

## 2023 KPWCA Membership Form

### Step 1: Member Information & Communications

PLEASE check the boxes on the left for information you want published in the Directory

|  |   |                                       |  |
|--|---|---------------------------------------|--|
| If boxes are not checked, we cannot publish your info in the Directory | } | <input type="checkbox"/> Name         |  |
|  |   | <input type="checkbox"/> Address      |  |
|  |   | <input type="checkbox"/> Home Phone   |  |
|  |   | <input type="checkbox"/> Cell Phone 1 |  |
|  |   | <input type="checkbox"/> Cell Phone 2 |  |
|  |   | <input type="checkbox"/> Email        |  |

Would you like to receive email updates from KPWCA? Circle: YES or NO

### Step 2: Additional Donations & Volunteer Opportunities

*Kings Park West Civic Association Activities*

|             |   |
|-------------|---|
| <b>\$25</b> | 1. Membership Fee (Required for all households) |
|             | 2. Herald Newsletter                            |
|             | 3. Common Grounds Maintenance                   |
|             | 4. Parks & Lake                                 |
|             | 5. Scholarships                                 |
|             | 6. Scout Packs & Troop                          |
|             | 7. Halloween Fall Festival                      |
|             | 8. Spring Egg Hunt                              |
|             | 9. Unrestricted Community Use                   |

*Other Community Support*

|  |                                   |
|--|-----------------------------------|
|  | 10. Volunteer Fire Department     |
|  | 11. Robinson All Night Grad Party |
|  | 12. Pools in Our Community        |
|  | 13. Braddock Nights               |

**TOTAL DOLLAR AMOUNT**



#### **I'm Interested in Volunteering:**

- Block Captain/Membership/Directory
- Dumpster Day
- Herald Newsletter
- Welcome Committee
- Parks & Lake
- Streets & Signboards
- Spring Egg Hunt
- Halloween Fall Festival

#### **Renew Online!**

You can complete the membership form and pay via PayPal by using this QR code or visiting [kpwca.org](http://kpwca.org)



### Step 3: Payment Type

|                          |                               |
|--------------------------|-------------------------------|
| <input type="checkbox"/> | Cash                          |
| <input type="checkbox"/> | Check   Check Number:         |
| <input type="checkbox"/> | Online   PayPal Payer's Name: |

#### **Paying by Check?**

Please make checks payable to **KPWCA** and return to your Block Captain or mail to:  
**KPWCA, P.O. Box 7114**  
**Fairfax Station, VA 22039**

## Two Important Pieces of information:

1. **Total Donation Amount** - You'll need to know this regardless of which payment type and which form you use. It will be the total amount you pay via cash, check or PayPal. We recommend that you calculate this amount before continuing. (Review page 1)
2. For on-line payments, in order to create an association between your payment and your membership form, you need to include your **PayPal Payer's Name** near the box at the bottom of the form. So, when you make your on-line payment, jot down the name associated with your PayPal account and then complete the membership form.

## Instructions for Paying with PayPal

Go to the [tinyurl.com/KPWCA-Pay](http://tinyurl.com/KPWCA-Pay) webpage.

Enter your Total Donation Amount. Then, click one of the two ways to donate. If you choose to pay with a card, you'll be prompted for additional information. **Make a note of your PayPal/Card payer name for your membership form.**

Donate to  
Kings Park West Civic Association, Inc

\$25.00  
USD

Donate with PayPal

Donate with a Debit or Credit Card

## Instruction for Completing the On-line Membership Form

Go to the [kpwca.org](http://kpwca.org) homepage, click on the green Google Membership button and follow the on-line prompts.

## Instruction for Completing the Paper Membership Form

1. Print out page one of this document and complete it by hand (Make sure your handwritten data is perfectly legible before giving it to your Block Captain.)
2. Be sure to enter the Total Dollar Amount of your donation: (\$25 Membership Fee + any additions)
3. If paying by Cash, check the "Cash" box. If paying by Check, write in the check number. If paying by PayPal enter the PayPal Payer's Name at the bottom of the form.
4. Then, give the completed form and any check or cash to your Block Captain.

***If you don't use the on-line Membership Form, it's imperative that you give the completed paper form to your Block Captain.***

If you have any questions, please don't hesitate to contact us at [membership@kpwca.org](mailto:membership@kpwca.org).



October 2022

Vol. 52, Issue 7

Kings Park West Civic Association

*"If you can be anything, be kind."*

Hey neighbors!

As I write this, I am so excited that it's finally October/fall, though by the time you read this, the KPWCA-sponsored Halloween festival will be in the rear-view mirror.

The Fall Membership meeting was a great success, with an informative presentation and discussion with Supervisor Walkinshaw, Board elections, a spirited and thoughtful discussion about the KPWCA budget and community priorities and perspectives, and a kick-off to the 2023 Membership Drive.

What was the outcome of the elections, you might wonder? Well, the KPWCA Board is delighted to welcome Dan Joyce as our new secretary, and I want to extend a heartfelt thank you to Kaycie Blaylock for volunteering one more time as an at-large member! I will serve one more term as KPWCA president.

The budget discussion was fascinating and really drove home to me the wide variety of members we have in the community. Some are more focused on kids' activities like scouting, and some are more interested in empty-nest concerns. And somehow, we need to find a balance.

