

OVER THE FENCE

News for Neighbors from the Arlington Heights Civic Association



Fall 2012

FROM THE PRESIDENT:

Dear Neighbors,

The success of a community is dependent upon many things and I believe an integral part of that success is the partnership between residents, local businesses and local government. When all of these groups work together we can build and sustain a strong, vibrant community which benefits everyone.

This year the AHCA Executive Committee has created an award to honor outstanding community partners to our Arlington Heights neighborhood. This award provides us an opportunity to thank individuals, businesses or other organizations we have worked closely with during the year who have demonstrated an unparalleled commitment to our community.

Throughout 2012 we have been most grateful for the outreach and dedication to our community by Arlington County Police Department's Third District Commander, Captain Brett Butler, and the officers under his command. Therefore I am pleased to inform you that Captain Butler and the officers of the Third District have been chosen by the Arlington Heights Civic Association Executive Committee as the first recipients of the AHCA Community Partners Award.

The officers of the Third District have become regulars at our AHCA meetings and they are also familiar faces at our annual Neighborhood Barbecue where they remain throughout the event answering all kinds of questions from our residents.

Captain Butler and other officers have spent countless hours with our Executive Committee members attending County Permit hearings regarding AHCA businesses. They have helped us work with those businesses to resolve issues and create a better community for everyone.

The officers of the Third District are quick to respond to community safety issues and questions raised by our residents. I have personally contacted Captain Butler several times by phone regarding issues of community safety only to later learn by chance from others I was speaking to the Captain on his day off. I had no way of knowing I was interrupting his well earned down time because as usual Captain Butler greeted me with his most constant refrain "What can I do to help?"

continued on page 3

**PLEASE ATTEND THE NEXT MEETING OF THE
ARLINGTON HEIGHTS CIVIC ASSOCIATION ON
TUESDAY, NOVEMBER 13, 2012, AT 7PM
AT THE PATRICK HENRY ELEMENTARY SCHOOL LIBRARY.**

AHCA Contact List

President

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First Vice President

Jay Vennett 703-920-1832
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YOUR HELP IS NEEDED: PLEASE CONSIDER SERVING YOUR NEIGHBORHOOD AS AN AHCA VOLUNTEER - OUR FUTURE DEPENDS UPON YOU

Arlington Heights has the reputation for being a vocal, active, well represented neighborhood among the many civic associations throughout Arlington. We are fortunate to have the reputation we do and we have many years of tireless resident volunteers to thank for the position in which we find ourselves today.

If you want our neighborhood to continue operating as it has been and to continue to improve upon itself we must have your help. There are many vital volunteer positions within the civic association that will need to be filled for the coming year. The opportunities are as varied as the time commitments and skill sets necessary to fulfill them.

Please consider what it would mean for our community if nobody chooses to step up.

Below are a list of positions - some elected and some appointed - we will need to fill along with the approximate time commitment per month. For the elected AHCA Executive Committee Positions please contact the Nominating Chair Sara Snow at ahca.sara@gmail.com to nominate yourself. (Please note since our last newsletter call for nominees we have had some interest and that has been noted below - but that does not mean you can not put your name in for those positions as well.) If interested in the appointed positions, or for more information on any position, please contact AHCA President Stacey Whyte at kandswhyte@gmail.com to volunteer.

Thank you for your consideration and please remember we cannot continue without resident volunteers.

Elected Positions:

President - 20+ hours per month (one volunteer so far)
1st Vice President - 10+ hours per month
2nd Vice President - 6 hours per month
Treasurer - 6 hours per month (one volunteer so far)
Secretary - 6 hours per month (one volunteer so far)

Appointed Positions:

Neighborhood Conservation Representative - 4 to 6 hours per month (2 hours in August)
Alt. Neighborhood Conservation Representative - 2 to 6 hours per month
4 - Civic Federation Delegates - 4 hours per month (0 hours in July and August)
4 - Alternate Civic Federation Delegates - 2 to 4 hours per month (0 hours in July and August)
Social Chair - 2 events per year.



FULL SERVICE PRINTING AND GRAPHICS

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From the President, from page 1

Thanks to the diligence of the ACPD Arlington County enjoys a very low crime rate. Despite this achievement the unthinkable can still happen. As many of you know this summer the first homicide occurred in our neighborhood in many years. Our officers immediately began around the clock work to bring the perpetrator, a DC native, to justice and they did exactly that within five days of the crime. The Third District Command did not stop there though and they have continued to do community outreach for the past several months in the form of public meetings to address resident's questions and concerns regarding crime in Arlington.

