



January 2020

Vol. 50, Issue 1

Kings Park West Civic Association

Happy 2020! It is very exciting to be starting a new decade.

December was a special time for Kings Park West. It is always nice to see the many community decorations. I hope you noticed the entrance evergreen wreaths placed by Linda Reamy and Laura Hall, a festive welcome to KPW.

Many of our homes were cheerfully decorated again this year. I received feedback over the holidays from a neighboring community of the impressive holiday displays in KPW. So, keep up the good work KPW! While it was no easy task given the quality of decorations on display, the decorating committee selected the following three homes as the grand winners of the 2019 holiday decorating contest:

5346 Guinea Road  
 5005 Wheatstone Drive  
 10423 Collingham Drive

Community Calendar	
Martin Luther King, Jr. Day.....	Jan 20
KPWCA Board Meeting.....	Jan 21
Herald Delivery.....	Jan 25
Citizen Advisory Council.....	Feb 4
Annual KPW Cookie Drive-Thru.....	Feb 8
Braddock District Council.....	Feb 12
Valentine's Day.....	Feb 14
President's Day.....	Feb 17
KPWCA Board Meeting.....	Feb 18
Citizen Advisory Council.....	Mar 3
Herald Deadline.....	Mar 4
Begin Daylight Savings Time.....	Mar 8
Braddock District Council.....	Mar 11
St. Patrick's Day.....	Mar 17
KPWCA Board Meeting.....	Mar 17
Royal Lake Trail Maintenance.....	Mar 21
Herald Delivery.....	Mar 21

Congratulations to all our winners – you have bragging rights for the year! Thanks to everyone for making our neighborhood look so festive. And special thanks to Caroline McDonald and her committee volunteers.

For those of us who use Roberts Road as part of your commute, I am pleased to write that Fairfax County Department of Public Works and Environmental Services will begin construction of the Roberts Road and Braddock Road Improvement project this spring. The project includes a new right turn lane along northbound Roberts Road from Tapestry Drive to Braddock Road. In addition, a new signal, sidewalk, and curb ramps at the Braddock Road intersection will be installed. The construction is anticipated to begin this March and will extend through October.

*Continued on Page 3*

***In this Issue:***

- Wondering how the new trees came to be at Lakeside Park? Check out Page 8 for details!
- See the Market in Review on Page 11 to find out which was the most popular model in sales, what real estate trends to expect in 2020, and get hints and tips for putting your home on the market.

# KINGS PARK WEST CIVIC ASSOCIATION

P.O. Box 7114, Fairfax Station, VA 22039-7114

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

## OFFICERS

President	Jeanmarie Roberson	703-425-1286
Vice-President	Mike Stonkey	703-509-9725
Secretary	Frank Cumberland	703-426-2868
Treasurer	Jim Mays	703-978-0317
Members-At-Large	Adrienne Barna	703-323-0518
	Mary Crowder	703-239-2581
	Jonathan Reiser	571-423-8030

## COMMITTEES

Common Grounds Maintenance

	Laura Hall	703-978-6641
	Linda Reamy	703-978-1564

## Community Support Services

Consumer Affairs	Mary Hovland	703-946-1775
Dumpster Day	Mary Hovland	703-946-1775
GMU Student Liaison	<b>Vacant</b>	
Neighbor Assist	Bruce Wallachy	703-401-0275
Welcoming	Melissa Morgan:	<a href="mailto:welcome@kwpc.org">welcome@kwpc.org</a>

## Communications

Herald Newsletter:

Content Editor	Leah Larson-Taylor	703-283-0208
Communications Editor	Sara Rezk	571-277-0782

Herald Advertising and Classifieds

	Gayle Ostrom	<a href="mailto:classified@kwpc.org">classified@kwpc.org</a>
--	--------------	--

Signboards

	Adrienne Barna	703-323-0518
--	----------------	--------------

Web Admin

	Kathy Shifflett	<a href="mailto:website@kwpc.org">website@kwpc.org</a>
--	-----------------	--

Membership

	Cherylyn LeBon	<a href="mailto:membership@kwpc.org">membership@kwpc.org</a>
--	----------------	--

Parks & Lakes	Sarah Lennon	703-978-5608
Invasive Species	Greg Sykes	703-426-8246

## Special Activities

Spring Egg Hunt		Pack 1967
Halloween Festival	Keith Jodoin	<a href="mailto:kjodoin@gmail.com">kjodoin@gmail.com</a>
Scholarships	Gayle Ostrom	703-323-0206

## How Do I Join the Kings Park West Civic Association?

Send your name, address, and phone number, along with a check for \$25.00, to KPWCA, P.O. Box 7114, Fairfax Station, VA 22039-7114. Members receive the Community Directory and support from community programs such as Neighborhood Watch, Scholarship Awards, community social activities, Parks & Lakes Clean-up, and a free subscription to The Herald. Alternatively, go to [www.kpwca.org](http://www.kpwca.org) and pay using PayPal.

