fairlington
- ★ EPA Lead Paint Certified
- ★ Top Rated in Checkbook Magazine, Angie's List and the Better Business Bureau



VISIT OUR SHOWROOM AT:
14501-C Lee Jackson Memorial HWY
Chantilly, VA 20151

Call for your FREE, No Obligation, Low Pressure Estimate Today!

(703) 378-6596

www.NovalInstallations.com

Top Rated



Karantonis is a former president of the Columbia Heights Civic Association, served as chair of the Board of Arlingtonians for a Clean Environment (now known as EcoAction Arlington), and of the Arlington Public Art Committee. He was also previously the vice chair of the Alliance for Housing Solutions and was an active member of the county manager's Transit Advisory Commission. During his tenure, CPRO was awarded the 2015 American Institute of Architects, Northern Virginia chapter award for outstanding contributions to redevelopment and revitalization efforts on Columbia Pike. He and his wife live in South Arlington.

Karantonis was elected to the county board in a special election in July 2020 to finish the term of Erik Gutshall after he died from brain cancer. The board seat Karantonis holds will be on the ballot again in 2021 for a full four year term.

Neighbors weigh-in on natural resources plan



Arlington County often provides Treegator® slow release watering bags for newly planted trees, as in this planting on S. 30th St. Photo by Guy Land.

A representative from Fairlington, Teresa Córdova, attended a neighborhood focus group that offered input on Arlington county's new natural resources management plan.

During the lively conversation, several attendees asked that the county do more to protect trees during construction, and that the county increase tree cover in the Columbia Pike area.

Córdova requested reliable watering of county

trees planted in Fairlington and for the county to partner with community groups to remove invasive plants.

As the plan moves through its discovery phase, community stakeholders will have several opportunities to offer ideas and constructive feedback. Visit <https://projects.arlingtonva.us/natural-resources-management-plan/> to stay up-to-date with plan progress.

—Teresa Córdova

Residential properties include condominiums, townhouses, and detached homes.

The decline in commercial property assessments was mainly driven by a double-digit decrease in the hotel sector, where operations have been significantly impacted by the COVID-19 pandemic.

Real estate taxes provide 59 percent of total county revenues.

In November, the county board directed County Manager Mark Schwartz to develop the fiscal year 2022 budget with “a range of economic forecasts from a worst-case to a best-case assessment,” including the reduction of programs and services where necessary and the potential for tax rate changes, including real estate and cigarette tax rate increases, and a plastic bag tax.

Real estate assessments are based on previous sales figures, so they may lag behind current resale prices. Residential assessments are based primarily on neighborhood sales occurring from September 1, 2019, through August 31, 2020. Assessments for specific units may not reflect the current fair market value for that unit as determined by the marketplace. This may be particularly true for Fairlington units that have had major internal improvements.

“The increase in residential property values for this year shows the continued attractiveness of our Arlington community, even as our businesses and residents face the burdens and challenges brought on by the COVID-19 pandemic,” said Schwartz.

More than 10 months into the COVID-19 pandemic, the county continues to feel the economic impacts on local revenues, including the slowdown in sales, meals, and hotel taxes, as well as cost increases related to the pandemic. The projected budget shortfall remains at more than \$40 million, excluding the needs of the Arlington Public Schools.

County leaders note that while property values have shown steady growth over the past couple of years, the county board still faces difficult choices in crafting the 2022 budget. Budget demands include commitments for schools (which have experienced an enrollment boom) and Metro, as well as affordable housing, and infrastructure needs.

—Guy Land

Mini-ads

Publication of advertisements in no way implies an endorsement by the FCA or its board members of the advertisers' products or services.

Services

INCOME TAXES. We can prepare your Federal and State Income Taxes. Fairlington home-owners our specialty for over 30 years. Convenient evening and weekend hours. 30% discount for Fairlington Residents. Visit www.cpa-coker.com for more information, directions. Call for an appointment with a FREE Retirement Check-up included. 703- 931-3290.

WELLNESS with MOORE THAN YOGA offers: Yoga, meditation, breathing techniques, infant massage (monthly classes), children's massage, reflexology (personal pampering, pregnancy & labor induction), Reiki & more. Private session or create a class. www.moorethanyoga.com. 703-671-2435.