The AHCA Executive Committee cannot begin to thank the officers of the Third District enough for all they do on our behalf but we hope this award conveys in some small way the measure of our gratitude.

We invite residents to join us at the next Arlington Heights Civic Association quarterly meeting on Tuesday, November 13, 2012 at 7 pm at the Patrick Henry Elementary School Library where we will present Third District Commander Captain Brett Butler and his officers with the 2012 AHCA Community Partners Award.

I look forward to seeing you on November 13th!

Sincerely,

Stacey Whyte
President

Arlington Heights Civic Association



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HENS - FOLLOWING UP

Members of the AHCA met on September 25 to determine if the AHCA should support the resolution offered at the Arlington County Civic Federation (ACCF) by Jim Pebley of the Waycroft-Woodlawn Civic Association. The complete language of Mr. Pebley's resolution was published in the last AHCA newsletter and you may find a copy of that newsletter on our AHCA website - www.AHCA.info

The meeting consisted of presentations by both sides of the discussion regarding the possible housing of hens on residential property in Arlington, followed by a lengthy Q & A session and ultimately a discussion by the members present. The majority of members decided not to support Mr. Pebley's resolution and that is the decision the AHCA Executive Committee will take forward to the ACCF.

As a reminder - the AHCA membership was not voting on whether or not our neighborhood supported the residential housing of hens - the members were only there to address the question of Mr. Pebley's resolution.

HENS - SOME HISTORY

In March of 2012 the Arlington County Board created the Urban Agriculture Task Force. In creating the Task Force, the County Board's charge for the group included:

To research best practices in sustainable urban agriculture policies, and programs and make recommendations to support, expand and integrate Arlington's existing urban agriculture efforts consistent with our community values and adopted Vision Statement:

"Arlington will be a diverse and inclusive world-class urban community with secure, attractive residential and commercial neighborhoods where people unite to form a caring, learning, participating, sustainable community in which each person is important."

The County Board asked the Task Force to develop a **Food Action Plan** within 12 months, with recommendations to the County Board. The tasks include:

Develop an inventory of existing programs/activities and identify critical gaps.

Research best practices and investigate issues concerning food security, health and fitness benefits, food and zoning ordinance changes and food transfer infrastructure.

Identify the pros and cons of bringing to Arlington urban agriculture programs not currently available (e.g. rooftop gardens, container/window gardening, food carts with local food, land exchanges, demonstration gardens/farm, backyard hens, backyard sharing).

Propose a Food Action Plan that integrates existing and proposed urban agriculture policies and programs.

Identify possible public and private sector partners.

Depending upon the findings of this Task Force there may be changes to our county ordinances which include those that determine where and how livestock, including poultry, may be housed.

If you would like more information about the Task Force, it's meetings and how to provide feedback you may go to the Arlington County website at www.arlingtonva.us and search under "Advisory Groups, Authorities and Commissions" for the Urban Agriculture Task Force. You may also contact Kim Haun at the Department of Parks and Recreation, 3308 South Stafford Street, Arlington, VA 22206 or at 703-228-6426.

The AHCA invited both sides of the hen debate to provide us with something in writing to share their points of view. We have enclosed those position pieces in this month's newsletter.

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URBAN AGRICULTURE AND BACKYARD HENS IN ARLINGTON

"Local food" could soon take on a new meaning.

The Arlington County Board has tasked a group of residents to make recommendations to expand urban agriculture and increase access to local, healthful food. The group will report back to the Board by March 2013.

Among other ideas, the Arlington Urban Agriculture Task Force will consider modifications to county ordinances so that Arlington neighborhood residents can keep small numbers of backyard hens.

Proponents point out that backyard hens can provide nutritious food, reduce dependence of environmentally harmful industrial farming, and help kids learn where food comes from.

Hundreds of urban communities including Charlottesville, Baltimore, Seattle, Madison, Minneapolis, New York, and Portland have embraced backyard hens. The Arlington Egg Project, a local advocacy group, says it's time for Arlington to join their ranks and promote urban agriculture.

More than 1,000 Arlington residents have signed the Arlington Egg Project petition to the County Board calling for the legalization of small-scale, sustainable backyard hen-keeping while prohibiting roosters and ensuring secure, humane, and proper housing for hens.

For more information visit <http://www.arlingtonva.us/departments/Commissions/ParksRecreationCommissions/page85509.aspx> or ArlingtonEggProject.org.