## Email Addresses for KPWCA Inc.

### OFFICERS

President	<a href="mailto:President@kwpc.org">President@kwpc.org</a>
Treasurer	<a href="mailto:Treasurer@kwpc.org">Treasurer@kwpc.org</a>

### COMMITTEES

Membership	<a href="mailto:Membership@kwpc.org">Membership@kwpc.org</a>
Welcome Coordinator	<a href="mailto&gt;Welcome@kwpc.org">Welcome@kwpc.org</a>
Consumer Affairs	<a href="mailto:Consumer@kwpc.org">Consumer@kwpc.org</a>
Common Grounds Maintenance	<a href="mailto:BAGG@kwpc.org">BAGG@kwpc.org</a>
Parks & Lakes	<a href="mailto:Parks@kwpc.org">Parks@kwpc.org</a>
Scholarships	<a href="mailto:Scholarships@kwpc.org">Scholarships@kwpc.org</a>

### HERALD STAFF

Editor	<a href="mailto:Editor@kwpc.org">Editor@kwpc.org</a>
Classifieds	<a href="mailto:Classified@kwpc.org">Classified@kwpc.org</a>
Advertising	<a href="mailto:Classified@kwpc.org">Classified@kwpc.org</a>

### General Information Community Association

<a href="mailto:Info@kwpc.org">Info@kwpc.org</a>
<a href="mailto:KPWHO@yaho.com">KPWHO@yaho.com</a>

## How Do I Advertise in The Herald?

CLASSIFIEDS: KPWCA Newsletter classified advertisements for the March issue must be received no later than March 4th by Gayle Ostrom, 4912 Gainsborough Drive, Fairfax, VA 22032, or email [classified@kwpc.org](mailto:classified@kwpc.org). Please print clearly, and include payment to KPWCA. Provide your name, address, and phone number. Rates: \$5 per issue for 35 words. \$40 per year (8 issues/35-word ad). Found items listed free.

ADVERTISEMENTS: KPWCA Newsletter Advertisements are received by Gayle Ostrom; please email [classified@kwpc.org](mailto:classified@kwpc.org) for rates.

## How Do I Get My News in The Herald?

The easiest way to get your news items in The Herald is to e-mail the editor at [editor@kwpc.org](mailto:editor@kwpc.org). We invite items on neighborhood schools, churches, organizations, and other noteworthy neighborhood news. News items and letters will be published if deemed suitable and as space permits. We reserve the right to edit any item submitted to The Herald. Acceptance of news items does not constitute endorsement by KPWCA.

## The Herald

Published eight times yearly by the KPWCA.  
NEXT DEADLINE is March 4, 2020  
for delivery on March 21, 2020

Note: Acceptance of articles and advertising does not constitute endorsement by KPWCA, nor liability for products or services advertised in its publications.

SUBSCRIPTIONS: If you are moving out of the neighborhood and want to keep in touch with community news, get a subscription. Send \$25 per year to:  
KINGS PARK WEST CIVIC ASSOCIATION  
P.O. Box 7114, Fairfax Station, VA 22039-7114.

### Volunteer Opportunities

**Friends of Royal Lake (FORL) Trail Maintenance Volunteers:** Every three months, the FORL organizes a morning when neighborhood volunteers work to improve problem areas on the trails around Royal Lake. The next such time will be from 9 am to noon on Saturday, March 21<sup>st</sup>.

**KPWCA Sign Posting:** *30 minutes per month.* KPWCA maintains three signs that serve to keep KPW residents informed of community activities. We have a team for each sign and would like to add a member to each team. Responsibility is to post announcements provided by the KWPCA Board periodically throughout the year.

**Parks & Lakes Committee:** We are looking for 3-5 motivated members to help plan and organize twice-a-year park/lake clean-ups. *A few hours per month in the months leading up to the April and October clean-ups.* Please contact Sarah Lennon at [parks@kpwca.org](mailto:parks@kpwca.org) and/or [sarahjlennon@gmail.com](mailto:sarahjlennon@gmail.com).

**Neighbor Assist Volunteers:** *As needed.* Looking for friendly callers (a great way to volunteer without having to leave your home), computer experts to provide IT assistance, and handyman volunteers. Contact Bruce Wallachy at [wallbdc@gmail.com](mailto:wallbdc@gmail.com) or call 703-401-0275.

**Road Raiders:** *1/2 hour each month.* Performs common area clean-up around neighborhood once per month early Saturday mornings. Please contact Tom McCook at [trmccook@gmail.com](mailto:trmccook@gmail.com) or call 703-839-5205.

**Invasive Management Area:** *3 hours a few times per year.* Details at [www.grsykes.com/main.php?page=32](http://www.grsykes.com/main.php?page=32). Send an e-mail to [greg@grsykes.com](mailto:greg@grsykes.com) and ask to be on the volunteer distribution list.



