



Lyon Park Citizen

May 2022

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Get Neighborhood Scoop!

Lyon Park has a new listserv on groups.io! Lyon Park and Ashton Heights residents, age 18 or older, are eligible to join. Commercial businesses and nonprofits located in Lyon Park may also join. To subscribe, please send an e-mail to lyonpark+subscribe@groups.io. We will then write to you to confirm your full name and street address. The listserv moderators may verify the eligibility of those posting to it as required.

All the best,
Julia Young & Natalie Roy
(moderators)

**Sign up for Lyon Park's
new listserv today.**

May Meeting

*May 11
7:30 PM*
At the Community House

The May LPCA meeting will focus on Arlington residential real estate, including trends, market fundamentals, outlook, and perspective on the influx of new jobs with Amazon HQ2 and others. This interactive session will feature several realtors from the Lyon Park neighborhood. The meeting will be in-person at the Lyon Park Community Center on May 11, with social time beginning at 7 PM and the meeting starting at 7:30 PM.

You're Welcome!

The weekend of April 16 was incredibly busy as the annual Cupcake Sale returned inside and in person (no such thing as a virtual cupcake sale!) with more than a dozen cupcake flavors. Outside, an incredible egg hunt entertained the neighborhood's children. Perhaps the most rewarding part of the activities for the many people who worked to make these events a success was the constant flow of neighbors who called out, "You're back! This is my favorite event and I have missed it so much! Thank you!" So on behalf of the many volunteers who made these events possible, you're welcome. You are very welcome.

These events are part of our community's history. Many residents say that they've been coming for years to enjoy spaghetti dinners, chili dinners, bonfires, holiday parties, fairs, and plant sales. In discussion with Thora Colot recently, she mentioned that many people speak about neighborhood events as "tradition"; some families have brought their children for years and integrated these Lyon Park activities into their family's traditions. Tradition means that behaviors and beliefs are passed from generation to generation. Tradition only happens if people invest in it. So this brings a question to mind: Who will ensure that Lyon Park's traditions will continue?

The answer is our volunteers. Many of our volunteers are aging out of the heavy lifting associated with some "traditions." We really need you – yes, you! – if you can spare a few minutes or hours every week, month, or year! Yes, you read that correctly: Even a few minutes can make a difference.

On pages 13 and 14 of this issue, the Community Center's beloved Treasurer, Bill Anhut, explains our recent precarious financial situation and how we resolved it (thank you, Bill) ((and thank you all who donated)). We need consistent fundraising. Can you believe that the person who raised more than \$18,000 in 4 weeks spent fewer than 90 minutes in total doing it? (That's \$12,000/hour!) Here's a coveted skill you could learn and apply in other volunteer groups!

Feeling isolated or lonely? Come out! We can't guarantee you'll like everyone, but you will like most neighbors and surely learn something new. Need exercise? We can help! Have a skill like carpentry, gardening, organizing, photography, or social media! We could really use your help. Be the person who says, "You're welcome" and maintains a tradition for Lyon Park.

Still not convinced? Look at the table on page 9, and see if you have a few minutes to make a difference at the local level.

Jeannette Wick
Chair, LPCC Board of Governors

May 11 Featured Speakers

Ron Cathell - Team Cathell - Keller Williams
Erin Johnson - Compass
Paige Kellogg - Samson Properties - Century 21
Natalie Roy - Bicycling Realty Group - Keller Williams

Classified Ads

GET SOMEONE'S ATTENTION! The *Citizen* is hand-delivered to 1,900 households every issue.

TEEN SERVICES

Interested in including your free teen ad? Visit www.lyonpark.org/library to share your information!