As far as ways to restore balance to the Civic Association budget, there were a number of ideas: raise the dues, lower the dues, make the Herald entirely virtual (posted on the website or pushed out via email), put size limits on the Herald to reduce the cost, eliminate the directory, put the directory online, charge for activities ("pay to play" with wristbands at the 2023 Spring Egg Hunt and Halloween festivals), eliminate the scholarships and sponsorship of the Halloween festival. More to come on that, but 2023 will definitely bring changes.

Out of 1,800 homes in the KPWCA community, fewer than half pay the nominal, yet vital, membership dues. This fall, I would ask of each and every Civic Association member to find just 1 person, in some club, group, or on your street, and explain to them why YOU support the KPWCA, and encourage them to join. THAT will make a big difference.

Thanks, and see you around the neighborhood!

**Sarah G.J. Lennon**  
President, KPWCA



**Community Calendar**

- Herald Delivery – October 29, 2022
- Halloween/Fall Festival Rain Day – October 30, 2022
- Parade: 1:45 pm – Festival: 2 to 4 pm
- Daylight Savings Time Ends – November 6
- Veterans Day – November 11
- Fall Dumpster Day – November 12
- KPWCA Board Meeting – November 15, 2022
- Herald Deadline – November 23, 2022
- Thanksgiving Day – November 24
- December Herald Delivery – December 17, 2022
- KPWCA Board Meeting – December 20, 2022

| <b>Kings Park West Civic Association</b><br>P.O. Box 7114, Fairfax Station, VA 22039-7114<br>General Information: <a href="mailto:info@kpwca.org">info@kpwca.org</a>   Community Association: <a href="mailto:kpwhoa@yahoo.com">kpwhoa@yahoo.com</a>   Website: <a href="http://kpwca.org">kpwca.org</a> |  |  |                                  |
|--|--|--|----------------------------------|
| Officers   |  | Email  | Phone                            |
| President  | Sarah Lennon                                       | <a href="mailto:president@kpwca.org">president@kpwca.org</a>   | (703) 978-5608                   |
| Vice President   | Mike Stonkey                                       | <a href="mailto:vp@kpwca.org">vp@kpwca.org</a>   | (703) 509-9725                   |
| Secretary  | Karen Cosgrove                                     | <a href="mailto:secretary@kpwca.org">secretary@kpwca.org</a>   |                                  |
| Treasurer  | Karen Emmons                                       | <a href="mailto:treasurer@kpwca.org">treasurer@kpwca.org</a>   |                                  |
| Members-at-Large   | Kaycie Blaylock<br>Donna Thomas<br>Jonathan Reiser | <a href="mailto:boardmember2@kpwca.org">boardmember2@kpwca.org</a><br><a href="mailto:boardmember1@kpwca.org">boardmember1@kpwca.org</a> |                                  |
| Committees   |  |  |                                  |
| Common Grounds<br>Maintenance  | Laura Hall<br>Linda Reamy                          |  | (703) 978-6641<br>(703) 978-1564 |
| Community Support Services   |  |  |                                  |
| Consumer Affairs   | Mary Hovland                                       |  |                                  |
| Dumpster Day   | Mary Hovland                                       |  |                                  |
| GMU Student Liaison  | Vacant   |  |                                  |
| Neighbor Assist  | Bruce Wallachy                                     | <a href="mailto:KPWNeighborAssist@gmail.com">KPWNeighborAssist@gmail.com</a>   |                                  |
| Welcoming  | Natalie Croitoru                                   | <a href="mailto:welcome@kpwca.org">welcome@kpwca.org</a>   |                                  |
| Communications   |  |  |                                  |
| Herald Content Editor  | Monica Grover                                      | <a href="mailto:editor@kpwca.org">editor@kpwca.org</a>   |                                  |
| Herald Communications Editor   | Rose Luczak  | <a href="mailto:editor@kpwca.org">editor@kpwca.org</a>   |                                  |
| Herald Advertising and<br>Classifieds  | Gayle Ostrom                                       | <a href="mailto:classified@kpwca.org">classified@kpwca.org</a>   |                                  |
| Signboards   | Jonathan Reiser                                    | <a href="mailto:boardmember3@kpwca.org">boardmember3@kpwca.org</a>   | (571) 423-8030                   |
| Web Admin  | Tim Hartle   | <a href="mailto:website@kpwca.org">website@kpwca.org</a>   | (703) 200-8375                   |
| Membership   | Nick Schumaker                                     | <a href="mailto:membership@kpwca.org">membership@kpwca.org</a>   |                                  |
| Parks and Lake   | Tom McCook   | <a href="mailto:parks@kpwca.org">parks@kpwca.org</a>   |                                  |
| Invasive Species   | Greg Sykes   | <a href="mailto:greg@grsykes.com">greg@grsykes.com</a>   |                                  |
| Special Activities   |  |  |                                  |
| Spring Egg Hunt  | Pack 1967  | <a href="mailto:vp@kpwca.org">vp@kpwca.org</a>   | (703) 509-9725                   |
| Halloween Festival   | Keith Jodoin                                       | <a href="mailto:kjodoin@gmail.com">kjodoin@gmail.com</a>   |                                  |
| Scholarships   | Gayle Ostrom                                       | <a href="mailto:geestrom@gmail.com">geestrom@gmail.com</a>   |                                  |

