



The Lyon Village Bulletin

OCTOBER 2020

Lyon Village Citizens' Association (LVCA)
Arlington, VA

www.lyonvillage.org

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Calendar

Oct. 12: LVCA Meeting Online

Early Voting Has Started

The early voting location closest to Lyon Village is in Courthouse Plaza, located at 2200 Clarendon Blvd. in the former Wells Fargo Space. Early voting at this location is available from now through October 31. The hours are Monday – Friday from 8:00am to 5:00pm through October 16 and then from 8:00am – 7:00pm from October 19 – 31. There are additional hours on Saturday, October 17, 24, 31 from 9:00am – 5:00pm. This site is walkable from most of Lyon Village.

Lyon Village Dues are Due!!

It's that time of year again. Enclosed with this *Bulletin* are the annual Lyon Village dues envelopes. The dues support LVCA activities, such as Holiday parties and 4th of July picnic. Dues for the September 2019–August 2020 fiscal year are due. Dues are \$7 for individuals or \$10 per household. Mail or deliver your payments to Don Gay at 1803 N. Highland St. (make checks payable to "LVCA") or go to lyonvillage.org to pay via PayPal.

Tired of Cooking During COVID-19?

Did you know local chefs and restaurants are offering family meals for pick-up in Lyon Village or nearby. Celebrity chef *Roberto Donna* offers family meals on Sundays; pickup on Wilson near Courthouse. 3 Whistles co-work/gelato place has *Chef Sean* posting pickup meals too. *Chef Vi* (owner of KOVI) delivers family meals to N. Arlington every Thursday. *Sheryl* makes the best spring rolls for pickup every Tuesdays. To see more, go to Festonline.com. Please support our local chefs during the pandemic. Below are the links to upcoming meals. Follow your favorite chefs to get notifications.

- Chef Roberto Donna <https://app.festonline.com/profile/05ff739d-1897-4ae5-9497-2787f056650b/events>
- Chef Vi <https://app.festonline.com/profile/801f21c0-4cfa-4d78-9798-4f0e7a20602c/events>
- 3 Whistles (Chef Sean) <https://app.festonline.com/profile/da9eea1c-973b-4be7-abde-3228615a5858/events>
- Sheryl <https://app.festonline.com/profile/14724266-2b66-47bd-822d-fd3be786ff5c/events>

Report Potholes, Downed Signs

Be sure to report any potholes that you see in the neighborhood to the County. You can call 703-228-6570 or go online to <https://topics.arlingtonva.us/reportproblem/>

LVCA Candidates Night October 12, 8:00pm, via Zoom

The October meeting will feature the two County Board candidates running for the one open seat. The candidates are Libby Garvey (incumbent Democrat) and Audrey Clement (independent). In addition to opening and closing remarks by the candidates, you can ask them about the issues that are important to you.

Just like the September meeting, this will again be a virtual meeting. You can use the following Zoom link to join the meeting: Meeting ID: 816 0014 9698 Passcode: 139843. Please start to join the meeting by 7:55pm so we can start on time.

No Spaghetti Dinner This Year

For many years, the Lyon Village Community House (LVCH) Board has hosted the Spaghetti Dinner as a fundraiser for the LVCH. We are sad to report that the LVCH Board decided to not hold the event this year out of regard for community safety. We hope to be back next year with your favorite sauces, desserts, and raffles!

Please Support the Lyon Village Community House

The Lyon Village Community House (LVCH) is a great neighborhood resource that is funded exclusively through rentals, the annual Spaghetti Dinner fundraiser, and donations. Due to the pandemic, two of these funding streams are unavailable this year – the LVCH has not been rented since mid-March, and the LVCH Board will not be hosting the Spaghetti Dinner. Compounding the issue of the lack of revenue, the site is still incurring monthly utility and maintenance expenses.

Additionally, the LVCH Board voted to make the most of this period without rentals by taking the time to make much-needed improvements to the LVCH. Those of you who vote at the LVCH on Election Day will find fresh paint, an updated kitchen, and new floors, with more renovations to come.

In light of the loss of rental income, continued monthly expenses, and cost of refurbishing the LVCH, we are asking you, the Lyon Village community, to please support us with a charitable donation. Please consider making a donation in the amount you would have spent at the Spaghetti Dinner – no donation is too small.

