



The Lyon Village Bulletin

MARCH 2020

Lyon Village Citizens' Association (LVCA)
Arlington, VA

www.lyonvillage.org

Adam Kernan-Schloss, Editor
adam@ksaplus.com

Calendar

March 9 LVCA Meeting
March 28 Easter Egg Hunt

Kids' Stuff Sale, March 21, 8am – noon
NEW LOCATION Due to construction at St. Andrews, we will be holding our sale at: **Walker Chapel UMC, 4102 N. Glebe Road**

Our sale features gently used items from 100 consignors, including clothes, toys, books, videos, games, puzzles and more for kids for birth to teen. There's plenty for parents as well: maternity clothes, baby gear, strollers, bottles, safety items.... and much more! Be sure to check out our summer gear as warmer weather is just around the corner. The Kids' Stuff Sale is a community-minded group, sharing our profits with local charities. Due to stairs and tight spaces, strollers are not allowed at the sale. Please also remember that we only accept cash or check.

LV Easter Egg Hunt, March 28

Sign-up today to participate or volunteer!

The Lyon Village Women's Club and the Lyon Village Citizens' Association are co-hosting an Easter Egg Hunt on Saturday, March 28 for all neighborhood children ages two through eight. This family event will begin at 10:00am at the Lyon Village Park. In addition to the egg hunt, there will be games for kids of all ages, refreshments, and picture-taking opportunities with the Easter Bunny! While there is no charge for this event, you will need to RSVP prior to the event at <http://evite.me/jjqQnuzhgB> Volunteers are always welcome and invited to sign up at <https://www.signupgenius.com/go/60b0a45a8ab2da3ff2-egg hunt> Both sign-up links may be found at lyonvillagewomensclub.com under "Upcoming Events."

Coffee on Aging in Place, April 16

Are you thinking about staying in your own home as you age? The Lyon Village Women's Club is hosting a coffee Thursday, April 16, at 2pm in the Lyon Village Community House. A representative from Arlington Neighborhood Village will talk about how they help Arlington's older residents continue living in their own homes. They do this by providing access to many programs and social activities along with support services such as transportation, household tasks, errands, and tech assistance provided by volunteers, all of which are screened and trained. You can also learn how to volunteer with this organization. Another speaker from the County Agency on Aging will talk about their programs and resources for older residents. If you can come, e-mail marjorie.mccarthy38@gmail.com. Let me know if you need a ride.

Faith Food and Fellowship Luncheon, March 12
Clarendon UMC (606 N. Irving) will have as its monthly Faith Food and Fellowship program, "Scams and Scoundrels" with members of the Arlington County Police Department. All are welcome to come for some or all of the event, including brief worship (12:00) followed by a hot meal - \$5 (12:30pm) and the program from 1:00 - 1:45pm. Contact Jane Dixon (jdixon580jd@gmail.com).

School Board Candidates' Night Monday, March 9, 8:00pm LV Community House

The Lyon Village Community Association will host a Candidates' Night for the upcoming School Board elections. This will be your opportunity to hear from the candidates and ask questions!

Late last year, School Board chairperson Tannia Talento and member Nancy Van Doren announced that they would not seek reelection. As of February 8, six candidates had announced an intention to run for the Democratic nomination for these two open School Board seats.

- **Cristina Diaz-Torres.** Cristina began her career as a classroom teacher and a legislative fellow at the Senate. She has worked at a national policy and strategy consulting firm, helping organizations operate more effectively internally to maximize their impact on students.
- **Steven Krieger.** Steven is social justice advocate, a court-appointed Guardian ad litem for children in the court system, and father of two school-aged children who has been directly impacted by the decisions of APS. He has experience in PTA at the elementary level.
- **Sandy Munnell.** Sandy moved to Arlington 1997 to be the Instructional Technology Coordinator at Washington-Liberty High School and retired after 35 years as a Virginia educator. She also served on the Building Level Planning Committee and as a member of the Civic Federation School Committee.
- **David Priddy.** A native Arlingtonian and graduate of APS, David has substantial experience in PTAs at the elementary and middle school levels and has served as a member of the Advisory Council on Instruction, the Building Level Planning Committee, and Civic Federation School Committee.
- **Terron Sims.** Terron is a West Point graduate and an Army veteran and a parent of two APS students. He has served as a tutor, mentor, and activist throughout APS and Arlington since 2006, including working as Chair, APS Superintendent's Advisory Committees to Eliminate the Achievement Gap and Equity and Excellence, and Former Chair, Arlington County Government Fiscal Affairs Advisory Committee.
- **Symone Walker.** Originally from Jamaica, Symone has deep roots in Arlington and decades of civic activism, leadership, and parent advocacy in APS. She is a mom to two APS students and has served on the PTAs at the elementary and middle school levels and with the Arlington Special Education PTA and the Black Parents of Arlington.