IRS ENROLLED AGENT can prepare your individual, business, amended and prior year income tax returns, and respond to IRS and state tax letters. Bookkeeping services also available. Flexible time and place appointments. Please visit www.alexandria-tax-bookkeeping.com for more information, or call Christine at 703-407-7545 or email: christine.atb3@gmail.com.

LOCAL & PROFESSIONAL PROPERTY MANAGEMENT. We know Fairlington! Leasing, comprehensive tenant screenings, online rent collection, property inspections, itemized monthly e-statements & more. Contact Allegiance Property Management -info@allegiancepm.com, 703-824-4704, or www.allegiancepm.com

REFINANCE YOUR MORTGAGE NOW while interest rates are at all-time lows. Savings can be substantial. Some options are to lower your payment, change the term/length of the mortgage, consolidate debt, or change from an ARM to a fixed rate mortgage. Contact this experienced loan officer for a free consultation. Rita Povich, Fairway Asset Corporation, NMLS License #322033. rpovich@facloan.com. (703) 819-7372 (cell).

YOGA FOR PAIN RELIEF, EMOTIONAL HEALTH, AND OVERALL WELL-BEING. Poor posture? Stiff joints? Ready to feel better? — Michelle Blake Yoga. 28+ years experience. E-500RYT. Call/text 571-309-1845 today. Review: "Yoga practice with Michelle has been an incredible experience. I met her a few years ago and have followed her ever since! She is knowledgeable, friendly, and creates a community environment where everyone feels comfortable. Her approach is thorough, with great attention to detail and her instruction helps to adjust the practice to your individual needs. I wholeheartedly recommend sessions with her, whether you are new to Yoga or have practiced it before, you will enjoy her teachings and the guided meditation." - Grace L.

Gardening/Landscaping

SULLIVAN's LANDSCAPING: Don't let your garden sleep all winter. Colder weather is a good time for clean-ups – including pruning and mulching. Flagstone patios also may be installed this time of year. This is my 31st year servicing Fairlington homeowners as well as residences in Alexandria and Arlington. Email Bill at Billsullivan41@gmail.com or call 571-213-9567 for a free consult.

Home Improvements

HARDTIMES HANDYMAN SERVICES. Home and office repair, rental maintenance, painting, drywall repair, pressure washing, minor electrical and plumbing, to do lists and more. Free estimates, fair pricing and friendly service. Since 2008. Fairlington references available. Tim Miles cell 443-995-3825. timmiles74@gmail.com.

JOEL RIGGS REMODELING AND HOME IMPROVEMENTS: Joel Riggs Home Repair Service. Your Fairlington specialist. Kitchen and bath renovations, bath ceramic tile repair, painting, drywall, handyman services, trim work, flooring, carpentry, wallpaper removal. Free design services. Free estimates. VA. Class-A lic./ins., fast turn around time. 20 years N. Va. Experience. Joel 703-929-4676.

ELECTRICAL SERVICE. Master electrician. Lights, fans, panel replacements. Licensed, insured credit cards Allegro LLC 703-314-1287 info@allegroLLC.net

INTERIOR PAINTING. Chelsea Paint and Paper, Inc. Painting, wallpapering, and plastering. 25 years of experience. Professional, clean, neat, reliable. Licensed, bonded, insured. References available. Free estimates. Steve Chute. 571-216-9338/703-912-1450. Chute285@aol.com.

STAPLES REMODELING. For all of your improvement needs. Specializing in kitchens, bathrooms, basements and painting. Give us a call to set up an appointment for a free estimate at 703-499-2249 or visit our website at www.staplesremodeling.com.

Doggie-Do (and cats too!) Neighborhood Pet Services

Affordable, affectionate care. whether you're here or there.

Walking, bark-park visits, play dates, boarding, daycare, sitting, and more... What can we do for you?

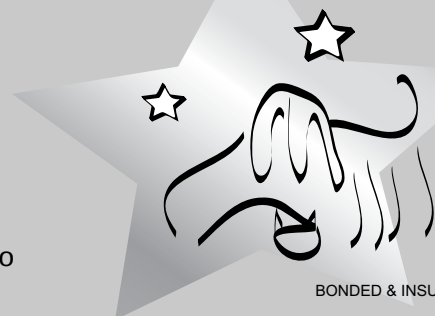
Andrew & Kerryn Zechiel
www.doggie-do.biz



Pet & Plantcare by Gerri, LLC

- ★ Walking
- ★ Sitting
- ★ Playgroups
- ★ Medications

Gerri Horan
Call/Text
703.629.1970
SINCE 1999



REMODELING. Carpentry, painting and repairs. VA licensed and insured. Call/text Igor at 703-944-8402.

