



# Over the Fence

News for Neighbors from the Arlington Heights Civic Association

*Summer 2007 Edition*

Visit our website: [www.ahca.info](http://www.ahca.info)

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## PRESIDENT'S MESSAGE

Jim Gill asked me to prepare the President's Message since he is at the Jersey shore. It was a busy spring in Arlington Heights. We approved an updated Neighborhood Conservation Plan. Kimberly Sumner organized a plant swap. Rebecca and John Mashaw hosted the Garden Tour. Participants visited six neighborhood gardens on a spectacular spring day, exchanging gardening tips and plants. Neighborhood volunteers Cathy Camp, Phil Mackall, Sarah Reidy, and Kimberly Sumner worked beside me, planting new perennial flowerbeds and azaleas along S. Irving St. at 2<sup>nd</sup> St. South. Arlington County staff continues to indicate that the park's asphalt path should be installed before the Fair. Cathy Camp is leading an effort to obtain another Park Enhancement Grant for the area. Many thanks to all of our volunteers who do so much to make this neighborhood a great place to live.

Members of the Executive Committee continue to focus on potential changes to county facilities in the neighborhood. AHCA is moving forward on Neighborhood Conservation Plan recommendations to improve TJ. On June 6, President Jim Gill sent a letter to the County Board requesting that the TJ site be master planned, with school options in mind. This letter is posted on our yahoo group. It is unclear how soon change will come at TJ, or other sites, due to competing needs (notably, Wakefield High School) and limited available bond funding. On June 21, Mr. Ferguson sent a letter to the School Board asking that it place all Building Level Planning Committees (BLPCs) on hold until funding priorities can be determined. Two of these involve facilities in our neighborhood: the Career Center and TJ Middle School.

AHCA has been actively participating in the BLPCs for the Career Center and TJ Middle School. The School Board has not yet taken action on the Superintendent's recommendations for the Career Center, available at [www.arlington.k12.va.us/currentnews/multisite/presentation.pdf](http://www.arlington.k12.va.us/currentnews/multisite/presentation.pdf). **However, there are conceptual designs for TJ Middle School. AHCA strongly recommends that you review the designs. All proposed designs impact the recreation grounds at TJ. Some move the community center. All reconfigure surface parking along Second St., requiring relocation of courts and tree removal. None of the designs include tiered parking or a new gym.** See, [www.arlington.k12.va.us/facilities/design/Jefferson/PresentationBLPCMtg08.pdf](http://www.arlington.k12.va.us/facilities/design/Jefferson/PresentationBLPCMtg08.pdf) (scroll down to see Options A through C). An AHCA meeting to discuss the designs is tentatively scheduled for **Tuesday, September 11, 2007**. Updates on date, time, and location will be posted to the yahoo group, or call an officer.

In other news, the Columbia Pike Implementation Team (CPIT) met recently to address the proposed Highland St. alignment at Columbia Pike. The county's new proposal to align Highland Street in the Douglas Park neighborhood would have it continue past the gas station through All Around Art and meet 11th Street at a right angle. This approach would likely limit the potential increase in cut-through traffic beside Patrick Henry Elementary School.

Please join us for our **next meeting on Tuesday, July 17, at 7 p.m.**, in the Patrick Henry Elementary School library. Special guests are **Walter Tejada, Arlington County Board Member**, and **Capt. Michelle Nuneville, 3<sup>rd</sup> District Police Commander**. We also need volunteers for the AHCA booth during the Fair and for a beautification project removing invasive plants at TJ (on Sat., Oct. 20, details below but I will bring coffee and pastries). Call (703-685-2596) or e-mail me ([strangefruitblues@yahoo.com](mailto:strangefruitblues@yahoo.com)) if you are interested. Also, if you would like more neighborhood social events, please consider serving as AHCA social chair (call Jim Gill at 703-920-2079).