*Continued from Page 1*

Even though the weather has been exceedingly mild (thankfully) as we enter winter, we should all be thinking about winter weather preparations with the potential for a snow/sleet/ice event. As we keep an eye on the weather forecast, remember to have enough gas, wiper fluid, proper tires, medication, and an emergency car kit. The Virginia Department of Transportation (not Fairfax County) is responsible for roadway snow removal in our neighborhood. Once it snows at least two inches, residents can determine the status of plowing in the neighborhood at [www.vdotplows.org/](http://www.vdotplows.org/). In addition, we ask that you keep your sidewalks cleared along your property. It is most helpful to our neighbors who walk to school, work, or need to walk the dog.

On January 1, 2020, Braddock District Supervisor, James Walkinshaw, began his first term on the Fairfax County Board of Supervisors. Several key staff continue to be part of the Braddock District office. We look forward to continued collaboration and support.

The Civic Association looks towards another great year! As we start 2020, please consider volunteering this coming year to keep the Association programs active and robust. The Civic Association relies 100% on volunteers to assist with our neighborhood initiatives. Open volunteer positions and descriptions are listed on Page 3 of The Herald.

Wishing you a wonderful winter. Please let me know of any feedback, questions or concerns. I can be reached at [president@kpwca.org](mailto:president@kpwca.org).

Jeanmarie Roberson

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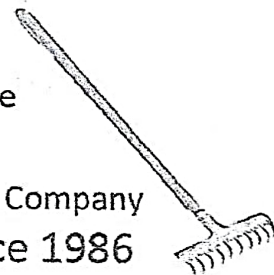
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### Lakeside Park's Juniper Removal

By Paul Gross

Have you noticed the removal of the junipers next to the soccer fields at Lakeside Park? The Fairfax County Park Authority (FCPA) removed the junipers because many in the community expressed an interest in their removal for a variety of reasons. At Friends of Royal Lake (FORL) community meetings, the input from the community was in favor of removing the junipers. The FORL had the juniper removal on the "Royal Lake Proposed Upgrades and Enhancements" list for some time.

As a little background, the junipers, which when planted thirty-plus years ago, were a small series of individual plants near the soccer field for landscaping purposes. My personal recollection was they were an attractive addition thirty years ago. However, as time passed, the junipers had grown to a huge size and were intertwined with a number of non-native plant species and poison ivy. The Park Authority informed us that with the number of parks and their limited staff, they cannot do the landscaping that we do at our homes. Besides, these junipers were beyond normal landscaping.



The juniper removal, a major task, was beyond our volunteer effort capability. We want to thank Walter Wesley of the FCPA for his leadership and the maintenance staff for all their efforts in achieving one of our long-standing maintenance goals.

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# Series 2019-2020



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\* A special feature of each concert performance is a free reception with an opportunity to meet and mingle with performers and enjoy fabulous appetizers.

Tickets are available through Brown Paper Tickets [coqs.brownpapertickets.com](https://coqs.brownpapertickets.com)

## \*Celebrating Valentine's Day!

**Tower House Band** ~ Sunday, February 16, 2020 6:00 p.m.

Back again by popular demand! This year's special Valentine Concert features these talented musicians playing music from the 60's to the present ~ guaranteed to get everyone on their feet!




## \*Washington Performing Arts

**Children of the Gospel Choir** ~ Sunday, April 26, 2020 6:00 p.m.

A Good Shepherd favorite, this dynamic group of young people will raise the roof with their own distinctive style, presenting high energy performances of traditional and gospel music.



 **The Church of the Good Shepherd**  
9350 Braddock Road  
Burke, VA 22015 703-323-5400

[www.good-shepherd.net](http://www.good-shepherd.net)

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## Cub Scout Pack 1967

While everyone was getting ready for the holidays last month, Pack 1967 was busy continuing their year of service. The Pack has partnered with the Crayon Initiative to collect used and unwanted crayons. The initiative then melts the crayons down and remanufactures them, keeping them out of landfills. In December, the Scouts placed crayon collection boxes in each of the pods at Laurel Ridge. Counting the Pack's collection at the Lions Give Back night in September, Pack 1967 has collected 47 pounds of crayons this year!

At the December Pack meeting, Scouts conducted a toy drive for FACETS, a local non-profit organization that helps people in our community. The Scouts also made holiday cards for veterans at the Armed Forces Retirement Home in Washington, D.C., participated in Wreaths Across America at Quantico National Cemetery, and made paracord bracelets to be included in care packages for Service members through Operation Gratitude. Way to end the year, Scouts!

In addition to their year of service, the Scouts of Pack 1967 have been busy working towards their ranks and visiting locations in our community. Our Bear (3<sup>rd</sup> grade) and Lion (K) Dens visited the National Law Enforcement Museum and the National Museum of the American Indian in December. At the National Law Enforcement Museum, they learned about what law enforcement officers do, got to try their hand at being a 911 emergency dispatcher, and enjoyed going into a reconstruction of a prison cell. At the National Museum of the American Indian, the scouts wove a giant basket to learn about styles of basketry; explored modes of transportation, such as snowshoes and skateboards; went inside a full-size Comanche tipi to learn about Comanche life and the buffalo; and created an art project to learn about quilting.