- **Max Kiriakou**, 17, yard work, shoveling, lawn mowing, trimming. I have my own equipment! **Phone/Text:** (571) 244-8982
- **Kate Kiriakou**, 15, Babysitter, mother's helper, odd jobs, plant sitter. Red Cross certified. **Phone/Text:** (703) 587-9277
- **Delaney Loughney**, 15, Babysitter, odd jobs, plant sitter, dog walker, pet sitting. **Text:** (571) 458-0512
- **Finn Loughney**, 18, Odd jobs, dog walker, plant sitter, shoveling. **Text:** (571) 289-4823 **Email:** finnloughney@gmail.com
- **Mae Seward**, 15, babysitter, mother's helper. Red Cross certified. Available Fridays after 3 PM and Saturdays and Sundays after 12 PM. **Phone/text:** (703) 473-3378.
- **Sylvia Goldener**, 15, babysitter, mother's helper, plant sitter, odd jobs. Text/Email: (703) 401-7234 sylviagoldener@icloud.com, Red Cross certified
- **Ella Bomberger**, 16, babysitter, mother's helper, dog walker, plant sitter. Fully vaccinated. **Text:** (571) 775-9205. Red Cross babysitting certification
- **Morgan Thomas**, 13, experienced dog walker, cat visits, plant sitter. **Text:** (240) 810-4834.
- **Josie Whitaker**, 14, babysitter, plant sitter. Red Cross certified. **Text:** (703) 717-1993
- **Lauren Thomas**, 16, babysitter, mother's helper, plant sitter, dog walker. Red Cross babysitting certification. **Text:** (571) 352-0605
- **Layla Eisenberg**, 14, babysitter, dog walker, mother's helper, pet/plant sitter. Red Cross certified. **Text:** (703) 300-5535
- **Cameron Hershey**, 14, yard work, shoveling, odd jobs, dog walker, cat visits, glass recycling, mother's helper, plant sitter, babysitter. **Phone, Text:** (703) 505-9729 **Email:** mhershey28@gmail.com
- **Natalie Urais**, babysitter, dog walker, pet sitting, yard work, odd jobs, plant sitter. Phone, Text: (703) 213-7874
- **Olivia Pike**, 15, babysitter, mother's helper, plant sitter. Phone, Text: (703) 687-8222, oliviaapikee@gmail.com
- **Sloane Escobar**, 14, babysitter, dog walker. Red Cross certified. Free most days after 3pm. **Phone, Text:** (703) 870-1847, sloane_escobar@icloud.com
- **Zoe Bomberger**, 14, babysitter, dog walker, mother's helper, plant sitter. Red Cross babysitting certification, fully vaccinated. Text: (703) 298-3233
- **Kai Rasmussen**, 15, odd jobs, plant sitter, shoveling, yard work. Text: (571) 699-5579
- **Marlena Gutshall**, 17, dog walker, pet sitter (very experienced with both dogs and cats). Text, email: (571) 499-3107, marlenagutshall@gmail.com
- **Lily Fine-Albert**, 15, Babysitter, mother's helper, plant sitter (CPR Certified, Red Cross Certified). Phone Call, Text, Email: (240) 796-6962, lakbertfine@icloud.com

322 Lyon Parkers are on Our Listserv! Won't You Join Us?



One of our neighbors' most frequent complaints in the last few years was the listserv.

Taking note of the Ashton Heights listserv's success, Lyon Park has switched over to a new listserv. Won't you join us?



The new listserv offers a lovely, compact digest option. If you prefer to receive posts in real time, it also lets you "mute this topic" at the bottom of each e-mail. Simply click and you won't receive any further responses to the chain.



The Lyon Park Citizens Association
P.O. Box 100191, Arlington, VA 22210

LPCA EXECUTIVE COMMITTEE

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COMMUNITY CENTER

BOARD OF GOVERNORS

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rent@lyonpark.info

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LYON PARK SPRING FAIR

SATURDAY, MAY 21, 2022

Lyon Park Community Center

11:00 AM TO 3:00 PM

vintage games

moon bounce

face painting

toddler zone

cake-a-bout

bake sale

prize zone

plant sale

Please help us make this event a HUGE SUCCESS by signing up to volunteer. Have a teen looking for service hours? We have over 70 opportunities available. We are also in need of homemade or store-bought cake or cupcake donations for our "Cake-A-Bout" activity. To sign-up online, visit lyonpark.org today!



Lyon Park (not just for) Woman's Club

The Lyon Park Woman's Club has traditionally met the third Thursday of every month at the Lyon Park Community Center. It is not just for women, and open to residents of Lyon Park and Ashton Heights.

The next meeting is Thursday, May 19, at 12 noon. It's a pot luck in the true sense of the term, and the food is always scrumptious. Bring a dish to share!

What do we do? We have a good time eating and talking, and enjoying each other's company. The Woman's Club contributes five members to the Board of Governors, the body that oversees the Community House and Park. The other members come from the Lyon Park Citizens Association. Woman's Club members volunteer for many Community Center activities, such as the chili dinner, spring fair, pancake breakfast, and Halloween bonfire. The woman's club holds bake and cupcake sales.

We hope to see many new faces this year. For more information contact Elizabeth Wray at ejswwray@yahoo.com.

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PLANT SALE

Even though it's been a fickle spring, the plants seem to be prospering around the Community House and in many Lyon Park home gardens. So get prepared for some happy shopping in the Park at this year's

LYON PARK PLANT SALE
SATURDAY, MAY 21, 11:00 AM to 3:00 PM
SUNDAY, MAY 22, 9:00 AM to 1:00 PM
RAIN or SHINE

Once again there will be oodles of potted Virginia native plants from the Community House garden as well as veggie starts, potted garden flowers, and house plants donated by talented Lyon Park home gardeners.

