

## 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**

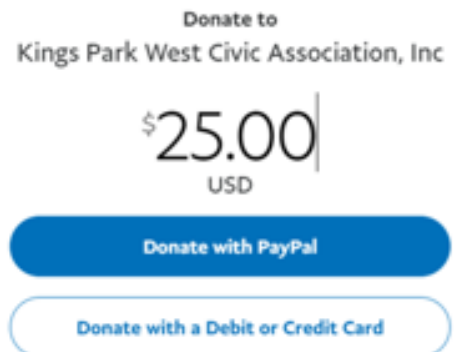
## Two Important Pieces of information:

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.**



## 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).



December 2022

Vol. 52, Issue 8

Kings Park West Civic Association

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

Hey neighbors!

Coming off a long Thanksgiving weekend, I am reflecting on what I'm thankful for—and it's my family, friends and this amazing KPW community we call home. So with that, I want to wish a heartfelt Happy Holidays to all and to thank you for helping in so many ways, both large and small, to make our little corner of the world a better place.

As many may already know, we have changed the Herald schedule. Starting in 2023, electronic Heralds will be posted on the [kpwca.org](http://kpwca.org) website in January, April, August, and October. Printed copies will be delivered to your doorstep in March, June, September, and December. We are collecting email addresses for those members who would like to be on our mailing list and can get the Herald notification via email. You can sign up on the website for the mailing list.

As I've mentioned before, we are dealing with some budgetary strains and will be making more changes in the coming year. Some ideas on the table are to put size limits on the Herald to reduce the cost, eliminate the directory, put the directory online, charge for activities (e.g., "pay to play" with wristbands at the 2023 Spring Egg Hunt and Halloween festivals), eliminate the scholarships, and seek sponsorships for the Halloween festival. Your ideas are welcome. Some very generous members increased their voluntary contributions during the Membership drive, and that generosity is greatly appreciated!

Out of 1,800 homes in the KPWCA community, fewer than half pay the nominal, yet vital, \$25 membership dues. Once again, I ask each and every Civic Association member to find just one person in some club, group, or on your street and explain to them why YOU support the KPWCA and encourage them to join. One small effort made by many can make a big difference.

As always, I appreciate constructive suggestions for improving the KPWCA, increasing membership, and raising funds. You can always reach me via email and on Facebook.

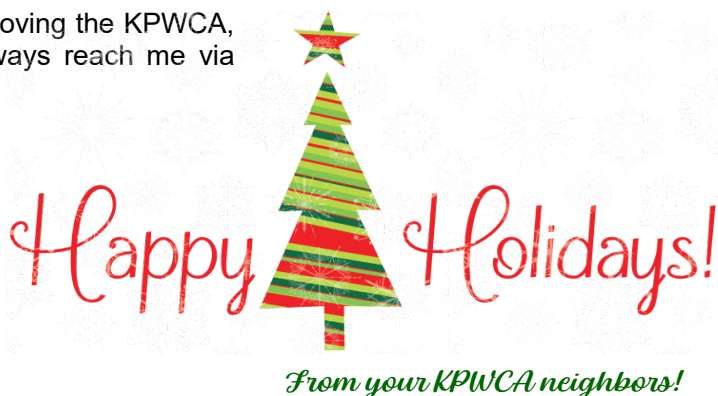
Thanks, and see you around the neighborhood!

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



### Community Calendar

- Herald Delivery – December 17, 2022
- Hanukkah begins – December 18, 2022
- KPWCA Board Meeting – December 20, 2022
- Winter Begins – December 21, 2022
- Christmas Day – December 25, 2022
- Hanukkah Ends – December 26, 2022
- Kwanzaa begins – December 26, 2022
- Kwanzaa Ends – January 1, 2023
- New Years Day – January 1, 2023
- Herald Deadline – January 4, 2023
- Herald Publishing ~ January 25, 2023



<b>Kings Park West Civic Association</b> P.O. Box 7114, Fairfax Station, VA 22039-7114 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 Donna Thomas Jonathan Reiser	<a href="mailto:boardmember2@kpwca.org">boardmember2@kpwca.org</a> <a href="mailto:boardmember1@kpwca.org">boardmember1@kpwca.org</a>	
Committees			
Common Grounds Maintenance	Laura Hall Linda Reamy		(703) 978-6641 (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 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>	

<b>How do I join the Kings Park West Civic Association?</b>	<b>How do I get my news in The Herald?</b>
<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>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>
<b>The Herald</b>	<b>How do I advertise in The Herald?</b>
<p>Published eight times a year by the KPWCA. Next deadline: January 4 for publishing on January 25, 2023. Note: Acceptance of articles and advertising <b>does not</b> constitute an endorsement by the KPWCA nor liability for products or services advertised in its publications. <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><b>Classifieds:</b> Classified ads for the January issue must be received no later than January 4, 2023, 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. <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](http://www.facebook.com/groups/kpwrecommends)



by cathy deloach

## Car Detailing

In September, we requested car detailing recommendations, asking you to submit pictures of your messy car. Jennifer Whitson submitted pictures of her Honda Odyssey and won free detailing from **JR Mobile Auto Detailing**, a local company that received several recommendation mentions from KPW neighbors. In fact, the recommendations were so glowing that I decided to have my Toyota Highlander detailed too!