In November, our Wolves (2<sup>nd</sup> grade) visited the Virginia State Police to interview their community heroes, see a police car, and watch their Den Leader get handcuffed (it was only for demonstration!). Our Webelos (4<sup>th</sup> grade) held a joint meeting with the Pack 1968 Webelos Den at the Burke Volunteer Fire Station, where they learned about the basics of first aid and tried their hand at applying some aid.



If your son or daughter is interested in Cub Scouts, come on out to join us at a Den or Pack meeting to learn a little more about what we do. If you have any questions or want to contact a Den Leader, we can be contacted at [CubScout.Pack.1967@gmail.com](mailto:CubScout.Pack.1967@gmail.com).

## Donation of New Trees at Lakeside Park – How Did This Come to Pass?

By Sarah G.J. Lennon

In late November last year, some new additions came to Lakeside Park – twelve new trees, all native species – river birch, black gum, and Eastern redbud! I hope you've had the opportunity to enjoy them, but perhaps you've wondered how they came to be there, seemingly out of the blue. Well, it's a long story...

During the course of 2019, Friends of Royal Lake (FORL) leadership visited several other communities that border Royal Lake in an effort to garner more FORL members and interest in the work we are doing to protect and preserve the lake and surrounding parkland. One such meeting was the HOA meeting for New Lakepointe in March. At that community meeting, it just so happened that New Lakepointe resident Michael Schindler heard the discussion and introduced himself to us with his proposal for Balfour Beatty US (the company he works for) to volunteer as part of their Balfour Beatty US Spirit program. Balfour Beatty US (BB) is an industry-leading provider in the U.S. of general contracting, at-risk construction management and design-build services for public and private sector clients. BB has a program called Balfour Beatty Spirit, in which employees give back to the local community and volunteer their time.

Michael is a George Mason University (GMU) graduate, having received a Bachelor's degree in Civil and Infrastructure Engineering in 2018. At GMU, he was very active with a student organization called Engineers for International Development (EFID) and travelled to Puerto Cabezas, Nicaragua to build a water supply for a local orphanage. While at GMU, he worked at the Fairfax County Department of Public Works and Environmental Services (DPWES) and established a connection with the Urban Forest Management Division (UFMD). Michael offered to act as a middleman and reach out to UFMD.



UFMD's core responsibilities deal primarily with land development, reviewing rezoning cases and development plans, and working with site inspectors after projects begin

construction. Education and outreach to raise awareness of and encourage conservation of the county's urban forest are also important services. Tree canopy loss to development is one of the main stressors impacting the urban forest. Continuing to plant new trees is necessary to maintain the county's percentage of land area currently in tree cover, about 55 percent. For the last three years, UFMD has administered the county's Tree Preservation and Planting Fund to cover materials costs and coordinated tree planting at public schools, parks, and other county properties. Volunteers have been an integral part of this tree planting program. Firms and organizations like Balfour Beatty, EFID, and FORL are valuable contributors that can be relied upon to turn out and successfully implement these tree planting projects. The trees that now grace Lakeside Park were paid for by the UFMD Tree Preservation and Planting Fund.

After months of discussion and consultation with local experts and the Fairfax County Park Authority to ensure the trees selected were appropriate for the venue, among other issues, on November 23<sup>rd</sup>, with some help from the KPW community, FORL, students from the EFID, and Balfour Beatty volunteers, the trees became permanent residents of Lakeside Park. They will surely provide welcome shade in the hot sunny months as park visitors use the trails!

More improvements are under development for Lakeside and Royal Lake Parks, including porta-johns to be installed year-round and two dog waste stations (co-located with existing trash receptacles) at both parks. These all come as a result of the survey that FORL did a couple of years ago, and we are now trying to address some of the main issues or desires of the community. If you have ideas, please feel free to reach out to Paul Gross at [friendsofroyallake@gmail.com](mailto:friendsofroyallake@gmail.com) and Sarah Lennon at [sarahgjlennon@gmail.com](mailto:sarahgjlennon@gmail.com) or [parks@kpwca.org](mailto:parks@kpwca.org). See you at the parks!



### Girl Scout News – Service Unit 54-15

Three girls in Girl Scout Troop 2280, Abby Meehan, Olivia Kockaya, and Vivian Seay, have started their Silver Award project. This award is one of the highest awards a Girl Scout can achieve as a Cadette. The project requires fifty hours of planning, organizing, and putting on the final event. For their project, they are creating and hosting an Autism Acceptance Night at Laurel Ridge Elementary School on March 10, 2020, at 7 pm. The Silver Award will help them build leadership skills, money management, cooperation, communication, and organizational skills.

Autism Acceptance Night will include interactive stations, an educational video about autism, a parent station, and a speaker who will truly explain what autism means and how kids who have it get around in everyday life. We hope you come and have a great and educational time at this event. Also, thank you so much for reading this section in The Herald, and for hopefully taking the time to come to the event.

Do you have a child interested in joining Girl Scouts, or are you interested in volunteering with us? Please visit our website at [www.gscnc.org](http://www.gscnc.org) for more information.