- **We need helpers** during Saturday's sale to help arrange plants, answer questions, and help customers. If you can help for any part of the day, please let us know at kitgaryp@gmail.com
- **Sunday'S EVENT IS "dig-your-own"** in the community garden under the guidance of our garden guru, Deborah. Participants should please bring a shovel, trowel, and pots or plastic bags.
- If you are donating plants, please be sure to **label them** and leave them near the big tent NLT 10 am Saturday morning. If you tell us early enough at susaningrahambell19@gmail.com what you will donate, we'll tempt customers by posting on Nextdoor.
- Nearly all plants will be **\$5 per pot**. Payment is by cash, check, or by PayPal at the big tent
- We ask that all shoppers and helpers **wear masks and practice social distancing**.
- Please note that the CC bathrooms will not be available on Sunday

Advertise in The Lyon Park Citizen

The Lyon Park Citizen is hand-delivered to 1,900 homes around the 10th of the month from September through June (10 issues), with artwork and copy due the 20th of the previous month. These are our advertising rates:

Ad size	Measures (In inches)...	Cost
Business card	3.5 by 2.3	\$85/month color \$59/month B&W
Quarter page	3.5 by 4.5	\$130/month color \$89/month B&W
Half page	7.5 by 4.5	\$210/month color \$149/month B&W
Full page	7.5 by 9.5	\$350/month color \$249/month B&W
Full page free-standing insert	8.5 by 11	\$450/month color \$400/month B&W

We offer a 5% discount for residents who have paid their LPCA dues, and an additional 10% discount for advertisers who commit to three or more months in a row. A designer will draft artwork for an extra 10% charge. Contact lyonparkeditor@gmail.com to reserve space.



Helping to maintain the charm and integrity of your neighborhood with superior design and craftsmanship since 2003.

CALL US FOR A FREE CONSULTATION AND ESTIMATE
703.533.3210 www.coupardarchitects.com



Spring FLING

Saturday, May 7 | Noon to 3:00 pm
Columbia Gardens Cemetery Grounds

Let us know if you will come. Call 703.527.1235 or email info@columbiagardenscemetery.org. 3411 Arlington Blvd., Arlington, VA 22201

A fun-filled celebration for children and adults:

- Paint a rock to make a special Mother's Day gift
- Go exploring with the Agents of Discovery App
- Learn about bluebirds
- See how honey is made from our beekeeper
- Enjoy delicious refreshments and more!

**COLUMBIA
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Community House Rental Rates

Lyon Park and Ashton Heights residents are eligible for resident rates, but cannot sponsor non-resident events.

Monday – Thursday (8 AM–10 PM, 4 hour minimum)

<75 guests, \$50/hour resident; \$125/hour non-resident
 ≥75 guests, \$75/hour resident; \$125/hour non-resident

Friday, Saturday, Sunday, Holidays

HALF DAY (8 AM–2:30 PM or 3:30–10 PM):

\$400 resident; \$1050 non-resident

WHOLE DAY (8 AM–10 PM):

\$750 resident; \$1,900 non-resident

Children's Birthday Rates for children 10 and under, maximum 40 attendees, booked <2 months in advance:

Four consecutive hours ending before 2 PM, small kitchen use only– *Includes the time you will need to set up and clean up.*

\$200 resident; \$500 non-resident

Grounds preservation fees:

- \$30/inflatable (can only be rented from Arlington TEAM)
- \$30/pole tent (floored tents are not allowed)
- \$100 grounds fee for ponies, petting zoos, large events

Use of inflatables and/or tents must be approved in advance and specified in rental contract.

A security deposit is required for all rentals.

MAKE A RESERVATION TODAY!

Check online calendar for availability and complete the online reservation form at www.lyonpark.info



Find news and more pictures on Facebook at
<https://www.facebook.com/lyonparkcommunitycenter>

SAMSON

PROPERTIES



Paige Kellogg

47 Lee Hwy Suite A

Arlington, VA 22017

Cell: 703-598-2785

571-677-2566

homepaige4u@gmail.com

paigekellogg@realtor.com

Licensed in VA



IT'S TIME TO ORDER KIWANIS BLUEBERRIES



The Kiwanis Club of Arlington is taking orders for 10-pound boxes of freshly-picked blueberries again this year. Healthful, nutritious and delicious, berries are trucked directly to Arlington from a family farm in New Jersey the day after they are picked. The blueberries are expected in Arlington June 23 and will be available for pick up June 24 and 25 at Cherrydale Methodist Church, 3701 Lorcum Lane.

A 10-pound box is \$40, and you can order online at www.arlingtonvakiwanis.com. Customers may also purchase boxes for donation to the Arlington Food Assistance Center (AFAC) for distribution to Arlington's neediest families. Please consider adding a box or two for AFAC to your order. Kiwanis will deliver donated berries to AFAC.

