



Woodmont Civic Association

July 2009

Quarterly Newsletter

From the President:

Why Do We Need the Woodmont Civic Association? Do We Want the Woodmont Civic Association?

Remember last January we asked if it was your turn to serve Woodmont as an association officer? That question was met with resounding silence. The answer again was “we don’t need this” in the “no thanks” response to the Neighborhood Day block party initiative.

So now we face new questions – Why do we *need* the Woodmont Civic Association? Why do we even *want* a Woodmont Civic Association? What is the *future* of the Woodmont Civic Association? Let’s start the conversation now so we reach a timely and considered resolution.

The options seem to be –

Find New Leadership. I will not serve as president again. Bob Kenney, the current vice-president, isn’t able to move up to be president. Here’s the recent history: no slate for officers was presented in April 2008. This situation was rescued after much arm-

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

AGENDA

- Windy Run Trail Repairs - Jason Papascoma, Watershed Planner
- Pros and Cons of continuing the Woodmont Civic Association

Minutes for the April meeting are available on the website at

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

You’re Invited! Mark your calendar for July 18!

Windy Run Erosion and Trail Repairs

Jason Papascoma (see above) will be present in person at Woodmont’s quarterly meeting to describe work on the trail and answer questions. But even more important, Jason is available to walk the trail with Woodmont neighbors on Saturday morning, July 18, 9:30 a.m... Meet at the circle on Kenmore St. Please

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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, Steve Reighard, 2921 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 first half of 2009 is just about in the history books. The 2009 Spring real estate market for Arlington County was active – all things considered.

So what has happened in our small corner of the world as of late? There have been two homes in Woodmont that have sold so far this year. It is probably no coincidence that they were two of the lowest priced homes in our area (asking \$650,000 and \$819,000). Currently, there are two homes under contract whose asking prices are \$885,000 and \$915,000. The difficulties begin with the homes in our neighborhood priced over \$1,000,000. There have been two (yes- two again!) homes in the \$1.3m – \$1.5m price range that were withdrawn from the market having not received any suitable offers. Currently, there are four homes for sale on the market ranging in price from \$800,000 to \$2 million. The average number of days on the market for these four homes is 218 days and counting. It is a tough market for some of these higher priced homes.

In the D.C. metropolitan area, as well as all across the U.S., nearly half of all home sales fall into the “financially distressed” category. This is a shockingly high percentage, and luckily is not the case for our Woodmont neighborhood. “Financially distressed” typically means that the property has been foreclosed and is owned by a bank, or the home is being sold as a “short sale.” A short sale indicates that the sellers are “upside down” on their mortgage and are heading towards foreclosure. The bank agrees to allow the homeowner to sell the house for less than they owe on their mortgage. The bank will accept the sales price as payment in full on their loan. It is often a complicated, grueling, drawn-out process.

In our Woodmont neighborhood, many of you may have walked or driven by the two new homes that are being built side by side on 24th Street. Did the frames of the homes seem to get built overnight? That is because these two homes arrived on trucks one sunny Spring afternoon. It was quite a sight to see that process unfold!

There has been a lot of activity in the Lyon Village shopping center. The Giant is being renovated (finally!). They did a nice job remodeling the Giant on Washington Blvd. so hopefully this will be equally as impressive. I also

Real Estate Corner *continued*

learned there will be a new sign for the grocery store. Does this mean that maybe the whole shopping center could be getting a “face-lift”? I could not confirm this but it sure would be nice!

Has anyone noticed the restaurant that was built onto the back of the Pawn Shop and how popular it has become? The name of the restaurant is Tarbush Mediterranean Grill. The outside dining area has been packed every night with people, and they began adding even more tables in the parking lot on the backside of the restaurant. I thought for sure that they had recently been granted a liquor license since herds of patrons were showing up nightly. Surprisingly, there is no alcohol served there. What they do have, however, are hookas which are large, multi-stemmed water pipes used for smoking. On any given evening, at least one hooka is being used at every table. They are so big that the hooka can be placed on the floor and smoked by a patron sitting in a chair at a table. It is quite a sight for those of us who have not been exposed to hookas.

Before the summer is over, try something that is new for you in this great community that we live in. You could take a drive, walk, or ride your bike in a different Arlington neighborhood, eat at a restaurant that you have never been to before, or check out that Arlington retail store that you have driven by 100 times but never stopped and gone inside. Try it - it's good for the soul and good for Arlington!

