



# The Lyon Village Bulletin

JANUARY 2021

Lyon Village Citizens' Association (LVCA)  
Arlington, VA

[www.lyonvillage.org](http://www.lyonvillage.org)

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## Calendar

**Jan. 11. LVCA Meeting Online**

### Thank-You for Lyon Village Community House Donations

As everyone knows, the Lyon Village Spaghetti Dinner, which usually takes place the first week of November, was not held this year out of regard for community safety during the pandemic. While cancelling the event meant missing an annual neighborhood tradition, it was also a lost opportunity for the Lyon Village Community House (LVCH) Board to hold its only fundraiser, so we embarked on a modest campaign to solicit donations. There was no monetary goal, just the hope that the people who value the Community House or even those who are just fans of the Spaghetti Dinner would be charitable.

Both new and long-time residents responded from all corners of the neighborhood, some even including cheerful notes and cards. We even heard from former residents. The response was very heartening and the LVCH Board extends a sincere thank you to everyone who donated over the past two months to support the Community House! Your generous donations will help us meet our monthly utility and maintenance expenses, as well as continue with the renovations we started. Thank-you notes and donation receipts were delivered to all who contributed. If you did not receive your receipt or need another copy, please contact the LVCH Treasurer at [lvctreasurer@gmail.com](mailto:lvctreasurer@gmail.com) so he can get that to you.

Thank you again from the LVCH Board. We look forward to sharing the progress of the renovation in the new year.

### Food on Wheels

With COVID cases increasing and restaurants ready for another possible shut down, more chefs are making a special delivery to Lyon Village Park for their weekly meals. It is also a great way to support local and black-owned businesses without driving into DC. Here is the list and you can check on [Festionline.com](https://festionline.com) for each menu and details.

- Chef Moe and Chef Kenny- Soul comfort food (usually Wed and Fri)
- Chef Wing (usually Monday)
- Chef Roberto Donna- Italian (usually Sunday)
- Chef Majed- Mediterranean (usually Wednesday)

#### Nearby pickups

- Cava Mezze - special family meals usually with a bonus something
- 3 Whistles (usually Tuesday)
- Chef Sheryl Spring rolls (pickup just a mile away)

### LVCA Membership Meeting: January 11, 8pm, via Zoom

The January meeting will feature a police update followed by an overview of the Proposed Changes to Arlington's Residential Permit Parking Program. Many people know it as "Zone 6 Parking." Tune into this meeting to find out the changes that the county is considering.

Just like other recent meetings, this will be a virtual meeting. You can use the following Zoom link to join the meeting: Meeting ID: 878 2669 1776 Passcode: 141947. Please plan to join the meeting by 7:55pm so we can start on time.

### Santa Claus Came to Lyon Village

On Sunday afternoon, December 13, Santa Claus made a special visit to Lyon Village. He was escorted by the Arlington County Police and Fire Departments and some wonderful volunteers along a 1.4-mile route through Lyon Village. Cheyenne Nicole, Julia Berg, Lu Veronica, and her daughter collected letters to Santa and handed out candy canes to all the kids. A special thanks to Amanda Sutton and her husband and father for making this special event possible. This was the only holiday event that we could do this year since it was not possible to have our annual Holiday Party at the Community House. Hopefully next year we will do both events.

### November 2020 Meeting Recap

Peter Rousselot, a former Lyon Village resident, and County Board member Matt de Ferranti described a proposed Missing Middle Housing Study that is currently underway by the county. They touched on the following issues:

- The study is focused on changing the zoning of areas of the county now limited to single-family houses to permit duplexes, triplexes, quads, and denser structures (also known as up-zoning)
- How up-zoning relates to Arlington County's agenda for accelerated development, growth, and density
- Impacts of up-zoning, accelerated development, growth and density on our infrastructure (public schools, fire stations, storm and freshwater distribution systems), environment, and budget.

### Neighborhood Conservation Program

The most recent Lyon Village Neighborhood Conservation Project was completed in December. The project involved improving N. 13th Street from N. Johnson Street to Kirkwood Road by adding a five-foot sidewalk to one side for pedestrians, curb and gutter, repaving, retaining walls, and ADA-compliant curb ramps at the Kirkwood intersection. Pedestrians are now able to safely go up and down that very steep section of 13th Street. It should be noted that Carlos Stern, who lived on N. Johnson St, was the neighborhood block representative for this project and a strong advocate for sidewalks on 13th St for over 20 years. Sadly, Carlos passed away in January 2019 before he could see the project completed. Carlos was a champion of pedestrian safety throughout the neighborhood and an inspiration to many of us. We learned so much from him through the years. Many thanks also to Sheldon Snook, who has been the longtime Lyon Village representative to the Neighborhood Conservation Program.

