



Woodmont Civic Association

January 2009

Quarterly Newsletter

Friends of Woodmont to Explain Role at Woodmont Center

Carolyn Hottenstein, co-chair of the Friends of Woodmont, will explain the group's activities as a support group for the Community Integration Center, contracted to Service Source, at the Woodmont Center. Brenda Jones directs the day program for about 40 intellectually disabled and special needs adults. All participants in the day program have graduated from the Arlington Public School system and are considered employees of Service Source as they work on directed activities.

Friends of Woodmont played a key role in urging the county to proceed on the renovation currently underway at the Woodmont Center. Caroline Hottenstein will be requesting coordination with the Woodmont Civic Association in urging the county's Parks and Recreation Department to increase the care level of the grounds of the Center when the construction is completed.

**NEXT MEETING: January 15, 2009
7:30 p.m., Woodmont Center, lower level**

AGENDA

- Friends of Woodmont (see story) – Carolyn Hottenstein, co-chair
- Caring for Orphaned Roundabout (see below) Alice Troester– request for matching funds
- Discussion of a possible revival of the Memorial Day picnic, a Fourth of July neighborhood parade, or perhaps a plan to celebrate the re-opening of the Woodmont grounds.
- Nominating Committee for April Elections (see page 3)

Orphaned Roundabout Needs Our Help

Ever notice when driving around Arlington that some of those "traffic calming" roundabouts are nicely planted while others are eyesores? When neighbor Alise

continued on page 3

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.

Arlingtonians often ask me if the Arlington real estate market is holding up better than the rest of the region. Is it? And if so, then by how much?

Let's look at the numbers for October, 2008. Overall, Northern Virginia saw an 18% drop in the average sales price of a home (condo, townhouse, single family) when comparing sales in October, 2007 to sales in October, 2008. Arlington, however, saw only a 4% decline. In Arlington, the biggest decline was in the price of townhomes, while the price of single family homes held up quite well. In our zip code 22207, the average sold price actually increased by 4% using the same (October) comparison.

If we look at our own neighborhood, Woodmont had 16 homes change owners in 2008 (16 in 2007) per MRIS. The most expensive home sold this year was the manor house located at 2500 25th Street. N. It sits on 7.4 acres sited above the Potomac River and sold for 4.5 million. Excluding this property, the average sold price in Woodmont this year for a single family home was \$1,116,000 (\$1,183,000 in 2007). The lowest sold price for a home was \$720,000 (\$660,000 in 2007) and the highest sold price (excluding 2500 25th Street) was \$1,950,000 (\$2,350,000 in 2007). Overall, our neighborhood is showing strength as many believed it would. You cannot say enough about location, location, location.

It sure does not hurt either that our community as a whole has been recognized nationally for its smart growth over the past 10 years. Recently, Clarendon and Wilson Boulevards were named one of the top 10 great streets in the U.S. by the American Planning Association – quite an accomplishment!

Have you been wondering lately about some of those development sites that you see around the

county? Did you know that it looks like the CVS and Sala Thai restaurant at 10th Street and Washington Blvd. will actually be torn down soon (the sign still says coming in Spring, 2007). A mixed use building of retail and residential units will be built. The land that has been cleared behind the Wendy's at Courthouse (goodbye KFC and Taco Bell) will begin construction in the coming months. While I had first heard that this would be all retail shopping, it is now reported that the project will include 141 residential units and first floor retail space. The Palatine in Courthouse is officially completed. This is a 274 unit residential building (behind the Arlington jail) that started as condos but then switched to apartments when the market turned soft. Turnberry Tower, the lavish and expensive condominium building in Rosslyn, is projected to be completed sometime this summer. The views of DC are stunning and the elevators open into your apartment. There is a 5 bedroom unit available with over 5,000 square feet for the low asking price of \$7.12 million. Condo fees are a mere \$2,100/month. I am sure, however, it is fabulous! Last, the site on Fairfax Drive where

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It's GO Time!

Buying a home should always be approached as a good long-term investment, providing equity accumulation, historical cost appreciation and tax benefits over time.

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Call me if you have any questions about home ownership. If you are looking at a home that needs Energy Efficient improvements, ask about the Energy Efficient Mortgage.

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Fax: 703-524-9014

Email: JVentura@cbmove.com

Website: www.cbmove.com/June.Ventura



RESIDENTIAL BROKERAGE



Woodmont Civic Association

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Orphaned Roundabout Needs Our Help, *continued from page 1*

Troester moved in on 25th Street she started wondering the same thing about the eyesore in front of her house – and took action.

Ms. Troester discovered that the county builds these objects and then abandons them to the kindness of neighbors.

So, Ms. Troester proposes a “deal.” The county has agreed to remove the ugly, overgrown, mishapen juniper currently occupying the site. Ms. Troester is gathering funds from neighbors to fund a planting for the area (and gathering promises of sweat equity as well). She requests matching funds from the Woodmont Civic Association. The Executive Committee recommends that this request be granted, not to exceed \$75.00.

Is It Your Turn?

The WCA Executive Committee wishes to form a Nominating Committee to recommend a slate of officers and other positions for the election scheduled to take place at the April meeting.