See you around the neighborhood,

Juliet Hiznay, First Vice-President

**PLEASE SUPPORT YOUR CIVIC ASSOCIATION – JOIN FOR 2007**

**SEND TO: AHCA, c/o Jason Torchinsky, Treasurer, 3109 S. 7<sup>th</sup> St., Arlington, VA 22204**

**Name(s):** \_\_\_\_\_

**Address:** \_\_\_\_\_, Arlington, VA 22204

**Phone:** \_\_\_\_\_ **E-mail:** \_\_\_\_\_

Enclosed is \$12.00 for a 2007 Family Membership       Enclosed is \$25.00 for a 2007 Business Membership  
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***DID YOU KNOW . . . ?***

- AHCA is an all-volunteer organization that depends on member dues (currently we have 46 paid memberships).
- AHCA's biggest expense is printing this quarterly newsletter (its cost exceeds our dues paid for this year)
- You can pay for your membership by mail or online at [www.ahca.info/about/join](http://www.ahca.info/about/join).
- Your street may be eligible for permit parking. If you are interested, see details online at [www.arlingtonva.us/Departments/EnvironmentalServices/dot/traffic/parking/EnvironmentalServicesZone.aspx](http://www.arlingtonva.us/Departments/EnvironmentalServices/dot/traffic/parking/EnvironmentalServicesZone.aspx)
- You can contact Arlington County online to report a problem with your sidewalks, streets, streetlights, and many other problems, at [www.arlingtonva.us/portals/Topics/TopicsProblem.aspx](http://www.arlingtonva.us/portals/Topics/TopicsProblem.aspx)
- The association is accepting donations for memorial benches in our new park. If you are interested in making such a donation in memory of a loved one, please call Juliet Hiznay for details at 703-685-2596.



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## UPCOMING EVENTS

### **Tuesday, July 17, 2007, 7 p.m. -- AHCA Meeting -- Patrick Henry Elementary School Library**

AHCA is delighted to welcome Walter Tejada, County Board Member to discuss recreation and potential improvements at TJ. AHCA also welcomes, for the first time, Capt. Michelle Nuneville of the Arlington County Police, and members of her team. Capt. Nuneville replaced Paul Larson as District III Commander this year. Please come meet Mr. Tejada and Capt. Nuneville. Also on the agenda, introduction of a proposed change to the Bylaws to permit more flexibility in scheduling meetings. Recently, the association's ability to respond to local government action relating to neighborhood facilities or Columbia Pike revitalization has been hampered by the requirements of our Bylaws. Under the AHCA's existing Bylaw provisions, there will be no discussion or vote on the proposed change at this meeting. Any discussion or vote will occur at our following meeting, which will take place this fall. Our Bylaws are posted at [www.ahca.info/about/bylaws](http://www.ahca.info/about/bylaws). Please note that not all amendments are currently available online.

### **August 16-19, 2007 – Arlington County Fair at Thomas Jefferson / AHCA Neighborhood Booth**

AHCA will once more have a presence at the fair, with a fundraising booth, location tbd, but hopefully outdoors at or near the new park area at S. Irving and 2<sup>nd</sup> St. South. The Park Committee is working on possible fundraising efforts since fundraising improves our odds of obtaining a county Park Enhancement Grant. Help us raise funds for the park -- booth volunteer hours will be Wed. through Fri. 5-7 and Sat. and Sun. noon to 7 p.m.). Contact Juliet Hiznay at 703-685-2596 or [strangefruitblues@yahoo.com](mailto:strangefruitblues@yahoo.com) for details. Please come visit the booth and sign a petition in support of AHCA's application for a grant to improve our new park area.

PROBLEM DURING THE FAIR? If a problem arises during the Fair you wish to raise with the Fair Board, contact Cathy Camp, who has selflessly volunteered to be our resident problem solver this year. You can reach her at the Fair information booth during the Fair.

### **Tuesday, September 11, 2007 (date tentative, location tbd) – AHCA Meeting Re TJ Middle School Design**

This meeting presents an opportunity for neighbors to learn about design options for TJ Middle School, ask questions and raise any concerns you may have. If you are interested in the site, including the recreation facilities and grounds please consider coming. The entire site is likely to be impacted by renovation or rebuilding of the TJ Middle School (see details in President's message). Future announcements confirming the date, time, and place will be posted on the yahoo group, or you can call an officer.