|   |   |
|---|---|
| <p align="center"><b>How do I join the<br/>Kings Park West Civic Association?</b></p> <p>Send your name, address, and phone number, along with a check for \$25 to KPWCA, P.O. Box 7114, Fairfax Station, VA 22039-7114, or visit <a href="http://kpwca.org">kpwca.org</a> and pay via PayPal. Members receive the Community Directory and support from community programs like Scholarship Awards, community school activities, parks and lakes clean-up, and a free subscription to The Herald.</p>   | <p align="center"><b>How do I get my news in The Herald?</b></p> <p>The easiest way to get your news items in The Herald is to email the editor at <a href="mailto:editor@kpwca.org">editor@kpwca.org</a>. 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 an endorsement by the KPWCA.</p>   |
| <p align="center"><b>The Herald</b></p> <p>Published eight times a year by the KPWCA. Next deadline: November 23 for delivery on December 17, 2022. Note: Acceptance of articles and advertising does not constitute an endorsement by the KPWCA, nor liability for products or services advertised in its publications.</p> <p><b>Subscriptions:</b> 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.</p> | <p align="center"><b>How do I advertise in The Herald?</b></p> <p><b>Classifieds:</b> Classified ads for the October issue must be received no later than November 23, 2022, to Gayle Ostrom, 4912 Gainsborough Drive, Fairfax, VA 22032, or at <a href="mailto:classified@kpwca.org">classified@kpwca.org</a>. Please print clearly and include payment to KPWCA. Provide your name, address, and phone number. Rates: \$5 per issue for 35 words or \$40 per year (8 issues/35-word ad). Found items listed free.</p> <p><b>Advertisements:</b> Advertisements are received by Gayle Ostrom; please email <a href="mailto:classifieds@kpwca.org">classifieds@kpwca.org</a> for rates.</p> |

# KPW Recommends

www.facebook.com/groups/kpwrecommends



by cathy deloach

## Awesome Holiday Contest WHAT'S YOUR FAVORITE SIDE DISH????? You Could Win \$150 HoneyBaked Ham Gift Card!

The holidays are coming, and we want new side dish ideas and recipes. Head on over to the KPWRRecommends Facebook page and look for the picture below. Here's how to enter the random drawing contest:

1. For **1 entry**, simply put the **name** of your favorite side dish in the comments section.
2. For **2 entries**, include a **picture** of the dish or the **recipe** (take picture of recipe card or include a link).
3. For **3 entries**, include **name, recipe** and a **picture of the dish**.
4. For **6 entries**, include **name, recipe** and a **side dish selfie** - that's YOU holding the dish!

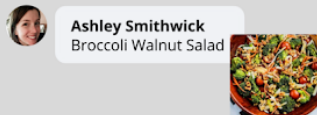
### HOLIDAY SIDE DISH CONTEST!

Win \$150 HoneyBaked Ham Gift Card!

To enter the random drawing, post the name of your favorite holiday side dish in the comments section.



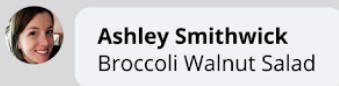
Want an extra entry? Include a photo or recipe/recipe link!



Add both for 2 extra entries!



For a total of 6 entries, post name, recipe and a SIDE-DISH SELFIE!!!!



Deadline to enter:  
November 30th  
Winner announced  
on December 1



### Pro Tip: Make your favorite side dish for Thanksgiving to prepare for the all-important SIDE DISH SELFIE!

## The Fairfax Garden Corner

Charlie Boring

The urban gardener has many exciting and fun ways to grow plants that not only beautify the landscape, but make our gardens more organic, while conserving resources. This article will explore fun activities for making our gardens "greener" with projects that have been neglected by many modern gardeners, such as urban composting. Such projects are making a comeback with the organic gardening movement.

The soil in much of Virginia has a high clay content. That fact makes the soil harder and restricts the growth of many plant roots. Therefore, we need to improve the soil in order to grow flowers, vegetables and other crops. Adding compost to the soil attracts beneficial earthworms and adds needed nutrients to the garden soil. A gardener can purchase organic compost, or compost plus manure, that works well in improving your soil, but it is much more enjoyable, frugal and green to make your own compost.

There are many ways to make your own compost pile, bin, or container; but in an urban environment, we are often concerned with making the compost bin aesthetic. You can purchase a compost bin online or at a local garden supply store that will be aesthetically acceptable, but where is the fun in that? I employ three methods for the production of compost for my garden.

The first method is using a compost bin that I made from a black 32-gallon plastic barrel with a locking lid that recently sold at Home Depot for \$16.95. This site indicates the procedures I used to build my compost bin <http://thehappyhousewife.com/frugal-living/diy-compost-bin/>.



The barrel on the left is my collection of leaves and grass clippings from last fall and the barrel on the right is my compost barrel. The compost bin has 3/8-inch holes drilled in the sides and is secured by bungee cords to allow rolling of the barrel to mix the compost.

You may want to produce two or three compost barrels to allow fresh garden and kitchen scraps to be added to one while the other is becoming usable compost.