**Take a look at Jennifer's "before" pictures:**



**And now, the "after" pics!**



**Jennifer said her car looked and felt brand new!**

**Head on over to the KPW Recommends Facebook Group to read her full review!**

Julio from **JR Mobile Auto Detailing** also detailed my car, and it also looked brand new afterwards. He even got out stains from the carpet that I had been unable to remove. One comment: I would text him directly rather than use the contact form on his website, which didn't illicit a quick or knowledgeable response - it didn't seem like he had not read my comments and requests; texting proved to be timely and efficient. I would definitely use **JR Mobile Auto Detailing** again.



**JR MOBILE AUTO DETAILING**

**(571) 244-5163**

## The Fairfax Garden Corner

Charlie Boring

Urban gardening in Fairfax County takes a bit of a hit during the winter months. Most gardeners still feel the itch to plant and grow things but really don't know where to start. The winter months are the ideal time to finish those garden projects you promised yourself that you would complete but never got around to. When gardening is not a lot of hard work, it is more fun; so many of my projects are designed to reduce the labor I expend to enjoy gardening.

For the urban gardener, where suitable space with adequate sunlight is minimal, container gardening is a wonderful addition to your garden. To make container gardening less of a struggle, I have always wanted to build an outdoor potting table. A potting table is often referred to as a potting bench. You can buy potting benches/tables, but where is the fun in that?

So, this article is intended to convince the urban gardener that they can build a great potting table. It is not rocket science; you just need to approach it slowly. There are loads of designs online to pique your interest.

First, we need to consider what features our potting table must have. I suggest the table must:

1) Have a work surface large enough to hold at least one large pot and 3-5 containers. Mixing your own potting soil is fun, so you will need containers for the ingredients. A good mix of peat, perlite or vermiculite, potting soil or compost, and a little bit of builder's sand makes an excellent potting soil.

You may also want to add some organic fertilizer. I like to keep my potting soil ingredients in 5-gallon cans with covers. To hold four 5-gallon containers and a large pot, the work surface should be about 24 inches deep and 48 inches wide. You can find a lot of ideas for a potting soil mix online. Here is one site: <http://www.hobbyfarms.com/6-homemade-potting-soil-recipes-2/>.

2) Be a height that is comfortable to work standing or sitting. I like to have the work surface 37 inches high with a back as high as 60 inches with a shelf that will hold small pots.

3) Be made from weather-resistant material. I prefer treated wood, but cedar is also an excellent material that will last a long time in an outside environment.

4) Have hooks on which to hang essential tools. The tools that I use most are scissors, clippers, a hand trowel, possibly a measuring container (for exact mixes of soil ingredients), a hand garden fork, a water bucket (if there is no water source or hose where you put the table), wire cutters and a knife. To prevent rust, you may want to store metal tools out of the elements.

Adjust your table plan to fit your personal needs. The most probable tools and equipment you will need to build the table are: a skill, hand, or miter saw; a drill with appropriate drill bits; a hexagon screw bit; a builders' square; a pencil; a level and a tape measure or yardstick. You could also use clamps to hold pieces in position while you drill holes for your screws.

To build a table with the requirements shown above, your cut sheet will include the following:

- Two 4 x 4 in x 3 ft boards,
- Four 2 x 4 in x 2 ft boards,
- Two 4 x 4 in x 5 ft boards,
- Six 2 x 4 in x 4 ft boards, and
- Fourteen 1 x 4 in x 4 ft boards.

You will also need a box of 3-inch wood screws and a box of 2-inch wood screws. The total cost is about \$122. If you buy the lumber from Home Depot, you get four cuts free, and each additional cut is about \$0.25. A Home Depot cut saves work.

Any table you build will have a different cut sheet and assembly instructions. Find your ideal table-building plan online. Here is one example site: <http://theselfsufficientliving.com/16-potting-bench-plans-to-make-gardening-work-easy/>.