All money raised is used to maintain the LVCH and is tax-deductible as the LVCH is a 501(c)(3) organization. Receipts for donations can be provided upon request. Donations can be made via:

PayPal https://www.paypal.com/cgi-bin/webscr?cmd=_s-xclick&hosted_button_id=Z5EE8KLVYESSJ&source=url

Square <https://checkout.square.site/pay/3198535c-041b-495b-9006-d345e3bb321d>

Personal Check made payable to "Lyon Village Community House." Send to: LVCH Treasurer, 1731 N Adams St, Arlington, VA 22201

Please note the Lyon Village Community House (LVCH) and the Lyon Village Citizens' Association (LVCA) are two different entities. The sole purpose of the LVCH is to maintain the Community House property. The LVCA is the official community organization recognized by Arlington County for representing those of us who live within the LVCA boundaries on matters with the county. Your LVCA dues do not go toward maintenance of the Community House. The LVCA dues fund the *LV Bulletin* newsletter, web and email services, and social events such as the Easter Egg Hunt, the July 4 Parade and Picnic, the Halloween Party, and the Holiday Party.

Village Market

For sale. New Bissell Myair 2780A personal air purifier in an unopened box. This item works well for a medium room. I over-ordered and would like to sell the item since I cannot return it any longer. I am selling the item for \$65 or the highest reasonable offer, to be picked up in Lyon Village, no shipping. Contact Martin Monnard, 786-719-7355.

Lyon Village residents are invited to send their notices of garage sales, nanny searches, and more to the Village Market by the end of the 3rd week of the month.

Real Estate Corner: Annual Real Estate Talk Round Up

September saw the return of LVCA's general meetings, albeit virtually, via the Zoom platform. As the ever-popular real estate presentation was cancelled in April due to the onset of the pandemic, we joined the meeting to share our thoughts on the real estate market; the effects of COVID-19; and some of the dichotomies we see. We also engaged in a conversation about the LV market and took questions from those attending.

One dichotomy is between residential and commercial real estate. Commercial real estate is experiencing sluggishness and real concerns about what happens moving forward if businesses walk away from leases. Meanwhile, residential real estate is remarkably strong across all our local markets and price ranges. Statistics are not showing a tapering off and all evidence points to a strong fall and winter market without the traditional slide at the end of the year.

Interest rates remain extremely low, spurring both refis and home purchases. While there are always nuances when talking about a specific home in a specific sub-market, the absorption rates are at historical lows. We see extreme sellers' markets in many neighborhoods and price ranges. In many parts of the metropolitan area, we are experiencing inventory supplies of less than two weeks!

All this is taking place against a backdrop of masks, gloves, virtual showings, and some trepidation on the part of buyers and sellers. All parties are discussing their tolerances and expectations about showings. Photography, videos, floor plans, 3D tours -- as well as virtual showings and virtual open houses - - are more critical and taking center stage; as is pre-qualifying interested buyers before they set foot in homes for sale.

We also touched on whether we see any effects on the condo/high-rise market. We acknowledged that there is some preliminary and anecdotal evidence that sales in common-entry buildings are slowing, and that buyers seem to prefer direct-entry or minimal-communal-entry properties. This makes sense as many community amenities have been closed due the pandemic -- so some traditional benefits of high-rise, multi-unit buildings are not available for use to residents.

There is interest in our western and eastern suburbs, but for drivable getaway spots and secondary home purchases. Many seek escapes within driving distance, reducing reliance on airplanes. Lyon Village remains highly desirable. Looking into our crystal ball, we anticipate that we will see new homes sales over \$3M in the coming year. Existing home sales continue in a wide price spectrum, from just over \$1M to about \$2.6M. Homes still need to be prepared and presented well to the market. While some are being torn down for new construction projects, it's equally likely that buyers simply want to live in the neighborhood in existing homes with all their charm.

Many of the modifications of these pandemic times will remain long after it's over -- ensuring ease for both buyers and sellers as they progress through a real estate transaction (virtual settlements and e-filings with the jurisdictions included)!

As always, reach out to us with any questions you may have regarding the current market, listing a home for sale, or real estate in these pandemic times.

– This article is presented by Ruth Boyer O'Dea of TTR Sotheby's International Realty and Billy Buck of Buck and Associates, Inc. Ruth and Billy can also be reached at lyonvillagerealestate@gmail.com

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Latest Lyon Village News

For the latest Lyon Village and Arlington County news and events, please check out the Lyon Village website: LyonVillage.org. It is updated daily by our webmaster, Tom Piwowar.

Please submit items for the NOVEMBER *Bulletin* by Oct. 25 to adam@ksaplus.com.