



The Lyon Village Bulletin

JUNE 2019

Lyon Village Citizens' Association (LVCA)
Arlington, VA

www.lyonvillage.org

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Calendar

July 4 Parade and Picnic, 11am (start lining up for parade at 10:30)

Housing Conservation District Meeting, June 20

County staff will provide information about the Housing Conservation District (HCD), a special planning district encompassing 12 multi-family areas around the county. The meeting will be held from 6:30 – 9:30pm, at the Central Library Auditorium. The proposed actions will affect zoning, thus your ability to renovate and possibly your property values.

The major goals of the HCD are to:

- encourage the retention of the multifamily character of neighborhoods
- preserve housing affordability, and
- broaden the types of housing available to households across the income spectrum.

Staff will share information from an new HCD Update Report, provide background on the HCD and the Housing Arlington umbrella initiative, and lead a community conversation on the proposed zoning and financial tools discussed in the HCD Update Report. More info at

<https://housing.arlingtonva.us/events/housing-conservation-district-community-wide-event/>

Bulletin Delivery Person Needed

LVCA is seeking a volunteer to deliver the *Lyon Village Bulletin* on Route 12, which covers 46 houses and is bordered by Key Blvd. on the south, Lee Highway on the north, North Wayne on the east, and North Barton Street on the west. The *Bulletin* is published January through December, with the exception of July and August. The volunteer will be responsible for delivering the *Bulletin* door-to-door to the 46 houses within the route. This is a great public service opportunity for a teen or great exercise for any adult. To volunteer, please contact Rick Schweigert by email at ras1867@gmail.com or by phone at 703-447-2070.

Police Report

Recently there have been some bicycle thefts in the Clarendon area. Protect your bike from theft. U-locks are the most effective locks to use. When leaving your bike in a public area always secure the bike to a bike rack or any other immovable object even if just for a short time. You can register your bike with the police. Note the serial number, make, model, color and any identifying marks. When at home, secure your bike in a safe location such as a locked garage or other inside location.

Next Bulletin in September. Happy Summer!

July 4th Parade and Picnic: A Great Tradition Continues!

Come be a part of the fun on Thursday, July 4, for our annual parade and picnic. The parade will begin promptly at 11:00am at the corner of Key Blvd. and Highland Street. Line up on 17th Street, just off of Highland Street starting at 10:30am. Included in the parade will be antique cars, and police and fire vehicles. If you would like to drive your antique car in the parade, please email John Carten at GJCarten@verizon.net. The parade will travel east on Key Blvd. to Edgewood Street, where it will turn left to continue to the Lyon Village Park.

Following the parade, we will gather in the park for a picnic. We ask that you bring a dish to share or your own picnic and beverages. We will provide water. Due to fewer volunteers, we have modified the format to make it less labor-intensive. This does not mean, however, that we will have any less fun; it just requires folks to plan ahead and bring along a dish to share or your own picnic. You can drop off a dish to share ahead of the parade at the park. As usual, the antique cars and fire trucks will remain after the parade so everyone can get a closer look. To volunteer to help with the picnic, kids games or clean-up, please email Tom Harrison at Tom1@outlook.com or Tony Abreu at Tony.Abreu@gmail.com.

Newly Elected LVCA Officers for 2019 to 2020, effective Sept. 1

President, John Carten; Executive Vice President, Andy Rude; 2nd Vice President, John Armstrong; 3rd Vice President, vacant; Recording Secretary, Beth Ferrill; Bulletin Editor, Adam Kernan-Schloss; Corresponding Secretary, Jason Harrier; Web Master, Tom Piwowar; Treasurer, Don Gay; Assistant Treasurer, Bill Gearhart; Volunteer Coordinator, Tony Abreu; Historian, Martha Moore; Clerk, Lesley Berk; Immediate Past President, Eric Lawrence.

Officer Vacancy: We are actively looking for a person to fill the position of 3rd Vice President. This position is responsible for delivering the *Bulletins* to the 20 route delivery people. This is required 10 times a year when we publish the print newsletter. If interested, please contact John Carten at GJCarten@verizon.net. Also contact John if you are interested in serving in some other capacity.

Rent the Lyon Village Community House for Your Next Event!

Did you know that the Lyon Village Community House is available to rent for children's birthday parties, meetings, classes, receptions, and other events? The venue offers a stage, kitchen, bathrooms, wireless internet access, and parking, and Lyon Village residents enjoy special rates.

Please visit <http://lyonvillage.org/the-lyon-village-community-house/> for more information. We look forward to connecting with you soon! — *The Lyon Village Community House Board & Trustees*

New Look for LVCA Website

The LVCA website (<http://lyonvillage.org>) has been updated. The new design uses a larger typeface. The layout adjusts to different size screens to make it easier to view on smartphones with small screens. Menus were eliminated and links enlarged to make it "finger friendly." Links were added to many community and county resources. We hope the new LVCA website will be a useful information resource about and for Lyon Village residents.

Many thanks to Tom Piwowar for his hard work updating the web site and making it so much more useful and informative. Suggestions, comments, and contributions of news, events, and links to useful resources are welcome. Respond via the "Suggestions & Contributions" button in the website's orange sidebar.