**Saturday, October 20, 2007, morning – Invasive Plants Removal at Thomas Jefferson --** Coffee and donuts served, starting at 9 a.m.! This event to remove invasive plants from the TJ grounds is being organized in coordination with Jan Ferrigan, Arlington County Invasive Species Program Coordinator. The invasive plant removal will only be successful if we have enough volunteers. Ms. Ferrigan estimates that we can finish the project in a single morning if we have 20 volunteers. You do not need to commit for the entire morning. If you cannot make it as early as 9, that's also fine. We will meet in the northeast field at TJ (bordered by Arlington Boulevard and S. Irving Street). Contact Juliet Hiznay at 202-352-8982 or at [strangefruitblues@yahoo.com](mailto:strangefruitblues@yahoo.com).

## NEIGHBORHOOD CONSERVATION REPORT

County staff is reviewing our updated Neighborhood Conservation Plan. Staff comments will be posted when available. AHCA's S. Garfield street improvement project (Arlington Blvd. to 2<sup>nd</sup> St. South) is likely to be funded this December. AHCA is also preparing a Neighborhood Infrastructure Plan report requested by the County Manager. **INFRASTRUCTURE NEEDS ON YOUR STREET?** Please e-mail the details to Juliet Hiznay at [strangefruitblues@yahoo.com](mailto:strangefruitblues@yahoo.com) so they can be included in our neighborhood report.

## **Seller Subsidies: Financial Incentives Help To Sell Homes Faster**

In the sellers' market during the past, seller subsidies totaled about 2 % of the sales. As the Northern Virginia housing market returns to a more balanced market, seller concessions are offered in an increasing share of transactions. In the last six months, seller-subsidized sales have made up 60% of the sales.

Seller subsidies can include help with closing costs, decorator allowances, and other up front cash offered from the seller to the buyer upon settlement. In most situations it is assumed that a buyer may include subsidy in their offer. Sometimes sellers offer subsidies to attract buyers and reduce the time their property sits on the market without reducing the list price. A \$10,000 subsidy might mean more to a buyer than a \$20,000 price reduction.

Sellers should realize that seller contributions have typically accompanied about a third of home sales regionally throughout all phases of the market. Second, the location, condition and

asking price of the home all influence whether a home sells with or without a seller subsidy.

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## **Arlington Heights Civic Association -- 2007 Officers**

**President:** Jim Gill, 703-920-2079, [gill2j@yahoo.com](mailto:gill2j@yahoo.com)

**First Vice-President:** Juliet Hiznay, 703-685-2596, [strangefruitblues@yahoo.com](mailto:strangefruitblues@yahoo.com)

**Second Vice-President:** Kimberly Sumner, 703-521-8813, [ksum22204@yahoo.com](mailto:ksum22204@yahoo.com)

**Secretary:** Carole Lieber, [carolelieber@hotmail.com](mailto:carolelieber@hotmail.com)

**Treasurer:** Jason Torchinsky, 703-351-9069, [jbtorc@aol.com](mailto:jbtorc@aol.com)

### **Neighborhood Conservation Representatives:**

Juliet Hiznay, 703-685-2596, [strangefruitblues@yahoo.com](mailto:strangefruitblues@yahoo.com)

Tony Halloin, 202-486-0617, [ahalloin@yahoo.com](mailto:ahalloin@yahoo.com)

Lynn Michaels, 703-979-0791, [lynn\\_michaels@verizon.net](mailto:lynn_michaels@verizon.net)

**Newsletter Editor:** Megan Booth, 703-553-9712, [jjmegan@verizon.net](mailto:jjmegan@verizon.net)

**Webmaster:** Richard Bullington-McGuire, [rbulling@obscure.net](mailto:rbulling@obscure.net)

**Yahoo Group:** Jay Jacob Wind, (703) 218-2726, [jay.wind@att.net](mailto:jay.wind@att.net)