## Third Annual KPW Cookie Drive-Thru Robinson and Laurel Ridge Girl Scout Troops

Visit our "Cookie  
Drive-thru" at the CSC pool  
entrance  
or  
Parking also available at  
the CSC parking lot at  
Walport Lane



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**Saturday, February 8th**  
**10am - 2pm**  
**Commonwealth Swim Club**  
**9800 Commonwealth Blvd.**



# Boy Scout Troop 1966

*Chartered by the Kings Park West Civic Association since 1973*

## Spring Mulch Sale

**Delivery Date: Sat., April 18th, 2020**

- Double-shredded, dark brown, finely-screened hardwood mulch. 3 cu. ft. bags (\$4.95 per bag).
- You do not need to be home to receive your order. Beginning at 8am, friendly Boy Scouts will neatly place & stack bags along the side edge of your driveway unless otherwise noted (no backyards please).

**Ordering is as easy as 1-2-3!**

1. *Fill out the form below*
2. *Make check payable to Boy Scout Troop 1966*
3. *Return form and payment to:*

**Troop 1966 Spring 2020 Mulch Order  
10213 Pumphrey Ct  
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**Orders must be postmarked by Sat., April 11<sup>th</sup>, 2020 or hand-delivered by Wed., April 15<sup>th</sup>, 2020. Due to the supplier's firm ordering lead times, late orders cannot be accepted. Sorry.**

If you have questions, please e-mail [Troop1966.Mulch@gmail.com](mailto:Troop1966.Mulch@gmail.com)

### **Boy Scout Troop 1966 Spring 2020 Mulch Sale Order Form**

Please make check payable to "Troop 1966"

# of bags (5 bag minimum)		X \$4.95=	\$
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Is this a pipestem?	Subdivision Name:		
Phone:	Email:		
Any specific instructions?			

Thank you for supporting your local Scout Troop. All proceeds support Troop 1966's Outdoor Activities program.



# And the most popular model of 2019 was... The Regent!

Year after year, the Regent model is sold more than any other. Buyers love it!



The Regent was the belle of the ball for Kings Park West in 2019, with a whopping 21 homes sold. Modern updates where the kitchen wall is opened to the dining room especially appeal to buyers. The nearest competitor in popularity was the Duke model with 14 homes sold.

Here are the Regent stats:



21 homes sold.



Average sold price: \$626,536.  
Highest sold price: \$720,000.  
Lowest sold price: \$505,000.



Average days on market: 24.  
Longest DOM: 129.  
Shortest DOM: 6

Another model of note is the big Baron which won top honors in 2019 for highest average list and average sold prices (see table below), and the honor of the highest sold price overall: \$760,000. With its expansive square footage and traditional styling, the Baron is a favorite with buyers. The basic model features four bedrooms, two-and-a-half bathrooms and a full basement providing extra liveable square footage when finished and abundant storage when unfinished. Many of the high priced Barons have been stylishly updated and expanded to reflect a modern aesthetic and lifestyle. Barons sold on average in 32 days.



KPW STATS: 79 homes sold  
with a price range of \$465,000 to \$760,000.

Average days on market: 29

Ironically, the 2nd place winner for popularity, the Duke with 14 models sold, also won the questionable honor of lowest price sold at \$465,000, well below the average sold price for the neighborhood of \$610,460. Always a real estate edict, properly prepared and updated homes sell for a higher price in less time. Homes that have neglected maintenance issues and outdated amenities tend to languish on the market and sell at a lower price point.

Looking to 2020, low inventory and low interest, in conjunction with the prospect of Amazon HQ2 on the horizon, will continue to support an active real estate environment in KPW.

Model	# Sold	Average List Price	Average Sold Price	Average Days on Market	Highest Sold Price	Lowest Sold Price
Baron	11	<b>\$706,109</b>	<b>\$704,889</b>	32	<b>\$760,000</b>	\$639,000
Cromwell	4	\$577,425	\$573,725	11	\$650,000	\$529,900
Duchess	3	\$576,167	\$590,667	31	\$643,000	\$549,000
Duke	14	\$547,243	\$541,964	23	\$599,500	<b>\$465,000</b>
Essex	3	\$591,300	\$603,350	29	\$666,050	\$545,000
King	6	\$590,417	\$590,583	<b>9</b>	\$620,000	\$549,000
Prince	4	\$575,000	\$582,500	<b>9</b>	\$595,000	\$575,000
Queen	11	\$619,917	\$622,364	38	\$760,000	\$537,500
Regent	<b>21</b>	\$629,536	\$626,269	24	\$720,000	\$505,000
York	2	\$562,245	\$568,500	14	\$505,000	\$532,500

**REAL ESTATE ADVICE**

**Selling As-Is Versus Updating**

by Elizabeth Weintraub

You're ready to list your home for sale...then you look around. Maybe you've spent time and money updating the exterior of the house but the interior is still in serious need of attention. Maybe there's dry rot, or maybe it's just outdated. How much time and effort should be invested prior to listing?