There are two opportunities to vote in the Democratic endorsement caucus:

- May 7, 7pm to 9pm at Drew Elementary School (3500 S. 23rd St.)
- May 9, 11am to 7pm at Washington-Liberty High School (1301 N Stafford St.)

After the caucus, the Democratic party will endorse two candidates to stand in the general election on November 3. There are currently no Republican candidates.

Village Market

No classified ads this month ☹

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.

Schools Transportation Survey

On Monday, March 2, Arlington Public Schools will launch its triennial APSGo! Travel Survey of families, students, and staff. APS last conducted this survey in 2016 and a lot has changed since then. There are new schools and others have moved, and drop-off lines are more chaotic than ever. Information from the APSGo! survey helps school officials identify transportation challenges and work toward more efficient and safer transportation solutions. For more information about APSGo! and the survey, follow this link: <https://www.apsva.us/aps-go/> The survey will remain open through Friday, April 3.

Composting for the Neighborhood

Want to join a group of 20 LV households that have organized to compost virtually all their kitchen waste—including food scraps, meat bones, and other items that are typically not suitable for backyard composting? The Compost Crew is offering very reasonable group rates: \$22.50 a month. You get a bin with compostable liners, weekly pickup, and two free bags of compost during the year. If interested,:

- Sign-up for a monthly or annual membership: <http://compostcrew.com/residential/>
- Make sure to input the code: LYONCOMPOSTS to receive your community discount.
- You will receive an email when your account is finalized with instructions regarding our curbside collection program.

Census: Make Sure You're Counted

April 1, 2020 is Census Day. It is imperative that everyone be counted at the right place, at the right time, and only once. 2020 being an election year adds some confusion to the process. Where people vote is determined by their permanent address, but where people get counted is dependent on where they are physically present on Census Day, April 1. This can be confusing for traditionally under counted individuals such as renters, students living in dorms, or children living between two homes.

This is the first time, the Census is being offered online. The census has traditionally been a paper form sent to your house. In Spring of 2020, households can expect an invitation from the U.S. Census Bureau to either fill out the form online, over the phone, or by requesting a paper form. More at <https://2020census.gov/>.

Report Potholes, Downed Signs

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

Real Estate Corner: Arlington Is #1 Sellers' Market in Country

A February 20, 2020 article in the *Wall Street Journal* reported on the hottest markets for both buyers and sellers. For those trying to purchase a home in Arlington in the last year, it will come as no surprise that Arlington is the #1 sellers' market in the United States. Loudoun County, VA sits in the #2 spot. Secure in their top positions with absorption rates above 63%, the next highest counties hover at 30%. The reasons for our #1 position include Amazon's 2018 announcement of their new HQ and the DMV's steady growth overall. But what does this really mean? And are we seeing it at all price points?

The absorption rate is simply the number of properties sold in a given month divided by the number of properties listed. An absorption rate over 60% is considered an extreme sellers' market. The definition of a seller's market is that demand outweighs supply - or that inventory is low and there aren't enough properties on the market to meet the demand of those looking to purchase. While the article drew from data from June - October of 2019, we are seeing a continuation of the same low supply of homes in 2020. It may even be more exaggerated as we have holdover buyers from 2019 who are still looking.

For many sellers this means competition for their homes from multiple buyers - with sale prices escalating over the asking price and buyers willing to waive home inspections, appraisals, and sometimes even financing contingencies. Buyers are also being innovative with their offers and willing to accommodate a seller's need for a post-settlement occupancy (or rent-back) situation at below market rental rates or even at no cost. This allows sellers to close on their property, receive their proceeds, and stay at no cost in their home until school ends or they've secured their next residence.

Is this extreme seller market true at all price points? Will homes sell at any price? No, not really. As we often discuss, there are nuances to any market. Our current market is extremely tight for buyers of "lower-priced" properties (in our neighborhood/close-in market, properties at about \$1,300,000 and below). Depending on the exact neighborhood, this can vary slightly up or down. Homes above this price range aren't necessarily sitting on the market, but aren't automatically seeing competitive offers.

Overall, properties must still be prepared properly for the market - to include repairs, curb appeal, tidying and possibly staging, top-notch photography, and solid marketing. Homes must appeal to the greatest number of potential buyers, and be seen by these buyers, so that sellers have the possibility of seeing competitive offers. In the middle and higher price ranges in our market, sellers must also price properties accurately to appeal to a smaller pool of potential buyers. An exception is new construction, which generally is doing better than our middle- and higher-priced offerings.

It may be the ideal time to think about selling. Talk to your real estate agent and understand what the market is for your home. With the low inventory, and continued low interest rates, you may want to take advantage of the #1 sellers' market before the pendulum swings to a buyer's 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.