



Woodmont Civic Association

April 2009

Quarterly Newsletter

Woodmont Center Grounds

The construction at the Woodmont Center is now about 75% complete and is expected to be finished by June 1. What shape will the grounds be in when the work is completed and how will they be handed over to the Parks Department for continued maintenance? These questions will be addressed by representatives from the County at the WCA meeting on April 16. Brent Stagnaro and Louis Robinson are from the Department of Environmental Services; Kevin Stalica is from Parks and Recreation.

Current plans for the grounds will be available.

Free Trees Available – Request by April 30

Each year Arlington County makes available free trees. The two trees that are available for free distribution – a bur oak and American hazel -- in 2009 are described on the county website—www.arlingtonva.us/Departments/ParksRecreation/scripts/programs/page68473.aspx

Woodmont’s representative is Nancy Kilpatrick. She can be reached at nkilpatrick@hrsa.gov or 703-525-4345. The County landscape unit will then begin tree distribution on May 4. The trees will be delivered to the

**NEXT MEETING: April 16, 2009
7:30 p.m., Woodmont Center, lower level**

AGENDA

- Woodmont Center Grounds Repair after Construction – County Representatives Brent Stagnaro, Louis Robinson, Kevin Stalica
- Windy Run Repairs (see p. 5)
- Neighborhood Day Block Parties (see p. 3)
- Elections for 2009-2010 (see p. 3)

Minutes for the January meeting are available on the website at http://www.geocities.com/woodmontca/2009_minutes_Jan.pdf

Free Trees Available – Request by April 30 *continued*

coordinator's place of residence. The coordinator contacts the requesters for pickup.

Thank you, Nancy, for this service to Woodmont for the second year in a row!

Woodmont Civic Association Annual Dues Payment - \$10

(The dues year runs from January through December)

Please fill out this form and mail it with \$10 (checks payable to Woodmont Civic Association) to the Woodmont Civic Association treasurer, Sue Bentley, 2600 24th St. N., Arlington, VA 22207

Name(s): _____

Street Address: _____

Telephone: _____

Email Address: _____

(will be used only for Woodmont Civic Association business and Arlington County preparedness initiatives)



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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.

The perfect storm..... Those of us in the trenches of the real estate market are very excited about the possibilities of one of the strongest Spring markets that we have seen in a couple of years. Why?

The stars are aligning at just the right time.

- The stock market rally the last two weeks of March, has renewed people's confidence;
- interest rates in the past couple of weeks are the lowest that I have seen in my 8 years in the business (I have one buyer who just last week locked into a 30 year rate at 4.37% - amazing!);
- a whopping 78% of first time home buyers (eligible for up to a \$8,000 tax credit in 2009) believe that now is a good time to buy a home:
- home prices have adjusted to more realistic levels;
- lenders are swamped with requests for pre-approvals, and ;
- I have had my busiest month since Fall 2008.

I'll keep you updated on how the Spring market plays out.

In our beloved Woodmont neighborhood, there are currently six homes for sale. The price range is from \$650,000 - \$2,245,000. Like the rest of Arlington, we have a diverse neighborhood with a wide range of homes with regards to size and updating. Many of you have asked me about my listing at 2727 and 2731 Lorcom Lane. The property consists of two older homes being sold together as a package on 1.2 acres of land. A reputable Arlington builder will be purchasing the land and building five new homes on the property. I do not expect that you will see any development begin until at least next Fall. It's funny – I have received several request from various neighbors and non-profit organizations who want to go onto the property and dig up the azalea bushes, cut the tulips and other Spring flowers, and salvage some of the structures. All good ideas – but for now the owners still live there so please be patient!

What's happening nearby in our community? In the next 30 days, the Petco at the intersection of Washington Boulevard and Fairfax Drive will be torn down. For now, the County plans on turning it into a small park. Eventually, that whole intersection will be reconfigured before any further plans will be approved. The infamous Ed Peete building on Lee Highway (across from the

Real Estate Corner *continued*

Safeway) which could not be finished due to significant structural problems remains standing. There seems to be a stand-off on who is going to pay for the tear-down. Arlington County could do it but it would cost tax payers an approximate \$600,000. Is the road work on Kirkwood Drive getting old for some of you? For many of us, it is our shortcut over to Clarendon and Ballston. They have been digging up the road and repairing aging water and sewer lines for months now. The good news is that the project is finally wrapping up. If you are curious about any projects in the area, then others probably are too. Please feel free to send me an email - BOBKENNEY@aol.com with your question and I will try to address it in the next issue.

Northern Virginia Conservation Trust Property Erosion Control Expected

Stormwater coming off Fillmore & surrounding developed areas is creating erosion on the one property in Woodmont owned by the Northern Virginia Conservation Trust (NVCT) -- RPC # 04026212. Since the property is not bounded by any roads (it's in the center of an area roughly bounded by 24th St. N., Fillmore, 24th Rd. N. and Kenmore), access is difficult. NVCT is working with Jason Papacosma and Alsinia Ervin with the Dept. of Environmental Services to mitigate the effects of the water damage. Repair costs will be shared between the County and the Trust.

NVCT also has a conservation easement on another property -- RPC # 04026213 -- that is owned by Woodmont of Arlington Homeowners Association.

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;
bobkenney@aol.com

Sue Bentley, Treasurer; 703-524-1652;
bentleys@saic.com

Monty Tripp, Secretary; 703-533-5136 ;
Tripp@wexlerwalker.com

Naiem Sherbiny, Past-President; 703-524-3470;
nasherbiny@verizon.net



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Election Slate Proposed

Here are the officers who will be presented for election at the April 16 meeting:

President: Sharon Rogers, 2922 24th St. N. Sharon has lived in Woodmont for 15 years. A retired sociologist, academic librarian and university administrator, she volunteers at Ten Thousand Villages and is secretary of the Arlington County Civic Federation.

