

ALCOVA HEIGHTS

The Newsletter of the Alcova Heights Neighborhood, Arlington, Virginia

alcovaheights.com

October 2018



Alcova Heights Halloween Parade

Sunday, October 28
3pm

Meet at Baptist Church
parking lot (S. Monroe & 8th)

3:15pm

Parade down to AH Park

WE STILL NEED:

1. VOLUNTEERS!

Please sign up. The parade
cannot happen without YOU!
[https://www.signupgenius.com/
go/20f0548aeaa2ea31-ahca](https://www.signupgenius.com/go/20f0548aeaa2ea31-ahca)

2. CANDY & 3. RAFFLE PRIZES!

(drop off at addresses below)

Tini
844 S. Lincoln St.

Mary Margaret
3412 S. 9th St.

Jessica Barker
3829 S. 7th St.



President's Update

by Lander Allin, AHCA President

My thanks to everyone who helped to make the block party a success and to all of those who turned out for what was a wonderful event. It was nice to meet a lot of new neighbors, and in quite a few cases to also put faces with names from the listserve. I also loved catching up with longtime friends. Special thanks go to Kristina Dorville for planning and organizing the whole thing. Nice job!

Our next big event is almost upon us. The Halloween parade and party is on Sunday, October 28, at 3pm. We will stage for the parade in the parking lot at the Baptist Church with the party occurring at the parade finish at Alcova Heights Park. Please join us. It's always a good time.

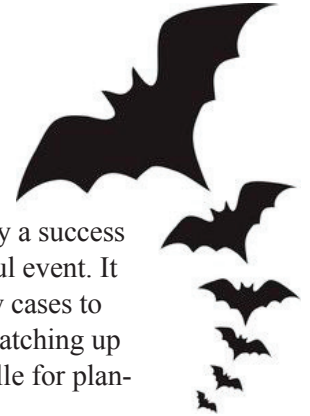
Planning for the improvements to Alcova Heights Park kicked off in September with two different meetings with County staff. They shared information on the planning and design process, and attendees had the opportunity to provide input on what is needed in the park. There will be more opportunities to participate in the process in the coming months. Alex Stevens is coordinating the effort for the neighborhood and will share information as it becomes available.

This is my last article as president. Our annual elections are coming up on November 15 during our next Association meeting. I will be stepping down along with most of the board. We're still looking for individuals to serve as officers (including president) and on the board. If the Association is to continue to operate effectively, we need people to step forward and take on our leadership roles. Please consider doing so.

School News

by Maura McMahon

Be sure to follow and engage in the elementary school boundary changes going on now. The first proposal redistricts the planning units of Alcova north of the fire station (i.e. 1st to 5th Streets) to Fleet Elementary while the rest of Alcova continues at Barcroft. Go here to learn more and to provide feedback: <https://www.apsva.us/engage/> and a survey about the current proposal can be taken here: <https://www.apsva.us/elementary-school-boundary-change/>. It's a confusing survey, but apparently is asking for comments on individual criteria that form the basis of the proposed boundary change, rather than on the proposal in general. However, you can make general comments under each section. Please take the time to familiarize yourself with the impacts of the proposal and to provide your thoughtful input on the survey.



Progressive Voice: Time for Arlington to Choose — Factions or the Future?

by Maura McMahon (*Reprinted from ARLnow.com's Progressive Voice August 30, 2018*)

People familiar with the Federalist papers may see James Madison's factionalism alive and well in Arlington's governance and citizen advocacy today. It is borne out in colored t-shirts, divisive rhetoric, project delays and failures to make bold decisions. It is personified by the ongoing "North" v. "South" Arlington discourse and evident in the demographic differences of our neighborhoods and schools.

Factionalism should not fuel our decision-making. Limited assets, needs of a growing population, and operating costs of an expanding school system have come to a head. Disconnected planning and out-of-sync budgets and processes preclude our ability to efficiently serve common interests:

- The Neighborhood Conservation Advisory Commission (NCAC) emphasizes neighborhood-specific interests, pitting neighborhoods against each other without prioritizing concerns.
- Development projects that over-emphasize site-specific matters and neighbors' preferences fail to maximize benefits to the larger community. Opportunities are lost due to leaders' reluctance to operate outside familiar norms or to engage private developers in addressing the full implications of a project's impact.
- Decision timelines that are out of sync with appointed working group schedules or charges dilute the importance of broad community input, ignite civic distrust, and prolong real solutions.