This is the sale's ninth year. Last year, sales increased 40% over the previous year and AFAC received more than a ton of donated blueberries. Proceeds also benefit the Kiwanis scholarship program for Arlington high school graduates, and non-profits such as Arlington Thrive, Bridges to Independence, The Salvation Army, National Capital Treatment & Recovery, VHC Pediatrics, Arlington YMCA, ASPIRE! After-School Learning, and many others.



When Your Windows are a Pane

Heidi Ananthakrishnan

Have you ever accidentally bumped into a glass door? You're not the only one.

Bird collisions with glass kill up to a billion birds a year in the United States. After such an impact, birds usually die or face life-threatening injuries. These collisions mainly affect songbirds during their spring and fall migrations, when they are exhausted and hungry. We often do not see dead birds near windows because scavengers quickly consume them. According to the American Bird Conservancy (ABC), the only thing more lethal than window collisions are habitat loss and domestic cats. While we may imagine glass-covered skyscrapers to be the worst death traps for birds, half of all collisions occur on homes and buildings up to three stories in height. The other half mostly occur on buildings up to 11 stories. The reason birds collide closer to the ground is because they feed there. Glass that reflects vegetation is the most dangerous, as birds think they are flying toward trees or bushes. This often happens at windows located across from bird feeders, baths, or fruiting trees.

Thankfully, this is one conservation issue we can easily do something about. ABC identifies cost-effective retrofits to glass that do not impede the view from inside. One of the easiest fixes is the most common: window screens. Others run the gamut from decorative decals to frosted tape to stencil-rolled paint to stained glass. Even having your first-grader make patterns with a window crayon on the outside of the glass could save lives. The company Acopian Birdsavers sells cords that hang outside windows and sway in the breeze, adding an element of calming movement to an outdoor view.

Lyon Park sits in the path of the Atlantic Flyway, a major migratory bird route connecting Canadian Arctic breeding grounds with South America. The Audubon Society estimates 500 species of birds ply this aerial freeway. Birds have lost much habitat along this route due to development and deforestation, which has decimated their populations. North America has lost 29% of its birds since 1970. That is more than one in every four birds. With such battered populations, every bird we save is a feather in our cap.

Monthly Update from the Civic Federation

James Seward

Another month, another exciting discussion of important local issues at the Civic Federation ("CivFed"). The LPCA is one of more than 90 member organizations of the CivFed engaged in advocacy efforts to improve our Arlington community. April's meeting focused on critical issues important to all of us in Lyon Park: infrastructure (stormwater), governance reform, and property taxes.

On infrastructure, the CivFed is advocating for improvements in stormwater management to manage floods that seem increasingly frequent better. The County presented a proposal to create a stormwater utility. The key change is to charge properties based on stormwater system use through assessments of the hard surfaces (impervious) instead of the current charge on assessed property values. The projected utility fee will rise on average but will still be below most other northern Virginia jurisdictions. The target date is April 2023.

On governance issues, the Task Force in Governance and Election Reform (TiGER) is re-examining the County's governing bodies and electoral system. Arlington established its current form of government more than 90 years ago. TiGER will put forward a resolution in June, and the LPCA will vote and add our voice. So far, the main recommendations are as follows: (1) Expand the County and School Boards to at least seven members; (2) Maintain At-Large Seats for the County Board and the School Board; (3) Increase the term of the County and School Boards Chairs from the current one-year term to minimum of two years, with the ability to extend the term for up to another two years if fellow Board members concur; (4) Implement a 3-year phased salary increase for County Board member and Chair to the current statutory pay caps of \$89,951 for County Board members and \$95,734 for the Chair, and (5) Increase School Board members' salaries substantially over their current levels of \$25,000 for members and \$27,000 for the Chair.

Last but definitely not least is the CivFed resolution on property taxes, with 94% of the members voting in favor. It recommends the "County Board include a provision in its annual budget guidance to the County Manager requiring the manager to take into account the impact of the effective tax rate increase (i.e., increased assessment plus the nominal/base tax rate) on county residents—especially vulnerable populations—and businesses to balance new spending with reasonable mitigation of the growing tax burden." The supporting CivFed analysis found that the average single-family homeowner saw real estate taxes rise from \$4,977 in 2012 to \$7,726 in 2022—an average increase of \$2,749 more per year than paid in 2012. The effective real estate tax has risen annually for the past decade, driven by steadily increasing property valuations, negatively impacting seniors, lower-income households, and renters. We will keep you posted on how the County responds to this important resolution!

More detailed information can be found at <https://www.civfed.org/>, and please let me know if you want to get involved!