**The Dilemma**

This is one of those questions where the answer depends on variables. What's the condition of competing homes for sale? Is it a hot, cold, or neutral real estate market? What's the likelihood of a return on your investment?

Many sellers put way too much money into fixing up their homes before listing them for sale. They repair flaws that a buyer might never notice or just won't pay extra for.

**Selling a Home in "As Is" Condition**

Let's say the property in question needs a lot of work. It has holes in the walls all the way to the exterior and urine-soaked wood floors. Much of the electrical system doesn't work and the bathroom tub has fallen through the joists. All the faucets leak.

**Do Homebuyers Want Fixer-Uppers or Fixed Up Homes?**

Some homebuyers say they want to buy fixer-upper homes but they're generally looking for those that require only light cosmetic repairs. Buyers who gravitate toward fixer-uppers are those who either don't qualify to buy a more expensive home or want to make a profit by fixing up the home themselves.

Fixer-upper buyers will discount the price of the home to allow for the repairs, then discount it a bit more for the inconvenience. Say a home is worth \$500,000 fixed up, but it needs a new roof. A new roof might be expected to cost \$10,000. A buyer most likely will not offer \$490,000 for this home. They could buy an identical home with a new roof for \$500,000 and not have the hassle.

A buyer for this type of home might offer

*Unfortunately, the data shows that homes sold by seniors spend more days on the market and sell for lower prices.*

This is not a home that can be easily or economically fixed. A coat of paint won't help. In this case, you might want to just price the house low enough to attract multiple offers. You can probably anticipate that only contractors and flippers will make offers.

\$475,000 or even less. The seller would be smarter to pay for a new roof and sell the home for \$500,000 in this scenario.

And keep in mind that many buyers will not buy a home that needs a new roof. They worry the work involved will cost



..... ” .....

Currently, in KPW, properly updating your home before selling can net up to an additional \$100,000. That's a huge return on investment.

.....-Cathy DeLoach

more than what they anticipate. Perhaps replacing the roof would involve tearing off the sheathing and repairing rafters, which could add to the cost.

**Before Fixing Up Your Home**

Smart sellers will weigh the cost of the proposed improvements against the home's market value after the repairs or upgrades are completed. A savvy agent will present a breakdown of recommended improvements, their costs and the likely return on investment.

**Do Seniors Leave Money on the Table?**

Nearly 76% of people who sold their home this year were seniors. But many senior home sellers, wanting to avoid the hassle and expense of prepping their home for the market, decide to forego renovations and list "as-is."

Unfortunately, the data shows that homes sold by seniors spend more days on the market and sell for lower prices.

**The Takeaway**

Before you list your home, consult a reputable real estate agent and expect a thorough home selling presentation.

## 2020 Decorating Trends



Decorators are predicting a turn to vintage accents with a move away from “all new.”

**Vintage Accents:** What goes around comes around — especially when it comes to home decor trends. “One thing we’re starting to see is more of a nod to vintage and traditional detailing — things like spooled legs, spindles, and other things we saw in furnishings from the 1800s and early 1900s,” says interior designer Bria Hammel, CEO of Bria Hammel Interiors.

But don’t expect to see all vintage everywhere. This time around, designers are incorporating just one or two statement pieces.

**Navy Blue:** The 2020 Pantone Color of the Year is Classic Blue (a navy shade), which means you can expect to see a lot of the color in the new year. Fortunately, it’s totally versatile and sophisticated.

“Navy blue provides the perfect amount of contrast for interiors and exteriors in both traditional and modern home styles,” says interior designer Kerrie Kelly, founder of Kerrie Kelly Design Lab. “Whether a kitchen island gets a quick upgrade or a room gets a dramatic new look with contrasting white trim and woodwork, the shade provides a stately look without going completely black,” she says.



**Non-White Kitchens:** If there was one defining design trend of the 2010s, it was the all-white kitchen. But in 2020, designers predict there’ll be a shift toward spaces that go beyond just white. For example, Hammel expects to see more natural wood cabinets, islands, and shelves — all of which allow homeowners to keep a bright and airy vibe without restricting themselves to all-white-everything. If you really want to leave the all-white kitchen trend behind, opt for another 2020 home decor trend: colored cabinets. According to the experts at Modiani Kitchens, “the trend in 2020 is to choose one or several elements, like the kitchen island, kitchen wall cabinets, or base cabinets in daring colors, like dark red, bright yellow, green or navy blue.”



Interior design trends in 2020 will center around wellbeing, comfort, and sustainability.

**Patina Accents:** “One of the emerging design trends is an appreciation of patina and age,” says interior designer Breeze Giannasio. In addition to more vintage furniture, expect to see this played out in color trends such as clay and terracotta, as well as decorative items such as earthenware and ceramics.

## Colors of the Year 2020

If these color forecasts are any indication of the year ahead, 2020 is sure to be a bold one. Each projection spotlights a rich and uplifting hue, marking a shift away from stark whites and grays. For instance, Pantone named Classic Blue its 2020 Color of the Year, while Sherwin-Williams chose Naval, and PPG selected Chinese Porcelain. Benjamin Moore—the outlier in the group—opted for First Light, an upbeat pink.