Village Market

Help wanted. LV homeowner needs a physically strong helper for garage, yard and spring cleaning, flexible hours. \$20/hr, minimum 8 hours. Must be over 16 & an LV resident. Email alnesq@hotmail.com.

For sale. Inflatable boat. Includes small electric motor, two batteries, and a 12-volt inflation pump. Picture available. \$275 OBO. Email Jack at gjar2508@gmail.com.

Camp openings. Art House 7 still has openings in some of its fun summer camps, which offer a wide range of creative themes. Camps are 5-10 kids each, ages 5-12. AH7 is owned and run by Lyon Village resident Anne Browne. See arthouseseven.com/camps

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 – A Tale of Two Markets

If you haven't read the news or overhead someone talking about it – property values are set to increase over 17% by the end of 2019! All due to the "Amazon Effect"! Grab your attention? It's meant to. The truth, though, is much more nuanced.

This year does see a market with reduced inventory — termed a sellers' market, as sellers can see multiple offers with escalation clauses (increasing the final sales price over the asking price), and offers that waive home inspections and appraisal contingencies. When selling, we'd all love to see this type of competition for our home!

The reduced inventory helping to drive this sellers' market does not cover every price range nor every neighborhood. North Arlington is generally seeing a more competitive market for properties priced at \$1,200,000 or below. The key is that bidding wars/multiple-offer scenarios are occurring on properties that are underpriced or well-priced, and more so at lower price points (if \$1.2M can be considered a lower price point!). As we increase above this price point, we generally see a more balanced market. We see more traditional days on market (45 days), as well as more balanced terms between buyers and sellers who are negotiating along the path to offer acceptance and settlement.

Interest rates have just gone down, and market indicators are that they will remain low. This will help buyers, as they aren't yet being hurt by the low inventory and the wait for a home to call their own. Buyers are market-savvy and know the value of the properties they're considering for purchase; they aren't paying premiums for homes priced above current market values.

The media drives seller exuberance about the perceived Amazon Effect. This misperception can lead sellers to value, and thus price, their properties above what the market will bear. It reminds us of Alan Greenspan's term "irrational exuberance" in 1996. This irrational exuberance is spurred by the news media and can affect even the most rational sellers and lead them down the garden path.

Ultimately, there isn't a single market across our region – or even our neighborhood. Nor is there a single percentage that tells you what your home will be worth, nor a single cause for our current market reality. Correctly pricing a home involves assessing the regional market, but more so it requires a close look at the micro-market/neighborhood, the condition and presentation of the specific home, and an understanding that certain price points are seeing different stories play out. Our friends and neighbors shouldn't settle for anything less than an accurate assessment of the market!

— Presented by Ruth Boyer O'Dea of TTR Sotheby's International Realty and Billy Buck of Buck & Associates, Inc. Billy and Ruth can also be reached at lyonvillagerealestate@gmail.com.

Red Top Cab Site Construction

Work has begun on the old Red Top Cab site bounded by N. Hudson, N. Irving, and N. 13th Streets. The property is called Alexan Clarendon and is a 330-unit apartment complex. The developer is Trammell Crow Residential. The contractor is John Moriarity. Demolition started in April. Excavation should start in June. The expected completion date is April 2021. Construction hours are weekdays, 7:00am to 6:30pm. Weekends and holidays the hours are 10:00am – 6:30pm. The June construction work will include pile driving, the loudest part of the project.

Washington Blvd.-Kirkwood Road Building Approved

The Arlington County Board approved a plan to replace the aging commercial buildings on the northwest corner of Washington Boulevard and Kirkwood Road with a seven-story apartment building. The site is home to the former Sport & Health Club fitness center, two single-story commercial office buildings, and the Specialty Services auto service building. All those buildings will be demolished and replaced by a new building with an entry lobby on Washington Boulevard, a tree-shaded interior courtyard, and an underground 198-space parking garage. The board approved additional density on the site for green building certification, on-site affordable housing, and off-site utility underground and infrastructure improvements.

Washington Boulevard will be widened to add a parking lane along the north side of the street, and the sidewalk along the north side of Washington Boulevard will be widened to make room for a 10-foot sidewalk and a six-foot planting strip with street trees. A new north/south alley will be built along the site's western edge, extending from Washington Boulevard to the northern property line. The developer will fully reconstruct the traffic signal at Washington Boulevard and North Kirkwood Road. The project will also relocate an existing 84-inch storm sewer, designed to prevent flooding along Washington Boulevard, adjacent to the site, and to improve storm water management.

Report Potholes

With the cold winter causing havoc on our roads, be sure to report any potholes that you see in the neighborhood to the county. Call 703-228-6570 or go online to <https://topics.arlingtonva.us/reportproblem/>

Stay Informed

LVCA has a Facebook page that is updated periodically. You can search Facebook for "Lyon Village Citizens Association." There are a number of ways to stay informed about what is going on in Lyon Village and Arlington. If you do not receive periodic email updates from us, you are missing out. Our Lyon Village ListServ sends timely information about crime, power outages, street closures, the occasional lost pet, and more. Sign up on our website, www.lyonvillage.org, or encourage new neighbors and reluctant technophobes to sign up! This update typically comes out once a week.