Volunteer opportunity	Time commitment	Contact
Working at the Spring Fair on May 21 <i>70 volunteers needed!</i>	Staff a booth = 2 - 4 hours Staff the kitchen = 2 - 4 hours	Darcy Rosenbaum darcy@developbedrock.com
Garden Group plant sale at the annual Spring Fair. See the announcement on page 5	No time at all = donate/purchase empty pots or potting soil Helping dig and pot = 2 hours or more	See page 5
Sprucing up the children's play area	No time at all = Make a donation to pay for supplies (https://lyonpark.info/donate/) Picking up supplies = 2 hours Hard labor(great exercise!) = 2 to 8 hours	Paul Showalter LyonParkEvents@gmail.com
Food truck event	Staff for beverages = 2 - 4 hours Logistics (set-up, cleanup, misc) ≥ 1 hour	John Goldener goldener@gmail.com
Fundraising for the Community House and Park	Simple bimonthly e-mails = 1 -2 hours per month Managing Amazon Smile and iGive = 1 hour per month Organize an event = 8 - 16 hours	Jeannette Wick jywickrph@aol.com
Odds 'n ends in the park	Pick up branches = 15 minutes Empty trash bins = 20 minutes Pick up random trash = 20 minutes Annual mulching in April = 2 hours	Bill Anhut Billanhut@yahoo.com Jeannette Wick jywickrph@aol.com
Event photographer	As needed – 1 -2 hours/month	Jeannette Wick jywickrph@aol.com
Cupcake sales in February and around Easter We need people especially who can frost or decorate beautifully. You can't, you say? Ha! Let us teach you.	Advertising = 1 – 2 hours Shopping = 1 hour Baking = 2 - 8 hours Decorating = 2 - 8 hours Boxing = 2 - 8 hours Cleaning = 2 hours	Elizabeth Wray ejswray@yahoo.com



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E-Care Fundraiser is a HUGE Success

The Arlington E-Care Event pickup fundraiser for Lyon Park was held the week of April 18th. This was the second year I've held this event, and this one was a bigger success than the last one. I was able to visit more than 30 households in our community to collect paint cans, electronic waste, yard chemicals, metals, and much much more... I even had people drop materials off in my front yard. I had to make two separate trips to the E-Care collection site at Yorktown – with two full pickup truck loads!

The first trip was all about paint: 5-gallon buckets... 1-gallon cans... pints and even little sample containers filled the entire bed of the truck. The second trip included yard chemicals, old phones, electronics and computers, light bulbs, scrap metal and an electric mower.

We are still tallying up the total amount of money donated to the LPCC but thanks to everyone who participated and made donations. If you haven't donated yet there is still time. Email me at LyonParkEvents@gmail.com

Paul Showalter – Proud to be a Lyon Park volunteer – LyonParkEvents@gmail.com

Dutch Girl: Audrey Hepburn and World War II

Margaret Dean



First, this is not a biography of Audrey Hepburn. Rather Matzen has used Hepburn's life as a framework for dissecting the Second World War's impact, specifically during the Allies' failed assault on the Arnhem Bridge (the Bridge Too Far) on friends and family. The impact was a disaster for the Dutch, with all the death and destruction imaginable. Certainly the Allies sought to free the Dutch but their daily bombardments nearly destroyed the region, and the health and well-being, if not the very lives, of the people they were seeking to save.

Second, Matzen starts with the biography of Hepburn's grandparents and parents and a description of life under war-time conditions. He periodically makes passing reference to Hepburn's age during the war (roughly age 6 to 16). It's ironic that if you want to know what the citizens of the Ukraine are experiencing, this book slowly reveals what will happen without a settlement fairly soon. The impact that the lack of food, water, and medicines on children's psychological and physical development can be seen briefly in Hepburn's behavior as a popular public figure when she became an adult.

Third, the book should be called "WWII, the Dutch, and Audrey Hepburn." It is a slow read as awareness of possible destruction and death in Europe grows.

Dutch Girl: Audrey Hepburn and World War II by Robert Matzen. GoodKnight Books, Pittsburgh, PA. 2019. ISBN 978-1-732-2735-3-5. Hardback. Gift. Pp. 320. 41 pages of Chapter Notes. 4 pages of Selected Bibliography. \$31.



Synchronizing shovels



Mulchos Grassious

Here's a secret: A certain person whose initials are "Bill Anhut" was worried in April—so worried that he was losing a little sleep. He was organizing the annual mulching party at Lyon Park, and he had already ordered 30 cubic yards of mulch. He had advertised the event. He had inspected the large and aromatic mulch piles, and he knew how many areas needed attention. It was the week before the event, and he simply had no idea how many people would appear at the appointed time to help.

What if he threw a mulch party and no one came?

He need not have worried. He arrived at the park at the appointed time. Like magic, neighbors of all ages appeared pushing wheel barrows, swinging buckets, and wielding shovels and rakes, and they pitched in. Bit by bit, volunteers transported mulch from the mountains of steaming compost to the trees crying out for the protection it will provide over the coming months.

The park has been subject to extensive use over the last two years, and the grounds have certainly felt the impact of large crowds. Many areas of the park needed mulching because it adds organic matter to soil, helps retain moisture, provides a natural weed barrier, and improves the visual appearance of the area. Our volunteers did a spectacular job, and we thank each and every one of them!