“It’s fascinating to see the alignment of these three major companies trending towards various hues of blue, while Benjamin Moore holds onto pink,” Jennifer Bonner, co-director of the Harvard Graduate School of Design Master in Architecture II Program and an associate professor of Architecture. “Pink is this color that doesn’t seem like it is going away anytime soon after gaining traction in the mid-2010s. Referred to as millennial pink, now we see a large variety of blush pink or almost nude pink completely saturating café interiors, sweaters, ceramic tiles, furniture, and home goods.

### 1. PANTONE 19-4052 Classic Blue



Classic Blue brings a sense of peace and tranquility to the human spirit, offering refuge.

### 2. Benjamin Moore 2102-70 First Light



A soft, airy pink that flatters any space and plays well with other colors.

### 3. Shewin Williams SW 6244 Naval



A rich navy that creates a calm and grounding environment infused with quiet confidence.

# The Herald's List

by Mary Hovland and Cathy DeLoach

## Caption This!

### Our Newest Facebook Contest!

Put on your thinking caps and create a meme based on the photo below. Post it on the **Herald's List Facebook Page** (look for the contest notice), and the winner will receive **FREE WINDOW WASHING!**

And all of us will enjoy chuckling over your entries.

### Complete the phrase:

"Long days, short years and the dinners just...."



**Good Luck!!!!**

The Kings Park West Herald's List Facebook Page is an interactive community resource for KPW residents. Requests and recommendations come in daily, and offers searchability and immediate access to recommendations. Post your own requests or recommendations.

[www.facebook.com/groups/HeraldsList](http://www.facebook.com/groups/HeraldsList)



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## Invasive Species Profile: *Nandina* (*Nandina domestica*)

By Greg Sykes ([greg@grsykes.com](mailto:greg@grsykes.com))

**Native Range:** from India to Japan

**U.S. Introduction:** 1834 as an ornamental

**Life Cycle:** perennial shrub

**Means of Spreading:** berries, eaten by birds which pass the seeds, and runners

**Commercially Available:** yes

**Control Method:** hand-pull seedlings and young plants. Mature bushes may require mechanical tools, such as a Weed Wrench. Cut down large bushes leaving two feet of defoliated branches; continue removing new growth until the plant dies.

**Good Alternative Species:** winterberry (*Ilex verticillata*), American holly (*Ilex opaca*), red chokeberry (*Aronia arbutifolia*)

**Comments:** *Nandina domestica* goes by several common names, such as “sacred bamboo” and “heavenly bamboo.” These informal names are misnomers. First, it is a shrub belonging to the bar-berry family, whereas all true bamboos are grasses, albeit very tall grasses. Second, there is nothing “sacred” or “heavenly” about a noxious weed, especially one that poisons wildlife, as will later be discussed. Since this genus only contains one species, some people simply call this plant “Nandina,” using the genus as a common name, which is the same convention that this article uses.

In 1804, England was the first western country to receive specimens of this Asian bush. People liked *Nandina*’s ornamental attributes – the red berries in winter, white or pinkish floral accents in the spring, and dense, evergreen foliage. *Nandina* made its U.S. debut in 1834 at a Washington, D.C. garden. By 1837, it was sold through mail order. After escaping cultivation, *Nandina* is now invasive in warm, southeastern areas, from Texas to Maryland, and several counties on the West Coast.

*Nandina*’s ability to grow under various soil, lighting, and moisture conditions contributes to its spread. However, *Nandina* infestations usually occurs in forested areas.

Several viruses target *Nandina*, and it is susceptible to some bacterial and fungal infections, but these biological controls are insufficient to restrict this weed in America. All parts of the plant contain toxins, which ward off predation and fuels its invasive potential. Cyanogenic glycosides are a primary defense used by *Nandina* and are safely stored within plant cells. When ingested by pets, people (including small children), and wildlife, the ruptured plant cells release the cyanide sugars, which taste bad and usually discourage further consumption. The defensive compounds entering the body are metabolized into hydrogen cyanide, which is extremely toxic. Too much results in symptoms like respiratory failure and can lead to death within minutes to an hour.

Cyanide is a naturally occurring poison, produced by thousands of plant species in different concentrations and forms. For example, almonds contain cyanide, but in such small quantities that humans can easily snarf a handful without any problems (excluding nut allergies, which is a different reaction). In *Nandina*’s case, an animal may eat some berries and



**Figure 1. Bright red berries ripe in the winter and evergreen foliage (A) are some of the reasons people plant *Nandina*. During the cold months, the leaves may take a red patina. However, the foliage remains completely undamaged by herbaceous mammals or insects because this plant is poisonous to all North American wildlife. *Nandina* flowers and grows new leaves in the spring (B).**



later disperse the seeds in its droppings – bad for habitats, but the critter lives. The difficulty is when wildlife mistakes the poisonous fruits for native ones and consumes too much. This problem is especially apparent in species that find a food source and gorge on it until their stomachs are full. Cedar waxwings feed this way plus they swallow berries whole, making them particularly vulnerable to death by Nandina cyanide poisoning.