For instance, a delay in establishing the Career Center Working Group (CCWG) put its work off-track of a crucial budget process. Critical decisions were rushed and based on incomplete information before the group's work concluded. The relevance of more than 30 community volunteers' and staff members' time and effort was put into question.

The Career Center site is approximately 12.5 acres and home to Patrick Henry Elementary School, Arlington Community High School, Arlington Tech, numerous academic programs within the Career Center, and the Columbia Pike

public library. Since January, CCWG has worked to develop a plan to add 800 seats to the Career Center facility and evaluate how to optimize future development on the site, including amenities for a possible fourth high school.

The complexity of redeveloping this parcel illustrates the necessity to look beyond the immediate school needs and to employ coordinated planning. It is a prime prospect for a new Arlington Way: re-prioritizing County projects to synchronize planning across departments and Arlington Public Schools (APS), providing maximum benefits to various stakeholders, and meeting critical needs in a more timely and cost-effective way.

Such an approach could simultaneously extend the range of benefits beyond schools to Parks and Recreation, transportation services, the public library, commercial development, and the vision for a revitalized Columbia Pike.

Arlington County says its Comprehensive Plan "... is one of the (County's) most important decision-making and priority-setting tools" and guides "coordinated development." But it is comprised of several plans for an array of independent concerns and does not include APS.

By integrating schools and the various County priorities:

- The county's Creative Preschoolers program could work with APS to expand preschool access;
- Urban Forestry could help APS and the county create natural playgrounds with interactive play elements to complement science and physical education curriculum and enhance benefits gained from exposure to nature;
- The county could revise permitting processes to reduce school construction costs and timeframes;
- Transportation could coordinate bus routes for secondary students, in turn expanding transit services for all residents and enabling APS to extend existing bus resources to its growing elementary enrollment;

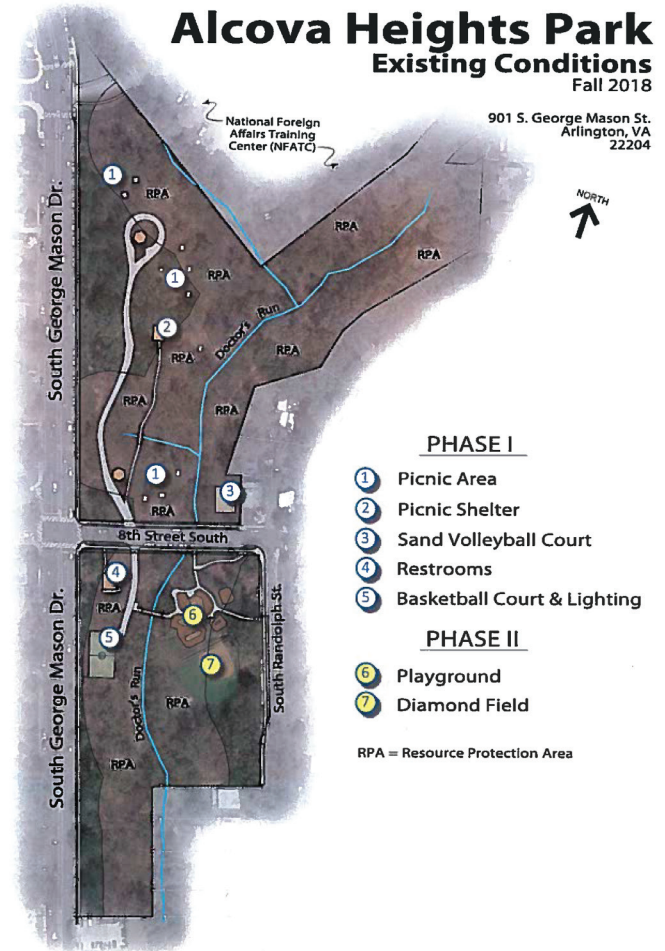
(cont'd p. 4)

Alcova Heights Park Renovations

by Alex Stevens

Several residents from Alcova Heights and Barcroft attended the County Parks & Recreation's Alcova Heights Park Renovation walk-through meeting in late September. Parks & Recreation representatives led the group on a tour of the park where attendees could provide feedback on the upcoming renovation plans. These plans will be carried out in two phases: the first phase is renovating the picnic shelter north of 8th St. S., improving accessibility to park facilities and making paths ADA-compliant, expanding the basketball court to regulation-size and improving the lighting, and renovating the public restrooms and will begin in 2020; the second unfunded phase will address the playground and diamond field.