House Cleaning

FAIRLINGTON MAID SERVICE.

Thanks to all our great customers, we have reached our 42nd anniversary! We are family-owned and operated. For a free estimate call 703-820-8635 or text 571-243-7263.

HOUSE CLEANING. Reliable and experienced. Good references. Flexible scheduling. Reasonable rates. We are licensed, insured, and employees covered through Worker's Comp. We bring our own equipment. Weekly, biweekly, monthly, occasionally, one-time, move in/out, offices. For free in-home estimate, call Maryen/Raul at 703-321-5335.



Join the Fairlington conversation on Facebook at the Fairlington Appreciation Society.

MICHELE'S MAIDS. Reliable, honest, affordable. BACKGROUND CHECK ON EVERY EMPLOYEE. Window cleaning now available. LICENSED, BONDED INSURED. 15 years in Fairlington. Fairlington references available. 703-820-1808. Visit our website at www.michelesmaids.net

JADA'S CLEANING LLC. Reliable, experienced and good references. Weekly, bi-weekly, monthly, occasionally, move in/out, windows and offices. Other services: carpets steam cleaned. Call us for free estimates 571-643-8371 or mjadaservices@aol.com

MINI-ADS INSTRUCTIONS

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

- Checks payable to "Fairlington Citizens Association."
- Pay via PayPal at fca.fairlington.ads@gmail.com.
- Send mini-ad copy via email, 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.

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



IRS Enrolled Agent can prepare your individual, business, amended and prior year tax returns, and respond to IRS and state tax letters.

Former Fairlington resident with 25 years of experience.

Flexible time and place appointments. Call Christine at (703) 407-7545 or email: christine.atb3@gmail.com
www.Alexandria-Tax-Bookkeeping.com



Cleaning homes in Alexandria & Arlington
Since 1990

Shirley Waller, Owner
703-982-6020
irishmaidcleaning.com

- Affordable
- Reliable
- Thorough
- Eco-friendly cleaning supplies - great for your family & pets!
- No teams
- Licensed, Insured & Bonded



PROPERTY MANAGEMENT

Detailed background checks • Tenants pay online • Monthly reports End of year statements • Yearly property inspections
Maintenance service • Move-in/move-out inspections
Owner statements available online 24-7



703.836.2525
mypropertymgr@gmail.com

ARLINGTON REALTY
Family Owned Since 1984 • Serving VA, MD & DC
Family Owned & Operated since 1984
701 23rd St. S, Arlington VA 22202

Call Today for a
Free Estimate

Dave Pearce
703.201.6303

The Window Factory

Vinyl Windows
Sales and Custom Installation

- Double Pane Glass
- Clear
- Low-E
- Low-E w/ Argon

*You won't find a
better warranty!*

MasterCard/VISA

Reach out to these experienced agents for real estate services in Fairlington and beyond!



Julie Flory
703.599.3111

Julie.Flory@LNF.com



Barbara Kirkland
703.405.5920

BarbaraK@LNF.com



Sandra Graves
703.577.5633

Sandra.Graves@LNF.com



Sherry Schaffer
703.402.9113

Sherry.Schaffer@LNF.com



Kay Yancey
703.201.4292

Kay.Yancey@LNF.com



Dayna Wagner
703.447.7268

Dayna.Wagner@LNF.com



Patricia Quinlin
703.835.7312

PatQ@LNF.com



Joanne Ritchick
571.215.3350

Joanne@LNF.com



3028 S Abingdon St #B2
Arlington, VA 22206
1BR/1BA *Braddock Model*

For Rent!

Listing price \$1,500/month

Listing Agent

Barbara Kirkland



3010 Abingdon St #B2
Arlington, VA 22206
2BR/2BA *Edgewood Model*

For Sale!

Listing price \$489,900

Listing Agent Julie Flory



4627 A-2 36th St S #1695
Arlington, VA 22206
2BR/2BA *Barcroft Model*

For Sale!

Listing price \$469,900

Listing Agent

Julie Flory