So, what do you add to your compost bin? Experts say your compost pile will take from 3 weeks to a year to produce compost. The speed of composting depends primarily upon: 1) the size of your compost pile - it needs to be at least 3 cubic feet; 2) the material used - the fastest compost maturation happens when the ratio of carbon to nitrogen is about equal; 3) the moisture level—compost should be as moist as a wrung-out sponge; 4) the frequency the compost is turned—for the fastest maturity, turn your compost pile frequently, every week or two weeks.

It may be helpful to consider this in terms of a "green" to "brown" ratio. You will need a mix of green materials that are high in nitrogen and brown materials that are high in carbon. Some green materials that may be available to the urban gardener are vegetable scraps, fruit scraps, egg shells, grass clippings, fresh tree and plant leaves, aquatic weeds, hair, seaweed and algae, garden weeds, bread, crackers, cake, pasta & cereals, manure (cattle, chicken, horse, and bird), coffee grounds and tea bags. Some brown materials are dry tree leaves, straw/hay, shredded paper, wood chips, sawdust, dead plants, and dead yard trimmings. More green products and a higher temperature will increase the rate of decomposition. Never add weed seeds, diseased plants, meat products, dairy products, pet feces, oils and grease,



and pressure treated lumber. Your compost should be damp, not wet.

I collect kitchen scraps (vegetables and fruit) in the container in the first picture and normally either transfer them to my compost barrel or to my worm factory shown in the second picture.

In the second picture you can also see about 2.5 gallons of worm castings/worm compost that I recently harvested from my worm factory. I will use

the worm castings in my potted plants and in the garden. It is a great fertilizer, and a small amount produces great results.



The third method that I use to produce compost is the direct dig,

dump, and cover method. During the winter when my compost bin was not working efficiently due to the temperature, I dig trenches in my garden, dumped in my kitchen scraps, and covered them up.

Create a happy garden; get composting! Anyone willing to give pawpaw trees, pomegranate bushes or brown turkey fig trees a good home, they are free until gone. Send an email to [thefairfaxgardencorner@gmail.com](mailto:thefairfaxgardencorner@gmail.com).

## Kings Park West Neighbor Assist

Don't be shy about asking, because you are helping us as we help you. We have some dedicated individuals with skills that you may not have to fix issues in your home. Since we can't list all the types of items that we can repair or fix, it is best to send an email to us at [KPWNeighborAssist@gmail.com](mailto:KPWNeighborAssist@gmail.com).

Please provide your **contact information, name, phone**

**number, street address and a brief description** of what you would like us to do. Then we can assign the right individual to contact you.

If the request is bigger than we can take on, which is seldom, we can give some advice about having it repaired and possibly any things that you should consider when having a paid provider give you service. Remember this service is free

to anyone in Kings Park West. To date we have completed well over 100 separate services without incident.

We will be following the mask wearing requirements of the State and County officials. So please comply with that direction in keeping both you and us safe from the COVID virus.



The classic characters come to life in this "creepy, kooky" family-friendly musical. Watch what happens when Wednesday Addams brings her "normal" boyfriend home to meet her family, and an evening of secrets, soul-baring, and surprises ensues in this musical that embraces the wackiness in every family!

**Friday, October 28 at 7:30 - 10:00pm**

**Saturday, October 29 at 7:30 - 10:00pm**

**Sunday, October 30 at 2:00 - 5:00pm**

**Tickets \$20 Adult / \$10 Students**

**For tickets and our full 2022-2023 season, visit**

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

**Church of the Good Shepherd  
9350 Braddock Rd, Burke, VA  
(Corner of Braddock and Olley Lane)**

**Kings Park West Community Association**  
 Larry Velte, President

If you are a member of the Kings Park West Community Association [the KPW homeowners association (HOA)]\* and are selling your home, Virginia law requires that you provide the potential purchaser with a HOA disclosure packet prior to closing.

The purpose of the disclosure packet is to fully inform the buyer of the existence of the HOA and the details of its operation. Its extensive contents include copies of the covenants and restrictions, the by-laws, the budget and the annual assessment (dues), the HOA's insurance policy information, the association's reserve study (long-term funding plan for repair of HOA infrastructure), and information about any pending lawsuits against the HOA or pending special assessments. It also contains a statement of whether any violations of the covenants exist on the property, such as unapproved structures or additions.

As part of this process, a member of the Community Association Board of Directors will look at the exterior of the property. Any covenant violations are subject to correction when the property changes hands. If the HOA disclosure packet is not provided to the purchaser by the time of settlement, the purchaser can cancel the contract.

There is no central HOA database for realtors to check. It is therefore your responsibility to inform your realtor that your property is part of the HOA so that the realtor can request the disclosure packet. If you are selling your home yourself, you are still required to provide the packet. You could perhaps come up with all the required information, after closely studying Section 55.509 of the Virginia Code.

The safer and much easier course of action is to request the packet through condocerts.com, and the Community Association's management company will assemble the documents. This requires you to establish a passworded account with CondoCerts. There is a \$264.08 charge for the packet as set by Virginia law (add \$58.69 for a rush job), and the packet is good for six months. This money does not go to the Community Association but reimburses those who must assemble the packet.

\*Note: HOA disclosure packets are required only for properties in the Community Association area of KPW (sections 16-22) and not for all KPW properties. If you are unsure, ask your realtor or contact us at [kpwhoa@yahoo.com](mailto:kpwhoa@yahoo.com).