Nandina might be marketed by the cultivar's name. 'Moyer's Red' and 'Royal Princess' are two fruiting varieties. Dwarf cultivars lacking berry production include 'Obsession,' 'Nana,' 'Gulfstream,' and 'Fire Power.' Folks ask if landscaping with a dwarf Nandina is all right for animals. The leaves and branches are still toxic, can cause health problems when ingested, and offer little more biological function to the environment than a plastic plant.

People can take several steps to prevent invasive or poisoning problems with Nandina. The best option is to replace Nandina with natives, such as winterberries, American hollies, or red chokeberries. Wildlife love these plants, and the birds that benefit from the berries alone include mockingbirds, robins, cardinals, and of course cedar waxwings. Leaves of native bushes host insects that become food for baby birds. Pulling mature Nandina roots can be tough so either use a Weed Wrench or keep defoliating any new shoots to starve the root. For Nandina remaining in place, remove the berries before they mature, preferably after blossoming. Always bag and dispose of berries in trash destined for a landfill or incinerator; never recycle or leave them outdoors for wildlife to eat.

For more information on Nandina:

[www.ncbi.nlm.nih.gov/pmc/articles/PMC3005831/](http://www.ncbi.nlm.nih.gov/pmc/articles/PMC3005831/)  
[www.fs.fed.us/database/feis/plants/shrub/nandom/all.html](http://www.fs.fed.us/database/feis/plants/shrub/nandom/all.html)  
[www.invasiveplantatlas.org/subject.html?sub=3057](http://www.invasiveplantatlas.org/subject.html?sub=3057)  
[www.invasive.org/browse/subinfo.cfm?sub=3057](http://www.invasive.org/browse/subinfo.cfm?sub=3057)  
[www.cabi.org/isc/datasheet/35692#F83A7609-B182-4B38-BA0D-1C7DBB9439D7](http://www.cabi.org/isc/datasheet/35692#F83A7609-B182-4B38-BA0D-1C7DBB9439D7)  
[ar.audubon.org/news/nandina-berries-kill-birds](http://ar.audubon.org/news/nandina-berries-kill-birds)  
[wagwalking.com/condition/nandina-poisoning](http://wagwalking.com/condition/nandina-poisoning)  
[www.pawdogdaycare.com/toxic-and-non-toxic-plants/nandina](http://www.pawdogdaycare.com/toxic-and-non-toxic-plants/nandina)  
[homegardenjoy.com/site/2016/02/avoid-planting-nandina.html](http://homegardenjoy.com/site/2016/02/avoid-planting-nandina.html)



**Figure 2. Native plants make the best back-yard birdfeeders! A flock of cedar waxwings (*Bombycilla cedrorum*) are munching red chokeberries (*Aronia arbutifolia*) in a Fairfax garden.**

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**KPWCA Scholarship Application**

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 Fairfax Station, VA 22039-7114

**Deadline/postmarked by: April 26<sup>th</sup>, 2020**

The Kings Park West Civic Association will award up to three \$1,000 scholarships to 2020 graduating seniors whose parents or guardians are members in good standing of the KPW Civic Association as of the deadline of the application, April 26<sup>th</sup>, 2020. Each scholarship will be awarded on the basis of community service, civic activities and extracurricular service involvement (40%), academic achievement (20%), a written essay (20%), and a personal interview (20%). This scholarship is open to seniors who are enrolling in a 4-year college/university, 2-year college, trade or technical training, or formalized Gap Year program.

**Please type or write legibly in ink, for all pieces – particularly emails.**

- A. 1. Name \_\_\_\_\_
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5. Parent Email \_\_\_\_\_
6. Name of High School \_\_\_\_\_
- B. On a separate sheet of paper, list your community service, employment or volunteer work, extracurricular service activities, church service or any non-academic honors you have received. List only those activities and awards in high school. Describe these activities and indicate your level and # of years of involvement, including leadership responsibilities.
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- D. Attach an official transcript in sealed school stationery, authenticated by the school transcript official. Transcript will include your grades covering the first seven semesters of high school.
- E. Attach a copy of your SAT or ACT test scores.
- F. If you choose, attach information about financial hardships of which you wish the committee to be aware.

**Semifinalists will be asked to come for a panel interview on April 30, 2020.**

**Finalists will be recognized during the Robinson Senior Awards Ceremony on June 2<sup>nd</sup>, 2020 at 4pm.**

**This application must be signed by the applicant and his/her parent or guardian. Applicants will be disqualified if application instructions are not followed, including current membership with KPWCA or the application is incomplete.**

**The student's information may be used as a possible nomination by KPWCA for a Best of Braddock Awards. These awards are given annually by the Braddock District Council and Supervisor Cook in recognition of those who contribute to the betterment of life and services in the Braddock District.**

**We understand that in applying for the scholarship we agree to abide by the terms stipulated.**

\_\_\_\_\_  
 Signature of applicant

\_\_\_\_\_  
 Signature of parent or guardian