WHY WE SHOULDN'T EASE ZONING RESTRICTIONS TO PERMIT RAISING CHICKENS IN RESIDENTIAL AREAS

If the County Board should change the setback ordinance to permit raising poultry, the presence of backyard chickens will impact neighbors, add pollutants to storm runoff and introduce a new source of salmonella to our environment, while not offering the gains in sustainability being claimed. The County Board has created a taskforce to study "Urban Agriculture" and make recommendations to them. Since the Task Force didn't initially include a Civic Federation representative in this group, that's why I introduced a resolution at the CivFed opposing changing the residential zoning code - so the Civic Federation's collective civic voices will be heard clearly and early enough to affect the outcome.

Everyone needs to be informed about both sides of this issue. First - to be fair, here's a link to the Arlington Egg Project. I'd urge you to read what they are advocating and why. <http://arlingtoneggproject.org/>

Here's why many of us are concerned:

1. Fresh eggs? Admittedly, locally raised eggs may taste better. But isn't that why we have two, now three farmer's markets each week in Arlington so you can buy fresh eggs without buying the chickens, coops, feed, and deal with the waste byproducts?
2. Sustainability? It takes two pounds of feed to produce a pound of eggs (see Nutrition - <http://www.epa.gov/agriculture/ag101/printpoultry.html>). That means twice the transportation energy costs. The alternative is to supplement chicken feed with food waste, available bugs and backyard grass. That means you'll have garbage lying in your backyard, fewer bugs for local birds, possums, and rodents to feed on and bare soil where the lawn used to be.
3. Home grown eggs are healthier? The Centers for Disease Control has published a report warning about the presence of Salmonella in residentially raised chickens. The chicks

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quite often arrive infected, the waste in the yard will contain Salmonella and your eggs will be coated with it. Unless you lace the chicken feed with antibiotics or you wash the eggs in detergent and bleach (they will lose that “fresh taste”), you will risk bacterial infections that CDC says are dangerous to young children and seniors. Here's a link to the CDC article. It's fact, not fiction.
http://www.cdc.gov/healthypets/pdf/intown_flocks.pdf

4. Free fertilizer? Granted – chicken waste is rich in nitrates which in controlled amounts can help plants grow. But unlike the fertilizer you can buy, the waste also contains an overabundance of potassium and phosphates. If you put too much on your plants you will chemically burn them. If you own four chickens, they will produce about 140 lbs of manure per year (including straw bedding, feathers, etc.) You'd need about half of that for an average home's landscaping. The rest must be carefully disposed. Since you can't catch all the waste, some significant percentage will wash into your neighbor's yards or the storm drains and may reach the Chesapeake Bay, according David Luther, a George Mason biology professor (Arlington Connection, Thursday, April 19, 2012).
5. No impact on neighbors? Those us raised around chickens know better. You can't disguise smell of chicken waste that has saturated into the boards in chicken coops or into the soil (EPA, <http://www.epa.gov/agriculture/ag101/printpoultry.html>). The presence of chicken waste, spilled feed, undiscovered eggs and “home food waste” will attract mice, rats, squirrels, possums, raccoons, and foxes. Even if you don't inadvertently purchase a rooster (Hint: Besides the noise, you can tell by a lack of egg production!), the presence of any of those uninvited creatures will raise a racket from the hen house at all hours.
6. Other governments permit chickens? Most of those listed have larger average lot sizes than Arlington. On the other hand, Baltimore has a 25 foot setback rule on chickens, but the average lot size there is about a quarter the size of an average Arlington R5 lot. Egg

Project proponents indicated to the Planning and Zoning committee last year they would like to reduce the set- back for poultry in Arlington residential zoning from 100 feet to 10 feet. We need to ask County staffers how they will enforce setbacks, the no-rooster rule, mistreated animals and to ensure that owners aren't raising the chickens for slaughtering. Code Enforcement staff, Public Health staff and Animal Control have operated with severely constrained budgets and limited staffs for years. The Rat Task Force established 10 years ago is down by less than half the original staff. My Opinion: Backyard chicken regulations will be nearly unenforceable and meaningful enforcement will be unaffordable.

If you have more questions on these issues, contact me at (jpebley@verizon.net)

Sincerely, Jim Pebley

Former Civic Federation President (199-2002)

Former Planning Commission member (2005-2010)

Former chair, Planning Commission Zoning

Ordinance Committee (2009)

Raised on a 16 acre ranch with a real hen house and egg producing chickens.