The final results are pictured below.





AmazonSmile is an Amazon program that donates 0.5% of the purchase price of eligible products to charitable organizations. AmazonSmile is a simple, automatic way for you to support Lyon Park Community Center (LPCC) every time you shop, at no cost to you. When you shop at smile.amazon.com, you'll find the exact same low prices, vast selection and convenient shopping experience as Amazon.com. Go to smile.amazon.com from the web browser on your computer or mobile device. Select LPCC as your charity and then start shopping. It's that easy. You may also want to add a bookmark to smile.amazon.com.



iGive works similarly. It's free. iGive partners with more than 1,700 online stores. It donates an average of 3% what you spend to your selected charity. The stores pay for it all. You never pay more, and often you pay less with coupons and deals. A typical shopper raises more than \$100/year. Go to igive.com from the web browser on your computer or mobile device. Select LPCC as your charity and add the iGive button. This automatically tells participating stores that you want your shopping to support LPCC. You can also download the iPhone/iPad or Android apps.

Community Engagement Opportunities, Arlington Public Schools

Thursday, May 12 7 PM	School Board Meeting: Action on FY 2023 Final Budget and School Start Time; Info on Superintendent's Proposed FY 2023-32 Capital Improvement Plan Watch School Board Work Sessions live online (see link below) or on Comcast Channel 70 or Verizon Channel 41
Tuesday, May 17 6:30 to 8:30 PM	Capital Improvement Plan Work Session # 1 Watch School Board Work Sessions live online (see link below) or on Comcast Channel 70 or Verizon Channel 41
Tuesday, May 24 6:30 to 8:30 PM	Capital Improvement Plan Work Session # 2 Watch School Board Work Sessions live online (see link below) or on Comcast Channel 70 or Verizon Channel 41
Thursday, May 26 7 PM	School Board Meeting: English Language Arts Literacy Update Watch School Board Work Sessions live online or on Comcast Channel 70 or Verizon Channel 41
Tuesday, June 7 6:30 to 8:30 PM	Capital Improvement Plan Work Session # 3 Watch School Board Work Sessions live online (see link below) or on Comcast Channel 70 or Verizon Channel 41
Thursday, June 9 7 PM	School Board Meeting: Information on School Board's Proposed FY 2023-32 Capital Improvement Plan Watch School Board meetings live online (see link below) or on Comcast Channel 70 or Verizon Ch. 41

Arlington County is offering free, walk-in COVID-19 vaccine clinics to individuals ages 12+. (Appointments are required for boosters.) Children 12-17 must be accompanied by a parent/guardian.

See <https://www.arlingtonva.us/Government/Programs/Health/COVID-19/COVID-19-Vaccine/Vaccine-Registration>

*View Board meetings at <https://www.apsva.us/school-board-meetings/watch-school-board-meetings/> or on Comcast Channel 70 or Verizon Channel 41.

** Watch Work Sessions live online at <https://www.apsva.us/school-board-meetings/school-board-work-sessions-meetings/>. Work sessions are opened to the public but no public comments are accepted. Visit www.apsva.us/Engage to stay up-to-date on engagement opportunities.

To read Community Engagement Opportunities in other languages, visit <https://www.apsva.us/school-community-relations/community-engagement-opportunities/> and use the auto-translation feature (top of page) to select preferred language.

Visit www.apsva.us/Engage for community engagement opportunities, School Board calendar, Arlington County's Engage calendar.

Please Pay Your LPCA Dues!

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Please complete this form (Hint: use a return address label!) and mail it with your check to: LPCA Membership, P.O. Box 100191, Arlington, VA 22210

Name _____
Address _____
Preferred phone _____
E-mail _____
May we add you to the community listserv? ☐ Yes ☐ No

Community Volunteer Interests (Check all that apply):

- ☐ Neighborhood Conservation
- ☐ Community Center and Park
- ☐ Development issues
- ☐ Social Events (Holiday Party, Halloween)
- ☐ Homes and Gardens Tour
- ☐ Spring Fair
- ☐ Traffic issues
- ☐ Newsletter
- ☐ Trees/Conservation
- ☐ All-purpose volunteer

Recent Fundraising Places Community Center on Firmer Financial Foundation

Bill Anhut

Thanks to generous donations from more than 80 neighbors, the Lyon Park Community Center (LPCC) raised more than \$18,000 in March and April to give the organization a financial base to operate until rental operations return to a normal level. The community center's rental agent, Cindy Stroup, has booked future rentals totaling roughly \$40,000 in 2022 and she has a few bookings for 2023.