**Ryan Minton**  
 ryan@ryans-landscaping.com  
 www.ryans-landscaping.com  
 https://www.facebook.com/RyansLandscaping.NOVA

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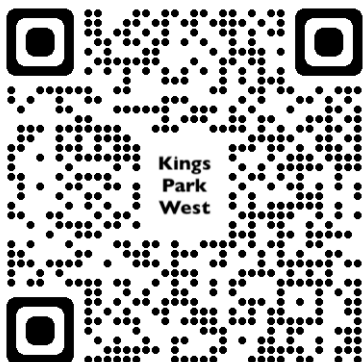
# Kings Park West Civic Association

## October Membership Drive

It's time for the KPW Civic Association October Membership Drive! The KPW Civic Association serves all of Kings Park West and membership in the Civic Association is for everyone. Whether you're an original owner or new to the neighborhood, whether you plan to stay for decades or just a couple of years, whether you rent or own your home, and whether you live in an HOA section or not, **you** benefit from the work of the Civic Association.

The KPW Civic Association is not an HOA. Membership is voluntary, but for just \$25 each year, you can connect with your neighbors and help make our community a better place. Here are some of the many benefits sponsored or brought to you by the KPW Civic Association:

| Community Services & Events   | Keeping KPW Beautiful  | Neighborhood Communications  |
|---|--|--|
| <ul style="list-style-type: none"> <li>• Spring Egg Hunt</li> <li>• Halloween Fall Festival</li> <li>• Spring &amp; Fall Dumpster Days</li> <li>• College Scholarships</li> <li>• Scouting Troops</li> <li>• Park Restrooms &amp; Dog Waste Stations</li> </ul> | <ul style="list-style-type: none"> <li>• Entrance &amp; Common Area Landscaping</li> <li>• Royal Lake Community Clean-ups</li> <li>• Sidewalk &amp; Trail Maintenance</li> </ul> | <ul style="list-style-type: none"> <li>• The <i>Herald</i> Newsletter</li> <li>• Neighborhood Signboards</li> <li>• KPWCA Website (kpwca.org)</li> <li>• Membership Directory</li> </ul> |



**Scan this code or visit [www.kpwca.org](http://www.kpwca.org) to learn more about the Kings Park West Civic Association and to join or renew your membership today!**

If you have any questions, please contact us at [membership@kpwca.org](mailto:membership@kpwca.org).

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**We'll treat your home  
 the same way we treat  
 ours.**

## A Dedicated, Hard-Working Volunteer Around Royal Lake: Mary Boyer

by Kathy Gross

Who's the person you see working along the trail at Royal Lake who makes you want to say Thank You? For many of us, that person is Mary Boyer. Mary is a Kings Park West resident who amazes park walkers who are impressed by her hours of work as an Invasive Management Area (IMA) site leader. Mary is one of six other site leaders at Royal Lake: Greg Sykes, Sarah Francia, Suzie Xu, Suzanne Doherty, and Lynne Cline.

Mary became an IMA site leader because she hated to see the way invasive plants have overwhelmed the woodlands in the park. She says it's gratifying to see areas cleared of invasive plants and ready for replanting of native species—which she does. Mary even scoops water out of the lake to water the transplants during dry spells.

Recent walkers on the Royal Lake Trail, Steve and Corban Aden, approached Mary while she was pulling invasive plants and asked about her progress. They were

impressed by her work and enthusiasm and set up a time to join her for several hours. Corban is a boy scout working on requirements to become an Eagle Scout. Corban and his dad came back to remove large roots of porcelain berry and other invasive plants. Mary gave them lots of information about the invasive plants and the tools to use to remove them. Now, the area is ready for native plants.

Mary has been a site leader for 6 years and in 2019 received the Elly Doyle Park Service Award from the Fairfax County Park Authority for her dedicated work on Royal Lake Parks.

In June 2022, she was honored at a luncheon at Lakeside Park for her 20-plus workdays with Operation Stream Shield, a program that enables people experiencing homelessness from the Lamb Center to learn about the environment and work for 4-hour periods at Royal Lake Parks eradicating invasive plants and planting native plants. They also work two days a week for Fairfax City and also work at the I66 transfer station removing debris and at other parks. The dedicated workers earn \$12/hour

and appreciate working alongside Mary and enjoying food treats that Mary provides.

People wonder how old Mary is. They're amazed that she's 84 and still going strong. She's married to Nick, who is usually with her, and his job is usually pushing a wheelbarrow full of black plastic bags full of the noxious weeds. Mary is a retired 4th grade teacher and a member of the Northern Virginia Bird Club, which is known for



spotting 38 different species of birds at Royal Lake. Mary has quit hiking the Appalachian Trail and doing rock scrambling at Old Rag. She has given up hiking with Sierra Club, Center Club, and Midweek Hikers. She's quit biking with Potomac Peddlers, canoeing with Canoe Cruisers, and running. She now prefers IMA work to scrapbooking and crafts but continues to enjoy crossword puzzles and watching Jeopardy. This time of year she's a Block Captain for KPWCA. In the summer you will see Mary working on the landscaping at Lakeview Pool. Mary is also on the leadership team of Friends of Royal Lake (FORL).