Under Construction

Route 27/244 Interchange

Washington Boulevard Bridge over Columbia Pike in Arlington

About the Project

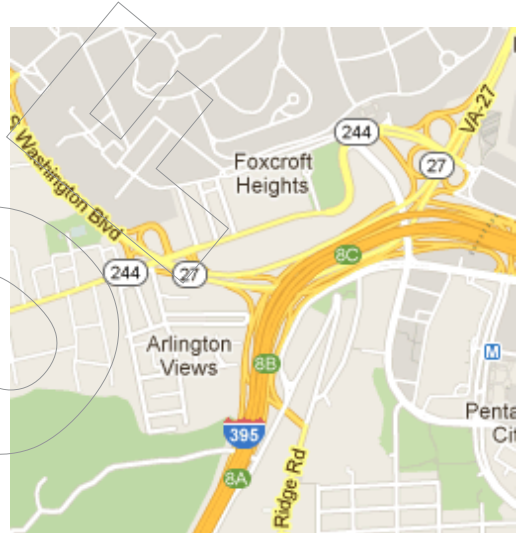
This design-build project replaces the Washington Boulevard bridge over Columbia Pike in Arlington. The new bridge will be wider, longer and a great deal more attractive than today's structure. A light well will separate westbound and eastbound lanes, and an acceleration/deceleration lane will be added westbound between ramps to assist weaving.

The new bridge will accommodate Columbia Pike widening. Clearance under the bridge will be increased to 16'-8" to accommodate a future area streetcar. Columbia Pike will have 11-foot travel lanes, a left-turn lane, and raised median.

Several ramps will also be reconfigured to improve access, traffic flow and increase capacity.

The existing box culvert that conveys Long Branch through the center of the interchange will be replaced with a double-cell box culvert and extended to reduce erosion at the downstream end.

A 10-foot shared-use path on one side and a 7- to 8-foot sidewalk on the other side of Columbia Pike will run through the project area. The design provides enhanced safety, mobility and aesthetics for all interchange users—pedestrians, bicyclists, and motorists.



Aesthetic Features

A community working group of citizens, Arlington County and VDOT staff developed concepts for the bridge's architectural and aesthetic treatments, including:

- Decorative pylons in each corner
- Haunched steel fascia girders with a two-tone paint scheme to mimic the existing arch
- A relief pattern incorporated into the vertical outer surfaces of the bridge parapet to create shadows and visual interest.
- A concrete block pattern on retaining and abutment walls similar to Pentagon architecture
- Recessed, arched panels on the abutment walls
- Medallions with images reflecting the historical significance of the Freedmen's Village, for which the bridge will be named
- Color and anti-graffiti application to concrete surfaces



Traffic Impacts

During the project, drivers can expect single lane closures daily on Washington Boulevard in both directions from 9 a.m. until 3 p.m. Drivers can also expect periodic traffic shifts, the first this summer to new temporary pavement crews will construct over the next few months.

Periodic Columbia Pike closures – Up to five weekend closures per year of Columbia Pike are expected for work such as bridge demolition and erection of high beams. These closures will begin after rush hour Friday evening and reopen by rush hour on Monday morning. Traffic will be rerouted between S. Quinn Street and S. Orme Street around the north side of the intersection. Message signs will notify motorists of these closures in advance.

Noise Impacts

Potential traffic noise impacts associated with the interchange modifications were assessed in 2000 and 2007 (after changes to the interchange configuration). In both studies, three sound barriers were considered and found to be feasible (provided at least 5 decibels of noise reduction), but only one was found to be cost-effective in the latter study. The Noise Impact Analysis Technical Report and the Noise Abatement Committee Submittal Package details the analyses, findings, and general location of the proposed sound barrier based on the 2007 study. The approval for the sound barrier was provided by the Chief Engineer (letter) and Federal Highway Administration (letter). VDOT recently updated the State Noise Abatement Policy and created a Guidance Manual (see more information). Please note that the policy was not in effect at the time of the study for the Route 27/244 interchange project, and per an agreement with FHWA, the noise study is not being revisited.

Project Background

The existing single-span bridge was built in the 1940s by the War Department as part of the Pentagon Roadway Network. It is a thick, solid structure that suffers from deteriorating concrete, corrosion, and heavy chloride contamination. It has also withstood many years of increasing traffic loads.

Currently, the interchange does not operate adequately or accommodate all users, and also prohibits widening Columbia Pike. A 2008 traffic analysis considered spot improvements and corridor-wide improvements to the interchange to address concerns raised by the community working group. Concerns included maintaining S. Queen Street access, adding signals along Columbia Pike, separating Ramp E from the S. Queen Street intersection to the extent possible, and eliminating time-of-day lane use on eastbound Columbia Pike. While all concerns could not be addressed through design, VDOT's intent was to determine how best to meet the safety, operation, and access issues raised by the Bridge Working Group, while also ensuring that the interchange configuration will function adequately during the peak hours without queues spilling back onto the mainline of Washington Boulevard. View a copy of the traffic analysis report.