Lyon Park and its community center building are owned by the Lyon Park neighborhood and managed by the Lyon Park Board of Governors (BoG). The operating costs of the park and building have averaged \$80,000 per year during the seven years since the community center underwent a \$1 million dollar renovation. The renovation costs were initially funded by donations and FVCbank provided a 10-year, \$450,000 construction loan. Thanks to continued successful fundraising in the Lyon Park and Ashton Heights neighborhoods, the receipt of \$162,000 in historic tax credits arising from renovation sensitive to the historic character of the community center building, and three years of robust rental operations, we repaid the construction loan in full in June 2019, seven years earlier than its scheduled maturity.

At that time (June 2019), LPCC reported record annual rental revenue of \$121,000 and was holding \$49,000 of security deposits for future rentals. The BOG began discussions of accumulating an endowment to ensure the future upkeep of the park and building. We had preliminary discussions with the Northern Virginia Conservation Trust (NVCT) about deeding the park to the Trust and potentially receiving tax credit dollars to fund the endowment. Because the deeds to the park land provide for transfer of the property to Arlington County if LPCC abandons it, NVCT determined that the benefit of transferring the park property would be much less than originally thought.

Then in February 2020, the COVID pandemic crushed the community center's rental operations.

The building seriously curtailed rental operations throughout spring and summer, 2020. We returned security deposit for future rentals to the renters. The receipt of a \$19,000 construction easement from Arlington County related to the Pershing Drive Streets Project allowed LPCC to finish the 2020 fiscal year, holding only \$18,000 of security deposits.

Rental operations resumed at a diminished level in August 2020 and were greatly aided by the daytime rental of the community center by a private school. More rental agreements were signed during the summer and fall of 2021, but many renters canceled when the Omicron COVID variant shut down operations in January and February of this year. Return of those security deposits emptied LPCC's treasury. The BOG voted to fundraise and ask the community to donate \$15,000 to fund fixed costs through March 2022. At the time of this writing, LPCC has a cash balance of \$13,000 and is holding security deposits and future rental income of \$65,000.

The opposite page presents the historic rental operation cash flows for the seven years subsequent to the community center renovation (note that the amounts for the fiscal year 2022 include actual results through March 2022 and projected amounts for the 3 months April through June 2022). An eighth column is presented, calculating the annual average of the seven year period. Excluded from the presentation are donations of \$295,000 which were used primarily to retire the construction loan debt, fund renovations of the children's playground in November 2018 (\$11,000) and funds from the recent \$18,000 campaign.

A few explanations for individual line items:

Rental Income: Post construction rentals gradually increased until the 2018 and 2019 fiscal years (FY). COVID impacted years 2020 through 2022.

Forfeited Security Deposits: Tenants who violate terms of their rental contracts, typically failure to clean the building, which requires that LPCC hire a cleaner to clean the building for the next rental.

Investment and Other Income: We received a construction easement of \$19,000 from Arlington County in the 2020 FY.

Clubhouse Cleaning: This expense has increased annually due to increased usage of the community center, renters who violate the cleaning requirements of their contract, and increased cleaning required during the COVID pandemic.

Grounds: Playground refurbishment of \$11,000 included in the 2019 FY.

Internet: Internet service provided beginning 2019 FY.

Rental Agent: Our rental agent sources new rentals, enforces terms of rental agreements and oversees cleaning and maintenance of the building and park grounds. The rental agent is compensated a minimum of \$1,000 per month or 25% of each month's rental income, whichever is higher.

Accounting Fees: LPCC currently pays our accountant, Liz Delmar, \$420 per month to collect revenue, disburse all payments, reconcile bank accounts, and produce monthly financial statements.

Total Operating Expense: Total Operating Expense varies with and is usually proportionate to rental income, recent COVID period excluded.

Net Operating Income: FY 2018 and 2019 demonstrated LPCC's operating income potential. COVID negatively impacted operations during FY 2020 to 2022.

