



Woodmont Civic Association

October 2009

Quarterly Newsletter

From the President:

Woodmont Invited to Participate in Meeting with County Board Reps

On October 28, the president of the Woodmont Civic Association is invited to join the presidents of several neighborhoods (Arlington Forest, Ballston-Virginia Square, Barcroft, Cherrydale, Douglas Park, Fairlington, Forest Glen, Leeway Overlee, and Nauck) at a meeting with two County Board representatives. There is time designated on the agenda at Woodmont's quarterly meeting on October 15 to craft the message you want your president to carry to the meeting.

Barbara Favola and Mary Hynes are interested in our experience with neighborhood-focused services, such as the new single-stream recycling program, traffic management, youth sports, or emergency services. However, I will also have a few minutes to outline the successes and challenges in Woodmont.

What is the Woodmont message? If you are not able to join your neighbors at the meeting on October 15 (see agenda), but have ideas you want to put forward, please contact me at sjdr@verizon.net or telephone 703-524-0413.

Will the Woodmont Civic Association Continue?

Discussion at Woodmont's July quarterly meeting identified about 10 reasons for continuing the activities of the Woodmont Civic Association. The reasons clustered into two areas: benefits in representing the neighborhood to the County and benefits accruing to the neighborhood itself. The first group of reasons included recognition that civic life in Arlington uses civic associations as the basis for the "Arlington Way," often soliciting, even requiring, neighborhood opinion on zoning matters and other proposals and representing the community to the County. An organized civic association participates in the collective voice of the Arlington County Civic Federation on County fiscal and policy matters. An organized civic association is also the only mechanism for gaining

continued in next column

NEXT MEETING:
Thursday, October 15, 2009
7:30 p.m., Woodmont Center,
2422 N Fillmore St. (lower level)

AGENDA

- Woodmont Issues for Meeting with County Board Representatives
- Continued Discussion: The Future of the Woodmont Civic Association

Meeting notes (we don't have a secretary!) for the July meeting are available on the website at

http://www.geocities.com/woodmontca/meeting_minutes_main.htm

Will the Woodmont Civic Association Continue? continued from previous column

access to the separate funding the County provides for neighborhood conservation projects. The second set of reasons for having an organized civic association revolved around forming a sense of community among neighbors with common interests, providing a forum for community issues and a communication tool for the community, offering guidance to residents on county issues, and, "just in case" a big issue arises.

So, the question for October discussion: so what? Are the reasons specified in July compelling enough to motivate neighbors to donate time and effort to support the Woodmont Civic Association? Is it possible to reinvent Woodmont Civic Association with a new structure and/or activities to implement the specified goals? What would this new association look like? All virtual? Which goals require face-to-face communication to effectively meet them? What skill sets would we need in leadership positions?

Let's talk some more, recognizing that we will reach a decision point in January when planning for the next year must go forward and we must have volunteers to lead the association or plan for dissolution.



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Real Estate Corner

Submitted by Bob Kenney – Woodmont resident, Realtor, Graduate of Leadership Arlington (Class of 08 – Worth the Wait), and V.P. of Woodmont Civic Association.

Did another summer just fly by? I used to say that the only good thing about the summer ending is that football season gets underway. However, after watching the Redskins play in their first 3 games, I may have to reconsider that thought!

With regards to real estate, there are currently nine homes for sale in Woodmont. This is actually a high number for our neighborhood. The average asking price of these nine homes is \$1,377,422. The average “days on market” is 146 days. The price range is from \$799,000 to \$1,999,000. Since the last newsletter, two homes have sold in our neighborhood and one has an offer but is still waiting for settlement (closing).

When you look at Arlington as a whole, the average number of sales in August, 2009 for single family homes (SFH) priced over \$700,000, was down approximately 16% compared to August, 2008. Notably, the # of SFH's priced in the \$500,000's was up 56% compared to a year ago. Affordability is a factor! When you hear national home sale numbers being reported by the media, you will hear that homes sales have been up over this past summer. While this sounds promising, keep in mind that one survey by the National Association of Realtors suggests that 30% of the homes purchased in August, 2009, were by first time home buyers. In our area, these first time home buyers are typically looking at homes priced under \$500,000. On the bright side, a recent Real Estate Economic Summit in our area reports that the D.C. market lost the fewest jobs last year than any major metro area in the country. The peak in unemployment is projected to be in early 2010.

Have you been driving up and down Lee Highway and noticed all of the construction behind the Koons Toyota Dealership near Lee Hwy and Military? This is the site of the new Arlington County Fire and Rescue Station, as well as a parking garage that will be built for the dealership. Are you a fan of the Lost Dog Café in Westover? They have now opened their doors on the ground level of The Halstead – part of the Columbia Pike revitalization project. Most of you have probably noticed the major construction that is underway at the intersection of Glebe Road and Wilson Blvd (former home of Staples and the Bob Peck car dealership). This project will include two new office buildings, a public plaza, 28 new townhomes, and a four-story affordable apartment complex. New tenants of the office space will include Virginia Tech and IBM.

Zoning Issues in Woodmont

The Woodmont Civic Association has been notified of two zoning-related issues in the neighborhood:

- A preliminary subdivision plat (see poorly reproduced copy on home page of Woodmont's website) for The Reserve at Lorcom Lane has been submitted to Arlington County's office for Subdivision and Bonds Administration. The purpose is to subdivide the property at 2727 and 2731 Lorcom Lane (RPC numbers 04028025 and 04028026) into five (5) single family lots. The property involved is 52,956 square feet or 1.2157 acres. The plan may be reviewed at Land Design Consultants, 9401 Centerville Road, Suite 300, Manassas, VA 20110, 703-257-5600
- Early Years Enhancement Services, renting space from Cherrydale United Methodist Church, 3701 Lorcom Lane, has applied for a modification of its use permit to provide parents with the option to drop off children at 9 a.m. rather than the current start time of 9:30 a.m.