The positions available are President, Vice-President, Secretary and Treasurer, four delegates and alternates to the Arlington County Civic Federation, and representative and alternate to the Neighborhood Advisory Commission. Your current officers are listed in the box on this page. Representatives to the Arlington County Civic Federation are Bob Kenney, Norm Mosher, Sharon Rogers and Lee Rooker. The position of representative and alternate to the Neighborhood Advisory Commission has not been filled for several years and represents a substantial time commitment.

What do the officers do? The President generally arranges for the meetings and conducts them, as well as serving as the primary contact for WCA business. In practice the President has assumed responsibility for

continued in next column

Is It Your Turn? *continued*

preparing the newsletter (it is distributed by the group home residents as part of their service agreement to the community), but it is possible that this responsibility could be delegated if the President desired (any volunteers?) The Vice President serves as a back-up for the President, and the secretary and treasurer assume the conventional responsibilities.

Delegates to the Arlington County Civic Federation (ACCF) may be as active or passive as they choose. The ACCF meets monthly, September to June. A snapshot of ACCF activities and interests is available at www.civfed.org.

So, is it your turn to make a contribution to the Woodmont Community? You may do this by volunteering to serve on the Nominating Committee (we'd like to have representation from each major street in the neighborhood). You may volunteer to serve in one of the capacities outlined above. You may cheerfully say “yes” when someone on the Nominating Committee calls and asks you to serve.

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

Would You Come to a Party?

Or, rather, what kind of party would you come to? If you can't be at the meeting on January 15 send your ideas to one of the officers (see above).



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Real Estate Corner, *continued*

the Arlington Funeral Home has been for over 30 years, will be redeveloped keeping the funeral home and adding 124 residential units, retail, and a 9300 square foot theater.

And, check out the April Woodmont newsletter for more details on the development of my land listing (1.2 acres) on Lorcom Lane that recently went under contract.

Red Cross Active in Arlington

The Arlington Chapter of the Red Cross provides Neighbor to Neighbor assistance. For instance, on Thursday, October 23rd at 10 am, the Arlington Red Cross Disaster Action Team responded to a second floor, single-family fire at the two-story garden style apartments at the corner of 738 North Nelson Street and Wilson Boulevard in the Ashton Heights neighborhood. The Red Cross provided food and drink to the firefighters and the property management company. The fire was confined to the refrigerator and surrounding walls. The apartment residents were not home.

For more information about the local Disaster Action Team of the Arlington County Red Cross Chapter or how to volunteer, please go to <http://www.arlingtonredcross.org>.

Inauguration Hoopla

Need to entertain those "best friends" who remembered that you had a spare bedroom in the Washington area? Arlington County is helping you out with a website full of Arlington-based suggestions for activities and entertainment: <http://www.stayarlington.com/index.cfm/13894>.

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

Fort C.F. Smith Activities:

Civil War Forts Van Tour: Forts of North Arlington

Saturday, January 24, 2009, 12:00 PM - 3 PM

Ages 12 to adult. Register children and adults; children must be accompanied by a registered adult. Union fortifications in North Arlington were built to protect Washington and the bridges across the Potomac River. We'll begin our program at Fort. C.F. Smith and travel by van to Forts Bennett, Ethan Allen and finally Fort Marcy in Fairfax County. Learn about the men and equipment stationed at the forts and the reasons behind each fort's location. Dress for the weather. Walking will be on mostly flat unpaved surfaces. *For more information: 703-243-4342.*

Meet at Fort C. F. Smith Park, 2411 N. 24th St., Arlington, VA 22207.

\$10 fee payable on the day of the program.

Reservation required, register online

<https://registration.arlingtonva.us/vsiwebtrac.html> or call 703-228-4747. Program # 622705C

Overnight Outback Adventure

Saturday, January 24, 2009, 3 PM - 9 AM

Ages 7-11. Register Child Only.

Hey Blokes and Sheilas!! Join the Park Rangers for an overnight adventure filled with things to do and learn about the world "down under." Activities will include designing a t-shirt, playing exciting games, making walking sticks, and making and playing a musical instrument. A yummy pizza dinner and an evening walkabout will all be part of the fun. After the stars come out, we'll settle down for a right good movie. And in the morning, a hearty breakfast will be served. Bring a sleeping bag, pillow, PJs, a warm jacket and a flashlight. Check-in from 2:30 to 3. *Meet at the Hendry House at Fort C.F. Smith Park, 2411 N. 24th St. 22207.*

For more information: 703-525-0168.

\$80 payable upon registration.

Registration required: deadline January 21.

Registration and payment deadline: January 21, 2009, register online

<https://registration.arlingtonva.us/vsiwebtrac.html> or call 703-228-4747. Program # 628312A

For other activities in neighboring parks go to

<http://www.arlingtonva.us/departments/ParksRecreation/ParksRecreationNews.aspx>



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Arlington, Virginia 22207

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Woodmont Civic Association Meeting Schedule

2009

April 16: Woodmont Center, lower level, 7:30 p.m. --
New elections

Deadline for ads and newsletter content:
March 30

Deadline for newsletter delivery: April 2

Other scheduled dates for 2009:

July 16
October 15

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
- Full page (60 sq. in.): \$100

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 Sue Bentley, Treasurer, 2600 N. 24th Street, Arlington, VA 22207