	Jun-16	Jun-17	Jun-18	Jun-19	Jun-20	Jun-21	Jun-22	Annual
	12 Mo Actual	12 Mo Actual	12 Mo Actual	12 Mo Actual	12 Mo Actual	12 Mo Actual	Projected	Average
Operating Income								
Operating Revenue								
Rental Income	43,195	87,605	114,490	120,565	51,360	85,306	73,941	82,352
Forfeited Security Deposits	555	3,300	6,895	5,300	7,460	3,978	9,220	5,244
Total Rental Income	43,750	90,905	121,385	125,865	58,820	89,283	83,161	87,596
Community Events								
Spring Fair	1,961	3,965	3,116	1,627	-	-	-	1,524
Craft Fair	860	970	780	761	928	-	731	719
Pancake Breakfast	743	1,240	483	918	430	46	-	551
Chili Dinner	1,002	1,110	1,329	2,000	-	-	-	777
Yardsale	545	420	438	410	408	-	350	367
Spaghetti Dinner	-	1,223	-	-	-	-	-	175
Other	-	1,770	1,151	28	2,513	166	1,136	966
Total Community Events	5,111	10,698	7,297	5,743	4,279	212	2,217	5,080
Investment & Other Income	169	152	-	522	18,968	-	56	2,838
Total Operating Revenue	49,029	101,755	128,682	132,130	82,067	89,496	85,434	95,513
Operating Expense								
Maintenance								
Pest Control	459	672	1,520	864	799	99	495	701
Clubhouse Cleaning	4,275	10,050	12,780	15,685	13,695	19,001	20,110	13,657
Insurance	4,096	4,141	4,218	4,319	4,833	4,833	4,925	4,481
Grounds	2,469	4,820	5,848	16,917	5,100	7,727	5,155	6,862
Tree Work	3,710	-	162	6,598	(850)	10,975	2,350	3,278
Trash Collection	1,950	3,760	4,397	4,440	4,250	3,972	3,987	3,822
Clubhouse Repairs	3,470	8,212	6,670	6,302	1,648	1,391	4,711	4,629
Clubhouse Supplies	7,769	3,338	1,542	3,989	2,488	2,352	3,472	3,564
Total Maintenance	28,198	34,993	37,136	59,114	31,962	50,350	45,205	40,994
Utilities								
Water	416	3,254	4,247	764	1,878	1,101	646	1,758
Electric	1,537	2,720	2,560	2,450	2,462	2,322	2,390	2,349
Natural Gas	498	594	629	717	573	514	573	585
Telephone	517	156	156	134	683	214	225	298
Internet	-	13	-	1,398	1,669	2,055	2,315	1,064
Total Utilities	2,968	6,736	7,592	5,462	7,265	6,206	6,149	6,054
Administrative								
Rental Agent Fees	8,778	21,048	27,075	27,517	23,933	18,601	22,728	21,383
Accounting Fees	4,647	5,154	5,060	5,110	5,660	4,645	4,645	4,989
Paypal Fees	447	682	465	430	170	512	740	492
Legal Fees	3,469	3,542	-	-	-	801	-	1,116
Bank Fees/Returned Check Charges	99	415	69	189	46	-	13	119
Postage	244	387	301	40	235	-	46	179
Admin/Website	1,623	3,971	3,176	3,139	1,112	2,181	2,851	2,579
Office Supplies	-	66	532	2,085	1,634	414	257	713
Total Administrative	19,307	35,265	36,678	38,510	32,789	27,154	31,281	31,569
Community								
Other	900	300	-	82	-	27	27	191
Halloween/Holidays	732	769	482	628	288	-	-	414
Community Events	500	188	-	472	138	-	700	285
Total Community	2,132	1,257	482	1,182	426	27	727	890
Total Operating Expense	52,605	78,251	81,889	104,269	72,442	83,737	83,363	79,508
Net Operating Income (Expense)	(3,575)	23,504	46,793	27,862	9,625	5,759	2,071	16,005
Cash Balance-End of Year (EOY)	46,423	79,471	82,592	32,562	15,867	61,895	88,500	
Security Deposit & Unearned Rent-EOY	(18,020)	(29,820)	(42,160)	(49,160)	(18,130)	(51,880)	(65,100)	
Net Cash Balance-EOY	28,403	49,651	40,432	(16,598)	(2,263)	10,015	23,400	



Thank you to everyone who came out to the **Lyon Park Spring Egg Hunt on Saturday April 16**. We had a record crowd of excited children and adults who attended, along with many volunteers. The event was a big success, and we look forward to an even bigger and better event next year.

More than 1900 eggs were placed around the park and the kids and adults had a great time collecting them in record time. By my estimate, it took less than two minutes for all the eggs to be gathered. Kids were thrilled to find out that the eggs were filled with candy. A dozen painted eggs were also hidden around the park which were turned in for special prizes.

The kids loved posing with the giant golden egg. All the photos and videos I took at the event are viewable online. Just drop me an email if you want the link to see them (or look for the Egg Hunt post on Nextdoor). Email LyonParkEvents@gmail.com

The Spring Egg Hunt was sponsored by the Lyon Park Civic Association and hosted with the Lyon Park Community Center Board of Governors and the Lyon Park Woman's Club.

Special thanks to the Arlington Junior Chamber of Commerce (Jaycees) and everyone who volunteered at the event. We could not have held the event without our volunteers. The 1900 eggs were stuffed with candy on Friday night by 15 volunteers (see photo).

We appreciated the additional contributions from Lauren Bell, Christina Battaglia Porras, Claire Peters, Natalie Roy, Neel and Palak Vaidya (from Troy's Italian Kitchen), and Paul & Sharon Showalter.

Paul Showalter
Proud to be a Lyon Park volunteer
LyonParkEvents@gmail.com





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Natalie Roy, 30+ year resident of Lyon Park,
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