The FORL 2022 Survey (with 433 respondents) confirmed that 96% of park users agreed or strongly agreed with the statement: I would like more native plants to be planted to improve the ecology of Royal Lake. Mary deserves kudos for her amazing IMA work at Royal Lake Parks and invites others to help her. Teenagers really enjoy working with Mary and can earn service hour. You can email Mary at [nickmaryanne@yahoo.com](mailto:nickmaryanne@yahoo.com) to volunteer. You won't regret helping her and taking care of the environment.

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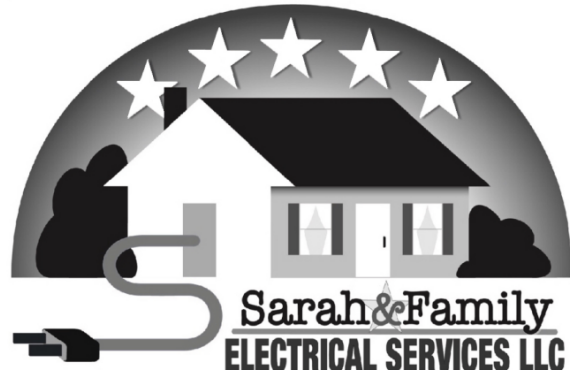
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## Interest Rate Hike Impact in Kings Park West

The Feds have raised interest rates five times in 2022, the most recent hike on September 21, 2022. If the goal is to slow inflation in the home sale sector, it's working. Tracking home sales, closings over list price, and homes that have dropped out of the market unsold, we see trend lines that correspond directly to the increases. For example, up until the third rate hike on June 16, 2022, 89% of home closings in Kings Park West were above list price, many having received multiple escalating offers. After that, however, the percentage dropped to 75%, still reflecting a lively sellers' market but definitely declining. The fourth rate hike on July 27 hit hard, dropping the percentage of homes in KPW selling above list price to 14%.

Similarly, home owners dropping out of the market with unsold homes followed a similar path. Prior to June 16, there were no "drop outs" in KPW: listed homes sold. Since then, 11 homes have dropped out of the race, several after lowering their asking price failed to result in a sale.

| FOMC Meeting Date | Rate Change (bps) | Federal Funds Rate |
|-------------------|-------------------|--------------------|
| Sept 21, 2022     | +75               | 3.00% to 3.25%     |
| July 27, 2022     | +75               | 2.25% to 2.5%      |
| June 16, 2022     | +75               | 1.5% to 1.75%      |
| May 5, 2022       | +50               | 0.75% to 1.00%     |
| March 17, 2022    | +25               | 0.25% to 0.50%     |

But the news is not all bleak if you are interested in selling your home. Though the heady days of multiple escalating offers are gone for now, there is still a housing shortage and buyers are interested in purchasing well-presented homes. Mindful that their monthly payments will be higher due to the interest rate hikes, they are accordingly more thoughtful about getting their money's worth, avoiding homes that need major updates, repairs or improvements. Move-in ready homes, updated to reflect a current aesthetic, still sell quickly at a good price.



| KPW Home Sale Stats*            |                                  |
|---------------------------------|----------------------------------|
| YTD Sold                        | <b>42</b>                        |
| Average Sold Price              | <b>\$788,844</b>                 |
| Sold Range                      | <b>\$620,000 - \$995,000</b>     |
| Average days to sell            | <b>9</b>                         |
| Active Listings                 | <b>3 (\$690,000 - \$770,000)</b> |
| <small>*as of 10/6/2022</small> |                                  |

# Riparian Buffers

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

Simply stated, riparian buffers are natural areas adjacent to streams and other water bodies that protect waterways from urban pressures. Filled with diverse native plant species, riparian buffers are an absorption bed that prevent yard chemicals, asphalt residues, road runoff, domestic animal waste, and other human activities from polluting water. Some riparian buffers fall under Virginia's Chesapeake Bay Resource Protection Area, which are sometimes called RPAs. Virginia has a limited number of jurisdictions requiring RPAs and their special protections. Riparian buffer is a globally-recognized scientific concept, and RPA is a regulated, legal interpretation within Virginia.

Compared to other biological sciences, wetland ecology is a new discipline. The first published study (Lindeman 1942) was about a Minnesota peat bog. As the knowledge increased about wetland ecology and how inland activities impacted coastal waters, land management policies also evolved. Before RPAs, people cleared, drained, dumped, developed, plowed, grazed livestock, and did whatever else they wanted to land surrounding waterways.