Parks & Recreation representatives were open to attending a future joint civic association meeting to provide further details to the community. A chalkboard to write comments on is between the bridge and restrooms and will be checked by county staff. More information can be found here: <https://projects.arlingtonva.us/projects/alcova-heights-park-renovations/>.



Thomas T. Richardson

In Memoriam

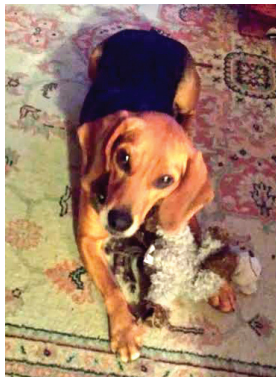
Thomas T. Richardson, 94, died on September 26, 2018 at home on 7th St. in Arlington where he'd lived since 1961. Tom was a WWII Navy veteran, attended Roanoke College and later earned a law degree from George Washington



University. He was a great historian, builder, political analyst, athlete, and loving father. Predeceased by his wife Jean and survived by his three children, grandchildren, dear friend and caretaker, and many long-term friends and acquaintances. He will be missed by all who had the pleasure of knowing him.

Pet of the Month: Sarge

Sarge enjoys life in Alcov Heights, checking out the daily changes one blade of grass at a time. He loves to say hello to all his friends, human and canine, and if you haven't met him yet, he'd be thrilled to make your acquaintance. Sarge and his feline buddy, Chrissy, live with the Hunter-Rhode family and can frequently be found hanging out with Mike on the front steps. – *Cathy Hunter*



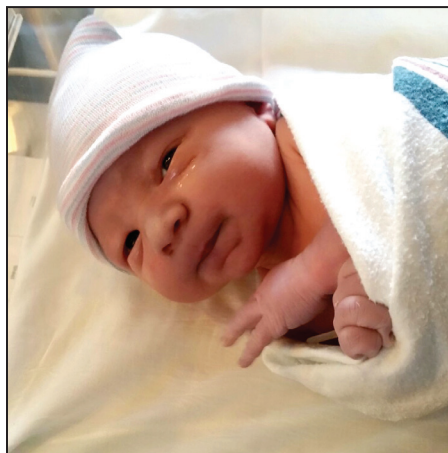
(Progressive Voice, cont'd from p. 2)

- The county could implement zoning and housing policies that generate economically diverse neighborhoods and schools, reducing disparities and maximizing opportunities;
- County and School Boards could cooperate to eliminate obstacles that prevent the optimal use of existing sites and facilities.

Madison cited "factionalism" as a threat to sound public policy. Today, the Joint Facilities Advisory Committee and Advisory Committee on Transportation Choices are steps forward. But the County can make swift progress through smart inter-departmental planning. APS can accomplish more by employing holistic decision-making and a long-

Announcements & Milestones

Elly and John Burke's son Max (below) was born on August 4 at 7 pounds, 3 ounces and 20 inches long.



music video *Edgewalker* on Youtube. **Lisa Cherkasky** has returned to styling for the *Washington Post's* Food

section and her work can be seen on Wednesdays. Eleven-year-old **Jamethiel Risa-cher** of 8th St. will be in the Kennedy Center production by Ballet West of the *Nutcracker*, December 5-9th. **Bob and Mitzi Williams** will be celebrating their 50th year wedding anniversary on December 16 and have lived here since 1978.