The bridge was rated as "poor" in recent structural inspections, meaning that the superficial concrete is in poor condition, but is still sufficiently capable of carrying traffic without further restriction or risk to the public. Note: Truck drivers are reminded of the bridge's posted weight restriction of 27 tons (single truck) and 40 tons (truck with trailer), which is Virginia's legal load for these types of vehicles.

Despite the bridge's rating, with diligent inspections and maintenance, its rigid concrete frame will withstand current traffic loads for the foreseeable future, as it has for many years.

Washington Boulevard carries more than 80,000 vehicles each day over Columbia Pike.

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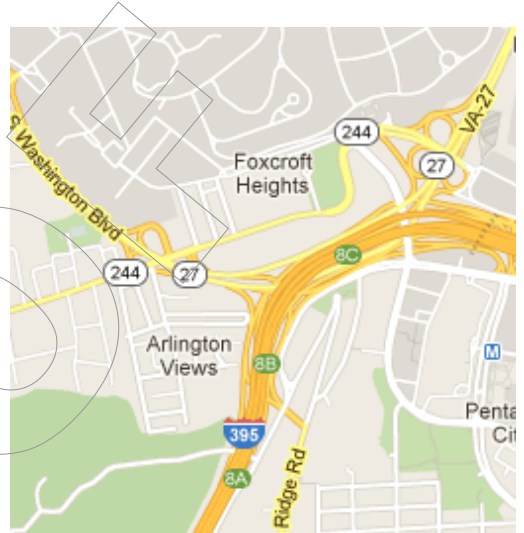
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ABSENTEE VOTING IN ARLINGTON FOR THE UPCOMING GENERAL ELECTION ON TUESDAY, NOVEMBER 6

Citizens who will be absent from Arlington on Election Day, or who are unable to go to the polls because of illness or disabilities, may vote by absentee ballot in person at the Office of Voter Registration. Virginia law requires a reason to vote absentee. Valid reasons for voting absentee are:

- Students at institutions of higher learning, and their spouses
- Absent for business purposes (includes persons who are employed outside of Arlington)
- Absent for personal business or vacation
- Scheduled to work at one's workplace at least 11 of the 13 hours the polls are open (includes commuting)
- Firefighters and first responder personnel
- Unable to get to the polls because of disability, illness, or pregnancy
- Caretakers of confined family members
- Awaiting trial and under confinement
- Serving time for misdemeanor convictions
- Religious conflicts
- Active duty uniformed services or merchant marine personnel and dependents residing with them
- Regularly employed outside the U.S. and dependents residing with them
- Living abroad indefinitely (may be eligible to vote only for federal offices)
- Registrars, electoral board members, or officers of election scheduled to work the election
- Political party or candidate representative volunteers scheduled to work inside the polls or at different polling places

In-person absentee voting Starts Sep 21 and ends at 5 pm on Sat Nov 3

Locations and Hours for in-person absentee voting

Courthouse Plaza, 2100 Clarendon Blvd., Lobby Level
Barcroft Sport and Fitness Center, 4200 S. Four Mile Run Dr.
Madison Community Center, 3829 N. Stafford St.

All Locations:

| | |
|--|--------|
| Fri Oct 26 | 8-5 |
| Sat Oct 27 | 8:30-5 |
| Mon Oct 29 | 8-5 |
| Tue, Wed, Thu, Oct 30-31 and Nov 1 | 8-7 |
| Fri Nov 2 | 8-5 |
| Sat Nov 3 | 8:30-5 |

UPCOMING EVENTS

Open Door Monday

at Thomas Jefferson Community Center

November 5, 2012, 7:00 PM

<http://www.arlingtonva.us/departments/countyboard/page84546.aspx>

The County Board's "Open Door Monday" sessions are part of Chair Mary Hynes' PLACE -- Participation, Leadership And Civic Engagement -- initiative. County residents are welcome to attend any session to speak directly with County Board Members on any topic. Just come to the scheduled session-you do not need an appointment. Each session will be held from 7-9pm in County facilities and community centers, and the sessions will rotate to different locations around the County.

Storytime: Fairies, Fables and Funny Folktales- Columbia Pike

When: November 7, 2012 @ 4:00 pm - 5:00 pm

Where: Columbia Pike Branch Library
816 S Walter Reed Dr., Arlington, VA 22204 - USA

Cost: Free

For grades K-5. A storyhour that might include a multicultural folktale, puppetry, readers' theater or a craft.

In case of bad weather or school closings, the Library's children's programs are canceled.