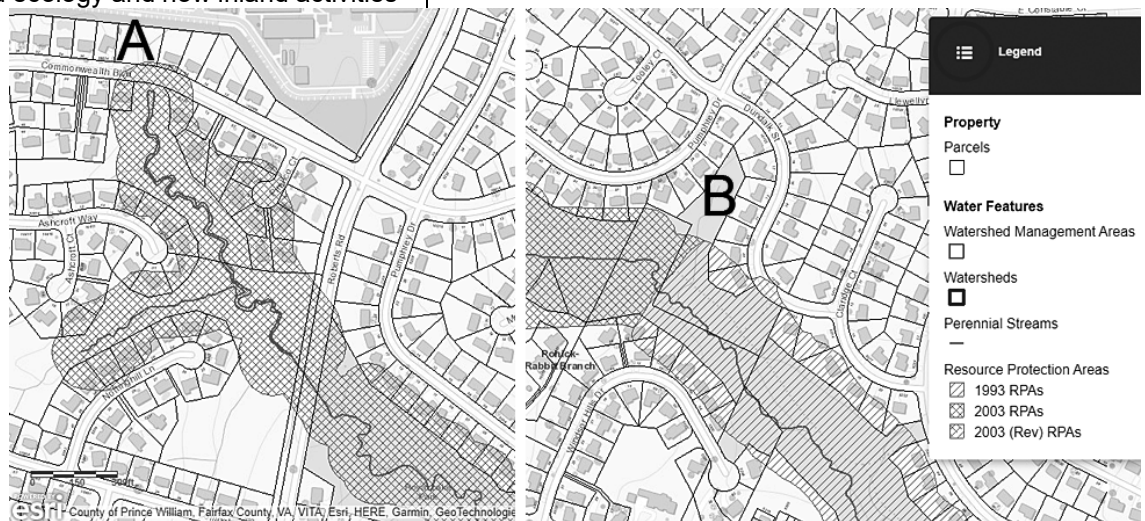
After seeing how this free-for-all degraded the water quality and escalated erosion, Virginia enacted the Chesapeake Bay Preservation Act (aka, the Bay Act) in 1990. The Bay Act includes RPAs to protect critical, sensitive environmental zones surrounding perennial waters. Fairfax County's first RPAs were established in 1993, then updated in 2003. RPAs encompass any land—from fully forested to wholly impervious—within 100 feet of a waterway that flows throughout the year.

In Fairfax County, these areas range from a small creek to the Potomac River with the same 100-foot offset around marshes and other core surface water components. Surveys by wetland ecologists can determine the exact delineations.

Activities restricted within an RPA include building structures, disturbing or compacting the soil, clearing vegetation, and paving or installing other new, post-1993 impervious surfaces. Unless there were reasons such as grandfather clauses (the Fairfax County Chesapeake Bay Preservation Ordinance, Section 118 lists all restrictions

and exemptions), houses located in what is now an RPA would never have been built there today.

Besides the environmental impacts, these residents are more likely to be concerned about water in the basement and flooded property than people living in housing built away from an RPA. Folks with property in an RPA may receive a notice from Fairfax County that the land lies on a conservation easement, meaning activities like removing vegetation or installing a shed might need County pre-approval. While RPA may be a Virginian term, other state governments apply slightly different names to similar programs. An interactive map overlaying major Fairfax County RPAs and used to create Figure 1 is at: <https://fairfaxcountygis.maps.arcgis.com/apps/Viewer/index.html?appid=67ca30a491084ddf92db292337bd87e1#/>



**Figure 1:** This RPA map shows the upstream section of Shanes Creek, which flows into Pohick Creek. Whereas the 1993 and 2003 RPAs are shaded, they miss the origin even though it has perennial waterflow (A). A stream restoration is underway on Shanes Creek from Roberts Road almost to Royal Lake. The restoration includes a riparian buffer (B) outside the RPA and is the site for this article's photo essay.

Riparian buffers' strengths rest in their biodiversity. Instead of a monoculture or lawn, the roots of numerous plant species form a complementary network. Below the surface lie deep taproots, long-running rhizomes, dense root balls, and shallow surface roots. They form a resilient absorption bed that filters out urban pollutants while stabilizing the soil against erosion. The roots soak up some runoff so that not all of a storm's precipitation enters the creeks where that water's power would cause streambank erosion.

Above ground, the plants break the fall of pounding rains so those droplets' energy is reduced when they reach the ground. Since areas around waterways are prone to floods and other natural disturbances, the plants found in riparian buffers typically grow fast and can quickly fill voids. This botanical biodiversity creates habitat for all sorts of animals. Riparian buffers stretch for miles, making excellent wildlife corridors.

When a riparian buffer needs repairs and poor water quality made healthy again, stream restoration may be required, as is currently underway along Shanes Creek. As a surgeon needs to cut healthy tissue before removing a tumor, the restoration contractors must cut into forested areas for the habitat's long-term improvement (more about the restoration and how it is done is in the reference section). The parkland between Dundalk Street and Pumphrey Drive (B on Figure 1) is a good example of the good, bad, and ugly facing riparian buffers.

The woodland is outside of the RPA while remaining important enough for stream restoration. At the end is a storm drain outfall and a second outfall is close. The area by the second outfall has concrete parged along the banks, essentially creating a water chute. This concrete application is an archaic approach to stormwater management though it is still occasionally used today. Water racing off the chute hits the earthen streambed and banks, which are badly eroding into a narrow chasm

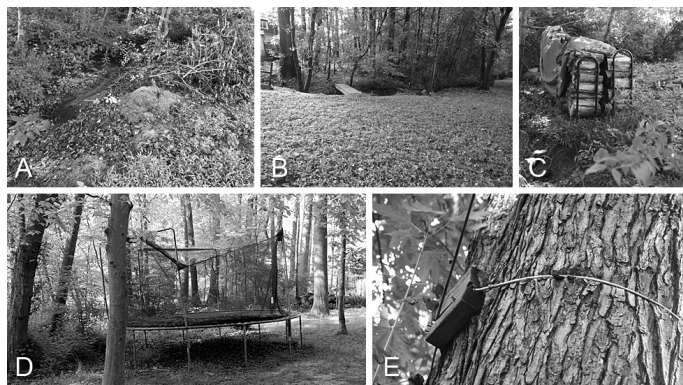
instead of dispersing the water's energy over a broader area. The following is a photo essay of this site from several surveys prior to stream restoration. Some of the problems depicted here are now remedied and other parts are currently under construction. After construction, a riparian buffer will be replanted.