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

Steven Reighard, Treasurer; 703-;

sreighard@verizon.net

Secretary: OPEN

Naiem Sherbiny, Past-President; 703-524-

3470; nasherbiny@verizon.net



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Trees Grow in Woodmont

Remember that orphaned roundabout on 26th Street? Woodmont resident Alise Troester has marshalled resources from the County, the Woodmont Civic Association and her neighbors to achieve an attractive new planting for the neighborhood. Congratulations!



Before



After

County Tree Distribution: Neighborhood Day trees were distributed to 5 Woodmont households for a total of 13 trees: 8 filbert trees and 5 bur oaks – a better record than last year. Many thanks to Nancy Kilpatrick for overseeing this effort on behalf of the association.

And More Trees: We're grateful to the Woodmont of Arlington Homeowner's Association for maintaining the wooded area at the intersection of Lorcom Lane and Fillmore. It serves as an attractive entrance to the Woodmont Community. The Woodmont of Arlington Homeowner's Association represents the homes on 24th Rd. N. The home owners have planted many additional trees to help give a more natural and fuller appearance to the area, replacing trees that the builder cut down. Our thanks to these good neighbors.

Calling all Long-Time Residents of Woodmont to Join Us for Coffee in September

We'd like the names neighbors who have lived in Woodmont for 40 years or more to feature their stories and memories in the October issue of the newsletter. Please send names and phone numbers to sjdr@verizon.net or phone 703-524-0413. When we know how many we have we'll organize the date and time.

Give Me a Break!

BABYSITTING: Rising 9th grader at HB Woodlawn available for babysitting in the summer and during the school year. Completed Red Cross babysitting class with CPR training. Call Jennifer at 703-243-2369.

CAR DETAILING: College freshman home for the summer charges \$100 per car to do the following --
Outside: wash, wax, Rain-ex the windows, clean and shine the tires/wheels on the outside
Inside: vacuum everything, wipe down the dash, clean kick-panels and door runner, Windex the windows, spot treat and condition the leather, if needed. Call John Philip at 703-595-9024 or jpamorgan@gmail.com

Short personal ads are available to Woodmont residents for \$5. See details for submission on back page

THE (2ND) FIRST ANNUAL FIREFLY FESTIVAL (Rained out last year!)

Sunday, July 12, 2009, 7:00 PM - 9:30 PM,
Fort C.F. Smith Park

All ages. Celebrate summer's natural night lights with us! Enjoy tons of activities all about the critters that light up the night. Events include bug hunts, games, crafts, walks, contests, talks about fireflies, and much more. Bring your picnic blanket and dinner to enjoy as we wait for the sun to go down and the lights to come out. Information: 703-228-6535. No registration required. \$5 fee per person, \$20 max per immediate family payable at the festival. Sorry - No rain date!



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2725 North Fillmore Street Listed for \$1,100,000



Sold \$25,000 Over Asking
In 4 Days!!!



Sold \$15,000 Over Asking
In 7 Days!!!



Sold for \$2,116,000, Highest
Sale in N. Arlington in Over 1 year!

Find out what some of your neighbors had to say about us:

"Kevin and Jonathan did an exceptional job, even during a tough marketplace last fall '08. Our home sold over asking, in 4 days! We couldn't be happier! Kevin and Jonathan are an excellent team!" – William and Missy Nolden (2621 North 24th Street)

"We found Kevin quite by accident while shopping for a new home. One of the properties we were considering had been listed for over 6 months by another broker. After touring the home a second time after Kevin and Jonathan took over the listing we noticed a marked improvement in the way the home was staged as a result of numerous subtle changes that greatly enhanced the homes appeal. After moving into our new home in Woodmont we decided to list our previous home in McLean w/ this Dynamic Duo, and true to their word , had our home sold for full price in less than 3 weeks!"- Glenn Tobin and Joy Keeler (2944 North 26th Street)

"I purchased my home in Arlington in May 2008 with the help and insight from Kevin Love. He was very knowledgeable of the Arlington market, and has many connections, a long history and an excellent reputation. He literally "got into my head" and narrowed the many choices to only a few. Of those few, he helped me find my dream home. At no time was he pushy, or even remotely attempted to steer me into a home that wasn't perfect for me. I love my home, neighborhood, and the great experience I had with the "Love" team!" -Steve Reighard (2921 North 24th Street)