Author Event: "The Voluntourist: Traveling While Volunteering" by Ken Budd

When: November 19, 2012 @ 3:00 pm - 4:30 pm

Where: Arlington Central Library Auditorium
1015 N Quincy St., Arlington, VA 22201 - USA

Cost: Free


After his father's sudden death, Ken Budd asked himself - what am I doing that matters? He signed up to volunteer in New Orleans nine months after Hurricane Katrina. A few months later, he worked at an elementary school in Costa Rica, teaching English for two weeks with his wife. More volunteering while traveling followed.

Hear Budd, executive editor for AARP - The Magazine, discuss his life-changing journey.

A lecture presented in partnership with the Arlington Learning in Retirement Institute.

Saturday Skate Nights!

Join the crowd for a skating experience every **Saturday night until March 30, 2013** Thomas Jefferson Community Center. The evenings start with Family Skating from 6:30-8:30 pm and close with Teen Only Skating from 9-11pm. Also enjoy a live D.J., \$1 moon bounces and fare from the Café. We also host birthday parties for 4-11 year olds! Fees: \$2 entry, \$3 skate rental, \$2 re-entry for students attending both family and teen skate. Cash only please.



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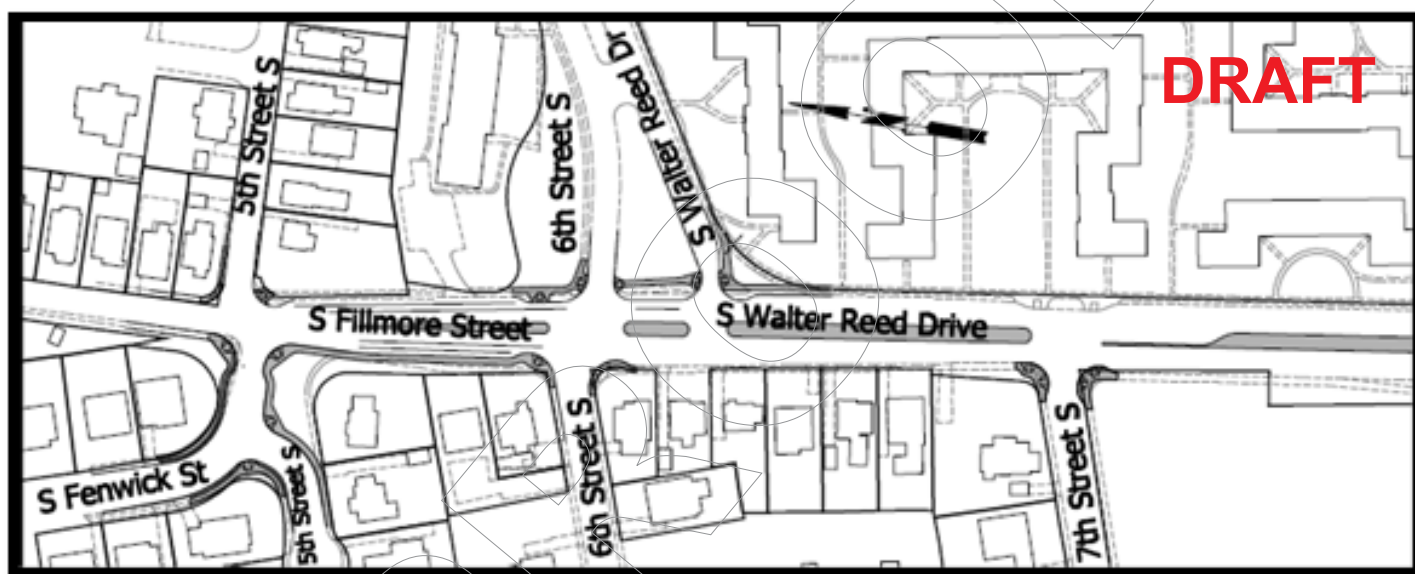
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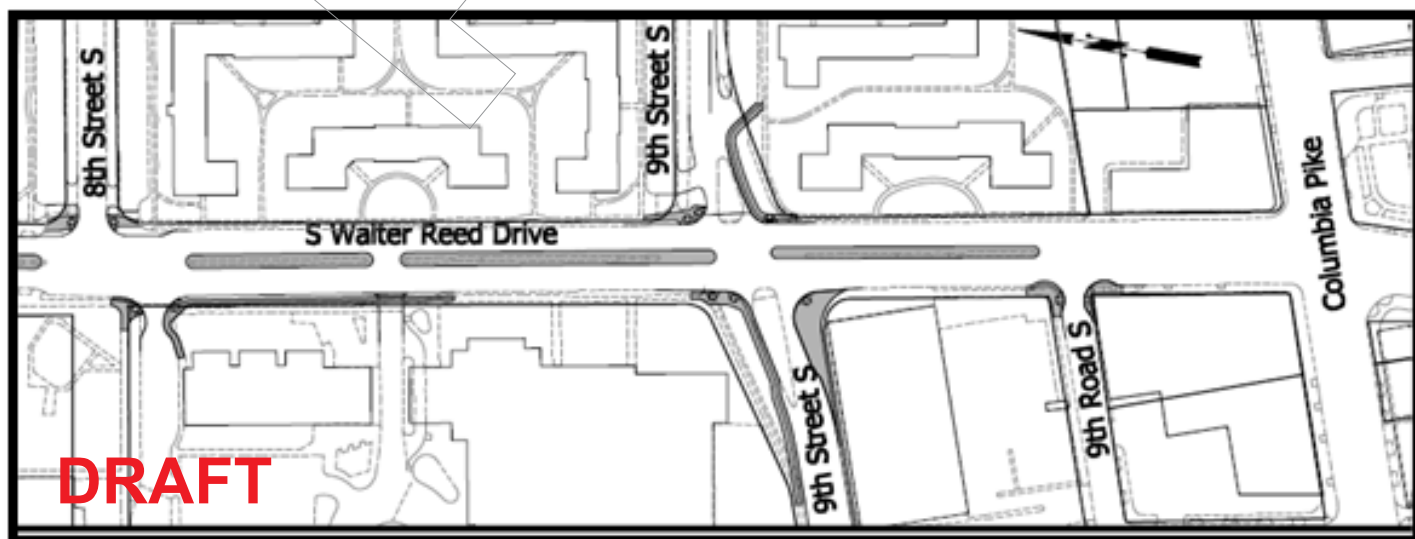
Complete Streets: S. Walter Reed Drive