### Kirkwood Development Project

Site work is now underway on the Residential Kirkwood Development Project located at the corner of Kirkwood Road and Washington Blvd. The project involves the construction of a new multifamily, seven-story residential building with 255 units and 190 parking places. If you have questions or concerns about construction around the site, you can email Joe Muffler, the project manager at [jmuffler@mcrtrust.com](mailto:jmuffler@mcrtrust.com). Please note that with other construction along Washington Blvd, there is often only one westbound lane available weekdays.

## Village Market

**Stock club seeking partners.** Long-standing, buy and hold stock club is seeking 2-3 new members. Partnership meets once a month via Zoom; previously met in Northern Virginia including two meetings per year in Lyon Village. If interested, please send a brief introductory email and your questions to Chris M. at [the.mayor.of.oceanaire@gmail.com](mailto:the.mayor.of.oceanaire@gmail.com).

**Glass recycling.** Save your glass from the trash, and have it picked up at home! Glass pickup for only \$5 a week. Hassle-free! Run by a local teenager. All glass collected is either reused or recycled. Contact [oakley.winters@gmail.com](mailto:oakley.winters@gmail.com) for more information.

**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 – New Vistas in the New Year?

January ushers in a new year and a new decade. As we set aspirations and resolutions for the new year, personally and professionally, it is a time for new beginnings. In this edition, we look at selling your home during a seemingly never-ending pandemic if the new year includes a new locale as well.

The real estate market has remained strong, with no change anticipated for the spring. Mortgage interest rates remain historically low, prices have increased steadily, and one assumes only serious homebuyers look during a pandemic. Clarendon and Lyon Village also remain very popular with buyers, so we have many reasons to consider selling in 2021. Selling involves information and preparation:

**Professionals.** More than ever, it is paramount to partner with a professional. Speak to a trusted agent about the value and pricing of your home, timing of sale, and current market conditions. They can provide guidance on preparing your property for sale, repairs and/or updates to consider, staging and recommendations on trusted contractors. Importantly during COVID-19, they can advise on marketing and showing protocols and help you decide if you are comfortable selling during a pandemic.

**Preparation.** Homes have been the backdrop for everything in the last year: work, fitness, schooling, socializing, and even getting re-acquainted with our kitchens. For a sale, we need to depersonalize, declutter, and deep clean. As the goal is to sell, see this opportunity to prepare for your move by donating items you no longer need, boxing the breakables, and tossing the boxes from your last move that remain unopened. Your most valuable asset is your square footage, and it should be on display! Odds are prospective buyers have experienced a need for more square footage during the pandemic – so maximize the space your home offers its new owner. Consider improving curb appeal, addressing honey-do lists, and making necessary repairs.

**Presentation.** Most buyers begin their search online. Presenting your home perfectly is paramount. Ensure your agent provides professional photography, floor plans, plats, video, and even 3D interactive floor plans so buyers can envision themselves in your space before scheduling an in-person showing. You should discuss virtual showings and open houses. In 2020, some homes sold in Lyon Village following virtual showings! This may be of greater importance in coming months, depending on COVID-19 protocols.

**Paperwork.** A COVID-19 contract clause takes different forms and can include various provisions. In some, parties simply acknowledge the contract is being executed during a pandemic and the parties may need to agree to extensions if 3<sup>rd</sup> parties cannot perform their duties on the path to settlement. An example: appraiser originally assigned tests positive for virus and must quarantine. There is no problem with the loan or buyer, simply a need for an extension so that another appraiser can be assigned to complete this necessary step in the loan process.

**Patience.** We are all suffering from fatigue. After completing all the preparation to list a home, it is natural to tire of the process before marketing begins. The truth is that it took time to prepare the house for sale AND it will take time to sell it - regardless of media hype about how quickly everything is selling in Arlington. Seller fatigue is real: impatience with showings, the need to keep things clean and tidy, and concern about possible germs. Communication with your agent is key, so that you are working from the same playbook and sharing information and concerns.

A new year and a new decade. Vaccinations on the horizon. A strong real estate market. There are reasons to celebrate and hope this January – and look forward to the possibilities new vistas may provide.

*Presented by Ruth Boyer O'Dea of TTR Sotheby's International Realty. Ruth can also be reached at [lyonvillagerealestate@gmail.com](mailto:lyonvillagerealestate@gmail.com).*

## See Something, Say Something®

Arlington police recognize the value of residents, visitors, and businesses play as an extra set of eyes and ears in our community. If you see something, say something® - report possible safety or security concerns to law enforcement for investigation. Efforts to address crime and threats in our community are most effective when they involve strong collaboration and partnerships between law enforcement and the communities and citizens they serve. The public should report suspicious behavior, suspicious person(s), items, vehicles, and unattended packages to the police immediately. Contact the Emergency Communications Center at 703-558-2222 or 9-1-1 in an emergency.

## Lyon Village Dues are Due!!

It's that time of year again. 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](http://lyonvillage.org) to pay via PayPal.

## Latest Lyon Village News

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

Please submit items for the FEBRUARY Bulletin by Jan. 25 to [adam@ksaplus.com](mailto:adam@ksaplus.com).