Jack Burgess, formerly of 3826 7th St., passed away on September 15th. **Jack and his wife Sue** were longtime AH residents from 1972-2000 until retiring to Staunton, VA. **Rev. Ashley Goff** became pastor at Arlington Presbyterian Church in July 2018; the **pipe organ** from the now-demolished Church has been donated to Calvary Presbyterian Church in Alexandria. **Pat Kehs'** band Jackie and The Treehorns has a new skate-

Sisters **Karen Erickson** (8th St.) and **Joanne Erickson** (Randolph St.) will be singing in the Arlington Chorale as it kicks off its 2018-2019 season with a special concert "Autumn in the Air" on Sunday, October 21, at 4:00 pm at the Unitarian Universalist Church of Arlington. Their next concert "Winter Wonderland" is 7:30 pm Saturday, December 8th which will be held at Westover Baptist Church.

term vision. As citizens, we can reject factionalism and unite around our common goals.

Collectively, we can reaffirm Arlington's standing as a leader in progressive governance and community engagement, turning opportunities like the Career Center site into models of exceptional achievement instead of exercises in frustration and divisiveness.

Maura McMahon is the mother of two children in Arlington Public Schools. An Arlington resident since 2001, she has served in numerous capacities including the Thomas Jefferson, South Arlington, and Career Center working groups. McMahon is president of the Arlington County Council of PTAs.



Kristina Dorville on 2018's Block Party Planning

Years ago, the AH Block Party was actually just the 6th St. Block Party, but it grew. By hosting the party for two years in a row under the leadership of Kristina Dorville, 6th St. began reclaiming its legacy.

Why did upper 6th St. volunteer to host again this year?

We had such a successful event last year and a fun time organizing it that we thought we'd volunteer again. I also love planning events!

When do you begin planning and working on the event?

I usually line up a date with everyone on the street a few months in advance (around June/July) via Doodle poll to ensure we have help and volunteers. Then we do the most coordination in the month leading up to the party. I shop for food on the Friday before and then we all set up!

How much time does setting up take?
It takes us about an hour with a few

helping hands. The Arlington Baptist Church loans us tables and chairs, which has made a huge difference I think (less curb sitting!) and helps set up go fairly quickly since they are just rolled down to us on racks. We reach out via one of our great neighbors, Danita Ellis whose family is affiliated with the church. They also sometimes help by sending some face-painting support. Frank Ebbert built an actual stage on Lisa Cherkasky's front lawn so the band's set up was a little longer than usual this year.

Whom do we need to get permits from?

We just get permits from Arlington County. Sara Uzel helps with that each year – thanks Sara!

Got any fun facts?

Well, we went through 350 plates this year! I think we had over 200 burgers and NO leftovers. Also – the 6th Street neighbors stayed out on the street after the party until midnight.

KIDS

**FOR
HIRE**

These Alcovia Heights youth are available for babysitting, pet sitting and other services. Want your name added to the list? Please e-mail additions or revisions to the editor at mrhode@gmail.com.

B - babysitting

B-RC - babysitting/Red Cross certified

D - dog walking

H - house sitting

L - lawn mowing

M - Mother's helper

O - odd jobs

P - pet sitting

R - leaf raking

S - snow shoveling

T - putting out trash bins

W - plant watering

Sofia Abela (B-RC, T, W): 703-317-7630, susill@gmail.com

Andrew Bolfek (L, O, P, R, S, T, W): 703-717-9009, andrew.bolfek@gmail.com

Andrew Burd (L, R, S, T): jrburd@verizon.net, cell 571-289-6347

Quin DuBois (B, P, D, O, T, W): 703-965-9093, quin.dubois.is@gmail.com

Mia Galvin (B, M, P, D, H): 703-772-0320

Thomas Guffey (H, L, M, O, P, R, S, T, W, D): 703-980-4076, thomasguffey117@gmail.com

Lily Hoffman (B, M, P, D): 571-999-3583

Natalie Manlove (B-RC, M, D, P, W): 703-862-3867

Lilly Neubauer (B, P, M, D): mneubs@gmail.com

Maggie Neubauer (B, P, M, D): mneubs@gmail.com

Sami Stewart (B-RC 3 hours max): 703-795-8508, sami@37006thst.com

National & Local Housing Trends

Home-buying trends are shifting thanks to generational differences, a strong economy, student-loan encumbrances and a growing housing-affordability gap. Changing buyer characteristics and desires are altering the market. Only one half of American adults are married, versus more than 70% in the 1970s, and more unmarried couples are looking for homes. First-time home buyers have historically averaged at 32 years although the average age of buyers purchasing a home for the second time has risen steeply from 36 in 1981 to 54 in the 2017.