Calling Moms and Caregivers with Infants and Toddlers

Please stop by the play area at the Woodmont Center at 11:30 a.m. on Tuesday, October 20 to meet your neighbors for a brown bag lunch and play date plus discussion of whether to continue such an event on a monthly basis and exchange ideas for collaboration and support. For further information please contact alise_troester@hotmail.com or amythernstrom@yahoo.com

Woodmont Civic Association

<http://www.geocities.com/woodmontca>

Officers:

Sharon J. Rogers, President; 703-524-0413;
sjdr@verizon.net

Bob Kenney, Vice President; 703-812-9716;
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Secretary: OPEN

Naiem Sherbiny, Past-President; 703-524-3470;
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A Collection of Our Work

2725 N. Fillmore St \$1,000,000

2606 23rd Rd N. \$1,149,000



5BR/3.5BA Full River Views 29K+ SQ FT
Cul De Sac Lot Backing to 30 Acre Parkland

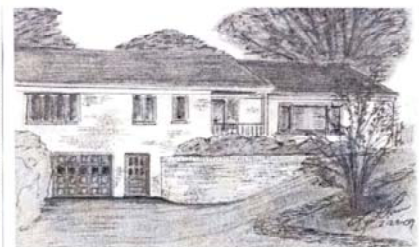
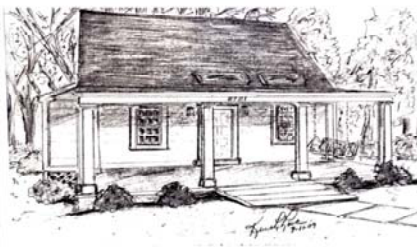
Post & Beam Home w/2005Addn 3BR/2BA + 2 Sep Apts
Generating \$2,200+/Mo. Priv16k Gorgeous Lot!

Recent Sales in Our Neighborhood

2621 North 24th St

2921 North 24th St

2420 North Lincoln St



Sold 25K Over in 4
Days! "AS-IS"

Sold in 6 Days!
Buyer Rep.

Sold 15K Over List
Price!!!



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Windy Run Trail Repairs Proceed

The County is proceeding with negotiations for the four easements needed for trail repairs. Delays may also occur because the Windy Run lift station site may be used for storage of some construction equipment needed for renovations to this and other lift stations. Notification of the anticipated trail closing should appear on the bulletin board at the head of the trail.

In the meantime, neighborhood resident Reg Leichy recently launched an effort to urge the National Park Service to restore the stairway connecting the Windy Run hiking trail to the Potomac Heritage National Scenic Trail. If you wish to show support for this initiative, please consider joining the Windy Run e-mail list serve established to keep the Woodmont neighborhood abreast of the project, by writing a message to: reg.leichy@gmail.com. Facebook users should consider joining the Facebook group "Friends of Windy Run Park and Trail - Arlington, Virginia." Search for "Windy Run Park" on Facebook to find and join the group. Your support for this effort is appreciated.

Our thanks to Kevin Love and Jonathan Prove for "coming through" with consistent support for this newsletter and the Woodmont Civic Association.

Woodmont Center Grounds Completed and Reopened

Work on the Woodmont Center ground was finally completed in early August only to have the sod torn up almost immediately, apparently by Parks Department trucks carrying materials for roof repair at the Woodmont Center. Repair of that damage is promised.

The contract for the Community Integration Center (CIC) run by Service Source has been renewed. The completion of Woodmont Center work and contract renewal was celebrated on September 18 with a small party and remarks by Barbara Favola, County Board Chair. Friends of the CIC are working on a contract to maintain the grounds.

The neighborhood is now enhanced with attractive plantings of red oaks, sawtooth oaks, red maples, white and Kousa dogwoods, serviceberries, lusterleaf hollies, emerald sentinel junipers and many large shrubs. The most noticeable addition is a "bio-retention" basin, a landscaped, layered facility for slowing and treating on-site stormwater runoff from the parking area. Water percolates through the system where it is treated by a number of physical, chemical and biological processes, eventually releasing clean water to the Windy Run and Potomac drainage. Not a play area, it is planted with shrubs, grasses and perennials. Our thanks to Patrick Wegeng and his staff for changing the contracted plan to create a rich, attractive low-maintenance environment.

Woodmont Civic Association Meeting Schedule

2010:

January 14: Woodmont Center, lower level, 7:30 p.m.
Deadline for ads and newsletter content: December 28
Deadline for newsletter delivery: December 31

April 15: Woodmont Center, lower level, 7:30 p.m. -- New elections
Deadline for ads and newsletter content: March 29
Deadline for newsletter delivery: April 1

Advertising Rates: Woodmont Civic Association Newsletter
1/4 page (15 sq.in.): \$25; 1/3 page (21 sq.in.): \$35; 1/2 page (30 sq.in.): \$50
Personal ads from Woodmont Association members are welcome at reduced cost.
Please send inquiry to sjdr@verizon.net

Please send text of advertisement by email attachment before the stated deadline to sjdr@verizon.net. Please send check for ad to Steven Reighard, Treasurer, 2921 N. 24th Street, Arlington, VA 22207