In 2010, the County Board approved an \$8 increase in the vehicle decal fee from \$25 to \$33. The revenue from this increase has been allocated for the Decal Fee Program, of which Complete Streets is one component. Complete Streets Projects are intended to improve safety and access for pedestrians, transit riders and bicyclists on non-commercial arterial streets, as well as improve street aesthetics, storm water management and bio-retention.

S. Walter Reed Drive is a County-initiated project that extends from 5th St S to Columbia Pike. The current plans propose nubs (curb extensions) at each intersection, raised grass medians with the potential for bio-retention, extension of bike lanes, and installation of crosswalks or other signs and markings as needed. The project is currently undergoing design review. See below for drafts of the concept plan. However, please note that there will be continued discussion with residents about the proposed plan.



S. Walter Reed Dr Concept - 5th St S to 8th St S



S. Walter Reed Dr Concept - 8th St S to Columbia Pike

PLEASE JOIN AHCA AND LISTSERV!

Please take this opportunity to renew your AHCA membership. Residential memberships are \$20.00 per household; business memberships are \$25.

The membership year, just like the calendar year, runs from January through December and **all memberships are due to be renewed in January no matter when you paid the previous year.** While the dollar amount is relatively small your participation is vital to the continuation of our Civic Association.

Also, we want to thank all the members that have added additional contributions to their membership payments. No matter how small, those additional contributions have not gone unnoticed, and collectively they can make a difference.

Be sure to join the AHCA listserv, too! You get up-to-date information such as alerts, neighbor and event information and time-sensitive notifications. List items you want to sell or donate, get recommendations on contractors and vendors, and much more.

It's easy-and free! Send an email to ahca-subscribe@yahoogroups.com.



2012 AHCA MEMBERSHIP

Individual/Family Memberships are \$20.
Business Memberships are \$25.

With your membership you help to support the Arlington Heights Civic Association's activities. Members receive voting rights on issues presented to the association. Memberships should be renewed annually.