The best way for neighbors to help the land heal is to end encroaching on parkland and restrict activities to their side of the property line. People wanting to help the watersheds can reduce impervious surfaces and lawn on their yards, landscape with native plants, volunteer for watershed clean-ups, and join invasive plant removal workdays (visit <https://www.fairfaxcounty.gov/parks/invasive-management-area> for more information). A healthy riparian buffer aids the immediate site and benefits the waterway's course to the Bay.

*Special thanks to Chris Ruck, Ecologist IV, Stormwater Planning Division, DPWES, for technical consultation. For references and to see the complete photo essay, please visit [https://www.grsykes.com/pdf/eco-articles/117\\_2022-10.pdf](https://www.grsykes.com/pdf/eco-articles/117_2022-10.pdf)*



**Figure 2:** Pressures on this forested riparian buffer (A) include a severely eroded stormwater channel (left), which is downstream of the concrete parging. An unauthorized so-called "social trail" is on the right. This eastern box turtle (B, *Terrapene Carolina Carolina*) is one of the critters benefiting from the woodlands.



**Figure 3:** Among the harmful encroachment activities is (A) dumping yard debris on parkland. These piles, which smother native plants, pollute the water, and introduce invasive weeds, are sliding into to the waterway. Parts of the riparian buffer were replaced with a lawn full of invasive Japanese stiltgrass (B). Structures, such as the bridge and zipline, should not be present. Encroaching onto the parkland for personal storage (C) and playground equipment (D) are other ways the riparian buffer is damaged. Furthermore, the trampoline has debris piles from leaf blowers nearby. The wood stack is right against the waterway. At its base grows an invasive liriope patch. A tree grows into the cable of a zipline anchor point (E).



**Figure 4.** Healthy sections contain a botanical community (A) including Christmas fern (*Polystichum acrostichoides*), blueberries (*Vaccinium* sp.), maple-leaf viburnum (*Viburnum acerifolium*), American hazelnut (*Corylus americana*), and Virginia creeper (*Parthenocissus quinquefolia*). Other natives found here are false Solomon's seal (B, *Maianthemum racemosum*) and American Euonymus (C, *Euonymus americanus*).

## Cub Scout Pack 1967 News

Pack 1967 kicked off the new school year by welcoming a new Cubmaster, Matt Cursio, and hosting a "Camping 101" session for Cub Scouts. The Pack partnered with scouts from BSA Troop 1966 (also based here in Kings Park West) for this hands-on camping tutorial.

The Cub Scouts rotated through stations led by Troop 1966 and were shown on how to set up different types of tents and how to start a fire safely, and went on a nature hike. The meeting ended on a delicious high note, with four desserts made in Dutch ovens: chocolate cake, peach cobbler, three-berry cobbler, and cinnamon monkey bread. There is an old saying: "An Army marches on its stomach." The same can be said for a Cub Scout Pack.



Also in September, some of Pack 1967's Webelos camped at Calvert Cliffs State Park in Lusby, Maryland. Formed over 15 million years ago, the Calvert Cliffs span 30 miles of shoreline along the Chesapeake Bay in Southern Maryland. The Cub Scouts viewed these cliffs from the park and hiked, fished, swam, and searched for shark teeth. While the shark teeth were scarce, the fun and excitement were in abundance, not to mention s'mores!

As fall is officially here, Pack 1967 also came together to proudly march in Robinson Secondary School's largest celebration of Ram pride, the annual Homecoming Parade. Pack 1967 had a fun time marching through the Kings Park West neighborhood, greeting neighbors, and handing out candy and beads to parade spectators.

Are you interested in learning more about Cub Scouts and have a child in kindergarten through fifth grade? Visit our website to learn more! [pack1967.org](http://pack1967.org).



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# Activity Page

# I SPY SPOOKY HALLOWEEN



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|---|---|--|--|--|---|---|
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|  9 |  4 |  5  |  9  |  4 |  8 |  6 |

# Sudoku

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## Halloween

I I S P O O K Y K T K D O Z M A S K L R  
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 S Y W W K T A U A P E M N O T E L E K S  
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AMUSEMENT  
 BATS  
 CANDY  
 DRACULA  
 FRANKENSTEIN  
 GHOSTS  
 HARVEST  
 MONSTER  
 OCTOBER  
 PRANK  
 SCARE  
 SPIDER  
 WITCH

APPLES  
 BLACK  
 CAT  
 EERIE  
 FRIGHTEN  
 GOBLIN  
 HAYRIDE  
 MUMMY  
 ORANGE  
 PUMPKINS  
 SHADOWS  
 SPOOKY

AUTUMN  
 BOO  
 COSTUMES  
 EXCITEMENT  
 GAMES  
 HALLOWEEN  
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 NIGHT  
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