Kevin Love & Jonathan Prove
Re/Max Allegiance
703-807-1986 Direct 703-522-1940 Office
www.KeinLove.com



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From the President:

Why Do We Need the Woodmont Civic Association? Do We Want the Woodmont Civic Association? *continued from page 1*

twisting by means of a special meeting in June 2008 which elected a full slate of officers. In April 2009 we were grateful to gain the commitment of a new treasurer, but do not have a secretary (in a meeting with about 20 people present, no one would volunteer for this relatively simple task and the person proposed by the nominating group withdrew). We fill three of the four slots for representation in the Arlington County Civic Federation with no alternates; Woodmont has not had a representative to the Neighborhood Conservation Advisory Commission for some years.

So where will the new leadership come from? After membership declined in recent years to 10 or 15 households membership is now up to about 60 households. Surely there's someone in that increased population who will serve?

Wither Away. The constitution and bylaws (see the website) do not seem to anticipate an orderly closing of the WCA. There are only two hints of what might happen in the event of no election of officers. The Constitution, Article V, Section 5 specifies that officers "shall serve until their successors have been elected and qualified." Think of them as ghost officers? The Bylaws, Article IV, Section 3 specifies that "in case both the President and Vice-President are absent or disqualified, the Treasurer shall perform the duties of President." Shall we call it the last man standing clause?

Explore a Possible Merger with a Neighboring Civic Association. A subtext for this option, of course, is would they want us? No explorations have confirmed this one way or the other. Woodmont was formerly part of the Parkway Civic Association which imploded in the early 1990s over an issue similar to Woodmont's 2003 "bridge" issue (see the website if you want a rehash). Parkway splintered into Donaldson Run, Dover-Crystal,
continued in next column

From the President:

Why Do We Need the Woodmont Civic Association? Do We Want the Woodmont Civic Association? *continued*

Riverwood and Woodmont. Would current Woodmont residents be better served by being part of a larger association with a larger population from which to draw leadership, foster a larger variety of activities and provide representation to and involvement in the larger Arlington civic community?

To start the conversation on a way forward for the Woodmont Civic Association there will be time on the July agenda to explore the pros and cons of these issues. There will also be a preliminary discussion of the path toward a change in status. The results of the conversation will be captured and shared with the rest of the community in the next newsletter.

--- Sharon J. Rogers

You're Invited! Mark your calendar for July 18!

Windy Run Erosion and Trail Repairs

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RSVP to sidrr@verizon.net to let us know that we can expect you.

The County is mostly complete with design and is entering the easement acquisition phase for four properties where they need permission to do some of the stream restoration and infrastructure work. This phase will likely take a few months.

They have assessed potential impacts to nearby trees and will work to minimize tree loss. But, there will be impacts on mature trees to complete this project to restore the slope and trail, protect the County lift station and associated infrastructure, and improve stream habitat.

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



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Woodmont Center Grounds: Believe It When You See It!

Here's the official word, as of Tuesday, June 30, on the status of the Woodmont Center construction project from Brent Stagnaro, Construction Management Specialist, Department of Environmental Services:

"The contractor is working diligently to complete the work although some work has been found to be deficient and is being corrected. The field will begin receiving soil and sod in about a week. The major portion of the work is estimated to be completed by the third week in July but punch list items will require the contractor's presence until the end of July. The asphalt at the remaining entrance is planned to be installed next week."

continued in next column

Woodmont Center Grounds: Believe It When You See It! *continued*

So when you arrive at the next quarterly meeting on July 16 you may be able to view the finished product. As you admire the sod your kids can play on -- rather than the seeded straw that was planned -- thank neighbor Lucille Pavco for her initiative in contacting the County folks to persuade them that the Woodmont neighbors -- and most of all, their kids -- needed grass to play on immediately now that the summer was half over!

The plantings also should be installed -- the contractor and Parks will have the responsibility to keep them alive. Any plants that succumb to hot, dry weather will be replaced by the contractor. The contract also includes repair of construction damage to the street bed on Fillmore.

Woodmont Civic Association Meeting Schedule

2009

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

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 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