Buyers, many of them young, also carry a median loan debt of \$41,200 and median income of \$38,800 nationwide. Those with loans on average delay their home purchases by seven years.

In the Metro DC there is more transition and higher income, which can equate to more relocation (Corporate, Govt, State Dept and Military) along with more frequent moving up locally. Higher end homes are lingering on the market and price drops have started.

It's the same case with upper end prices in other markets as well. Abundant supply and record prices are causing buyers to pause. Many US markets are seeing a shift from seller's to buyer's market. Lower priced homes are still in short supply, and buyers are snatching up what's available.

Arlington's fall real estate market in the low to mid-price points is still robust while the upper end market of is showing some shifting with more price reductions and longer days on market.

As of this writing (10/9/18), rates jumped to their highest levels in seven years with the predominant rate for 30-yr fixed at 4.875% and some major lenders are at 5%.

Are you holding off buying a home because you don't have 20% down payment saved? Would you like to buy, but not sure if your credit score or income will limit what you can afford? Good news! There are many options available for you. Call or email me with questions and we can confidentially discuss solutions for your situation.



Casey O'Neal
Associate Broker
703-217-9090
casey@caseyoneal.com
RE/MAX Allegiance
www.caseyoneal.com

FREE Notary Service for
Alcovia Residents!

Before you place your home on the market - I can help you be as ready as possible. Contact me for a *Room by Room Review* and I can share strategies for optimizing the presentation of your property with over three decades of experience.

A Neighbor Profile: *Suzanne and Mark Manlove*

(as told by Suzanne)

We moved into our little Cape Cod on S. 8th St. on Halloween day 1998, the year after we got married. 20 years, we can't believe it! We thought it was going to be our starter home, and it's turned into our forever home. With the addition of two small children, the galley kitchen and one little bathroom at the top of the stairs was getting tight, so in 2007 we remodeled and doubled our square footage. We loved our neighborhood and didn't want to leave it.

Our children Sean and Natalie went to the Children's Weekday Program across the street at the Methodist Church. They are still hanging out with some of the friends they met there 15 years later! Sean is a graduate from Wakefield High School and in his first year at University of Mary Washington in Fredericksburg. Natalie is a sophomore at Wakefield High School and is on the JV volleyball team. She does a lot of babysitting around the neighborhood and is enjoying getting to know the younger families in Alcovia Heights.

Mark collects vinyl and loves all kinds of music (if you are getting rid of any records, please let him know). He also enjoys cornhole, surfing, yoga, and reading on the front porch. I can be found outside walking our dog Cleo, running, hiking, and practicing yoga. I love hosting friends and family in our home and having potlucks.



For a lasting contribution to the neighborhood, we worked with neighbors and the county collecting petitions and planning for the installation of the sidewalks on the north side of S. 8th St. from Monroe to the park. We are also one of the founding families of the Alcovia Heights babysitting co-op, which we restarted in 2001, and it was instrumental in us getting to know so many great people in our community.

I left my corporate career as a creative director at Time-Life Music and Video to be more available for the kids when they were young. After a few years I started an interior design business out of our home. Now in its 11th year, Arlington Home Interiors continues to be an Alcovia Heights-based business, helping busy families create beautiful, functional and personal spaces in the DC metro area and it's recently become a family business. Mark left his work with NCTA in 2017 to partner with me. (And yes, we still like each other.)

Alcovia Heights has been a wonderful place to raise our family. We love our neighbors, seeing our friends' kids grow up, and are excited to see the neighborhood continue to evolve with so many new babies being born here every year. We joke that we'll all grow old here together and still have potlucks and drink beer on the back patio.

Leo and Gabe at Brickfair 2018

by Frank Ebbert

Brickfair is a series of events held annually across the country by FOLs - friends of Lego, enthusiasts of the art of Lego. Our local event is held annually, usually at the Dulles Expo Center and Gabe Henneman and Leo Ebbert set up WWI and WWII exhibits. Gabe and Leo built a WWI scene of a battle at Ypres, where the allies advanced the battle line. Features include a pair of trenches, a German "pill box" machine gun emplacement and a French tank. A Star Wars stormtrooper also makes an appearance.





Alcova Heights Block Party 2018