Vice President: Bob Kenney, 2707 Lorcom Lane. Bob moved to Arlington in 1997 and have been in Woodmont since 2001 Bob has a masters degree in Social Work and worked for many years with the seriously mentally ill adult population. He is a licensed real estate agent with RE/MAX Allegiance in North Arlington (see his column here). In what spare time he has you might catch him at the Clarendon Dog Park or working out at Golds Gym in Ballston; and if he's lucky - slipping away for a long weekend at the beach!

Treasurer: Steve Reighard, 2921 24th St. N. Steve moved to Woodmont from Woodbridge in June 2008. You'll see him riding his bike everywhere, including to work in DC where he is a director in Navigant Consulting's Construction Practice. Steve is a CPA with extensive experience in the construction industry.

Election Slate Proposed *continued*

Secretary: Scott Raspa, 2927 24th Rd. N.

Nominations will be accepted from the floor for officers as well as 4 delegates to the Arlington County Civic Federation. Current representatives to the Arlington County Civic Federation are Bob Kenney, Norm Mosher, Sharon Rogers and Lee Rooker. We would happily accept nominations for the position of representative and alternate to the Neighborhood Advisory Commission. These positions have not been filled for several years and represent a substantial time commitment

Terms of office are for one year and begin immediately upon election. One vote may be cast per household. A current paid membership is required for voting.

Our appreciation goes to Sue Bentley who has ably served as Treasurer for several years and to Monty Tripp who stepped in as Secretary for the last year.

Communication in Woodmont Between Newsletters

Current information on Woodmont activities appears on the Woodmont Civic Association website at <http://www.geocities.com/woodmontca>. Please send your email address to sjdr@verizon.net for other updates.

Meet Your Neighbors: Plan Your Block Party for Neighborhood Day on Saturday, May 16

Celebrate Arlington County's Neighborhood Day by organizing a block party to meet your neighbors. At the January meeting the group approved the idea. Here's your chance to apply! The Woodmont Civic Association will support 4 parties at \$50 each, first come first served. Will one of the parties be yours?

A Woodmont Block Party for May 16!

Block(s) or area: _____ Estimated # people _____
(e.g., 23rd Rd or 26th St or west end of Fillmore or Kenmore St)

Contact Name: _____ Phone No. _____
(must be member of Woodmont Civic Association)

Where do we send the \$50 check? _____

Send this request to Woodmont Vice President Bob Kenney (2707 Lorcom Lane, Arlington, VA 22207 or by email to bobkenney@aol.com) to be one of the first four (4) to receive the block party funds.



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Windy Run Erosion and Trail Repairs

Many neighbors who use the Windy Run Trail have wondered when repairs to the area would begin. Here's the current information –

Steps – the wood steps up the hill to the right hand side of the stream are scheduled for repair by Eagle Scout Jason McNabola this spring. The scout is preparing the scope of work now. Arlington will provide the materials to the troop to complete the project. Work order 31520. If the scout troop defaults on this project we will step in to complete it.

Ravine – carpenters have examined the area and will fabricate a small bridge to cross the area. Work order 31318

Fallen trees across path – staff has begun cutting them out of the pathway. More trees remain closer to the George Washington Memorial Parkway. Work order 31317

Arlington County will fix erosion in Windy Run stream that threatens our sanitary sewer pump station. This work will also stabilize and repair the significant slope/trail damage downstream of the pump station that occurred during the June 2006 storm event. An additional project element is re-alignment of a sanitary sewer to eliminate the 'hanging' sanitary sewer crossing (sanitary sewer crosses the stream several feet above the streambed, rather than underground) that currently exists upstream of the pump station.

The project extends from about 200' upstream of the pump station to about 200' downstream of the pump station. The overall design approach is similar to that used for the stream restoration work that occurred in Donaldson Run a few years ago, using natural channel design principles and extensive native vegetation to stabilize the stream. Our hope is to issue construction bids later this spring, with construction occurring sometime during the summer.

Rock slide – Arlington County's ownership ends before the George Washington Memorial Parkway.

Please come to...
A Family Easter Egg Hunt
on Easter Sunday
April 12, 2009
at 12:30 p.m.
on the lawn of The Cedars



This is a Bring-Your-Own-Eggs event.
If you plan on attending, please
bring filled eggs to
the Heyns at 2206 24th St N
by Saturday, April 11.
Please bring friends and neighbors!
Call Stan or Dawn at (703) 524-0786 for more
information.

Windy Run Erosion and Trail Repairs *continued*

Property beyond that point and including the Potomac Heritage Trail belongs to the Regional Park Authority. No remediation may be possible.

--- Jason Papacosma, Watershed Manager, Arlington County Dept. of Environmental Services Utilities and Environmental Policy Division and Kevin Stalica, Park Service Area Manager / Trails Manager / CPSI

**Our thanks to the advertisers who
support this newsletter and the
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Woodmont Civic Association Meeting Schedule

2009

July 16: Woodmont Center, lower level, 7:30 p.m.

Deadline for ads and newsletter content: June 29

Deadline for newsletter delivery: July 2

October 15: Woodmont Center, lower level, 7:30 p.m.

Deadline for ads and newsletter content: September 28

Deadline for newsletter delivery: October 1

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 s.i.): \$25

1/3 page (21 s.i.): \$35

1/2 page (30 s.i.): \$50

Personal ads from Woodmont
Association members are welcome at
reduced cost.
Please send inquiry to sjdr@verizon.net

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Treasurer, 2600 N. 24th Street,
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