Please complete this form and send with your check made out to AHCA to:

Arlington Heights Civic Association
P.O. Box 40311
Arlington, VA 22204

Name _____

Address _____

Home Phone _____

Email _____

Yes, I'd like to make an additional contribution to AHCA. \$ _____



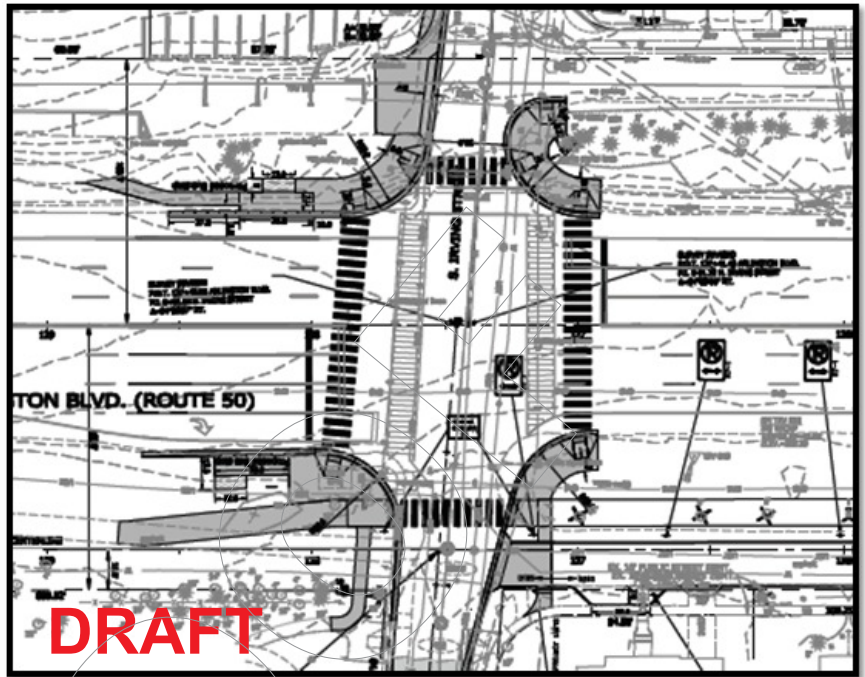
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Irving St & Arlington Blvd. Intersection Improvements

The intersection of Irving St and Arlington Blvd currently has a lack of sidewalk connections, inadequate bus facilities, low visibility crosswalks, ditch sections and lack of ADA accommodations, creating unsafe conditions for pedestrians. In 2010, the County was awarded a safety grant from the Virginia Department of Transportation (VDOT) to address these concerns and make improvements to the intersection. This VDOT project includes an upgraded traffic signal, ADA compliant ramps, newly striped crosswalks, enhanced bus stops, and sidewalk connections. The project is being coordinated with the Arlington County Trail Project, which will run along the south side of Arlington Blvd. The intersection improvement project is progressing through the design phase and is currently undergoing environmental review. See adjacent for a draft of the project plans.



Irving St and Arlington Blvd.
this draft will be presented in a larger,
easier to review version at our Nov. AHCA meeting

DC-Area Housing Market Ranks Among Nation's Strongest; Housing Affordability At All-Time High

Metropolitan Regional Information Systems (MRIS) data shows the DC-area housing market improved over last year:

***Inventory is down more than 25%**
(currently representing a three-month supply—the lowest in seven years)

***Purchase contracts are up 4.6%**

***Foreclosures are down 67.2%**

***Average price is up 1.4% overall**

*A market forecast by real estate statistical analyst Veros suggests that the local market will grow at 2.9% in 2012, and places the **DC-area at #3 in its "Projected Five Strongest Markets."**

*New Census Bureau data shows that Washington, DC ranks fourth on a list of most affluent cities. And, **ten of the richest counties in the US**, with highest median household income, are in the DC-region—five in Maryland and five in Virginia. Loudon (VA), Fairfax (VA) and Howard (MD) Counties come in first, second and third for the nation.

11 High Cost Home Inspection Traps You Should Know About Weeks Before Listing Your Home For Sale

According to industry experts, there are over 33 physical problems that will come under scrutiny during a home inspection when your home is for sale. A special report identifies the most common of these problems, and what you should know about them before you list your home for sale - not after.

Whether you own an old home or newer one, there are a number of things that can fall short of requirements during a home inspection. If not identified and dealt with, any of these items could cost your dearly in terms of repair. That's why it's critical that you read this report before you list your home. If you wait until after you list your home for sale and the home inspector flags these issues for the buyer, you could experience costly expenses which can delay the closing of your home sale or, worse, turn prospective buyers away altogether. Knowing what you're looking for can help prevent little problems from growing into costly and unmanageable ones.

To help homesellers deal with this issue before their home is listed for sale our free report is titled "*11 Things You Need to Know to Pass Your Home Inspection*". Contact me for a FREE copy!



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If schoolwork is not coming to your child,
Joy should be coming to the rescue!

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(a story about retention for children in grades K-3)

* Jim & Tim & the Not-So-Fair Deal - \$7.00

(a rhyming tale about sibling rivalry & fairness
for children aged 3-10)

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*** Helping Children Deal With Separation & Divorce**
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Joy Bovernick

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