In summary, the steps to building your potting table are as follows:

1. Identify the features you want.
2. Find a building plan online that best suits your needs. The plan should include a cut sheet, step-by-step instructions, and required tools and equipment.
3. Decide if you will cut your own pieces or have the store cut them.
4. Follow the plan instructions and be sure to take all safety measures recommended by the plan.
5. Enjoy your table in the spring!

## Parks & Lake Update

Hello neighbors, here are our plans for Spring 2023.

Road Raiders is a group of neighbors that meets (usually) on the second Saturday of the month from 8-9 AM to improve our community; our following few events are:

- Martin Luther King, Jan 17, 9-11 AM @ Rabbit Branch Park, a holiday tradition to spend time on an early winter morning exploring nature and cleaning up this park.
- President's day, Feb 13, 9-11 AM @ Crooked Creek Park; similar to MLK day, we meet at Crooked Creek on Commonwealth, start our nature exploration, and clean up the stream bed towards Rabbit Branch.
- March 11, 8-8.30 AM – a regular Road Raiders day – working to improve the walkability of neighborhood sidewalks, streets, etc., exact location to be determined.
- April 22, 8-11 AM – EARTH DAY, our annual tradition to clean up and explore nature in Lakeside, Royal Lake Parks, and associated stream beds (up Rabbit Branch to Commonwealth and Shane's creek as available during construction)
- May 13, 8-8.30 – Road Raiders day, location to be determined.

We had several great days in the fall, making the community a bit cleaner and safer to walk along Commonwealth, Roberts Road, and in the dog park; thank you for all your participation.

Volunteers at all of our events can earn service hours for Scouts, Schools, and church as appropriate.

These plans may change, and I'll alert the community via an email distro ~ about 2 weeks before the event.

If you'd like to join us, please send me an email @ [KPWRoadRaiders@gmail.com](mailto:KPWRoadRaiders@gmail.com)

**AND** if you have an area of our community neglected by VDOT or sidewalks and Parks that need special attention, please let me know!

If you have any questions or concerns, please let me know. Tom McCook

Also ... Friends of Royal Lake – our efforts frequently overlap to support the greater Royal Lake park system: Friends of Royal Lake was nominated and selected for the Best of Braddock Awards in the category of Neighborhood Enhancement or Beautification in the Braddock District!



## Kings Park West Holiday Ornament \$20

Celebrate our beautiful community with a custom ornament

benefiting Cub Scout Pack 1967

Order yours today! [www.pack1967.org](http://www.pack1967.org)



# 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](http://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).




[preschool@stmaryofsorrows.org](mailto:preschool@stmaryofsorrows.org)

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Current Openings available for half and full day options for Jan-May 2023. Contact us for details. **TOURS** for FY 23-24 School year available **JAN 14 & FEB 4** by appointment 8:30am-11:30am **REGISTRATION begins February 17**

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# Kings Park West Civic Association October Membership Drive

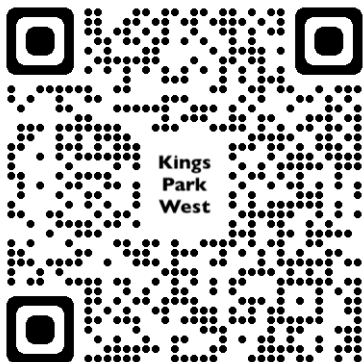
It's time for the KPW Civic Association October Membership Drive! The KPW Civic Association serves all of Kings Park West, and membership in the Civic Association is for everyone. Whether you're an original owner or new to the neighborhood, whether you plan to stay for decades or just a couple of years, 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 improve our community. Here are some of the many benefits sponsored or brought to you by the KPW Civic Association:

Community Services & Events
<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>

Keeping KPW Beautiful
<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>

Neighborhood Communications
<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).

## New Herald Publishing Schedule

Starting in 2023, we'll have a new schedule for The Herald:

- **Electronic only copies** will be posted to [kpwca.org](http://kpwca.org) in January, April, August, and October.
- **Printed copies** will be delivered to KPW houses in March, June, September, and December.

Year-round, you can read the Herald online at [kpwca.org](http://kpwca.org). You can also visit the KPWCA website to subscribe to The Herald mailing list and receive notifications when new issues are posted.

One of the best ways to support The Herald is to join the Kings Park West Civic Association each year for just \$25. While The Herald is written and compiled by volunteers, your membership fees help with printing costs. When you join the KPWCA, you can also donate additional funds to go specifically towards The Herald.

Want to submit content to The Herald or provide feedback? Email [editor@kpwca.org](mailto:editor@kpwca.org).

Want to run a paid ad or a classified? Email [classified@kpwca.org](mailto:classified@kpwca.org).



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<input type="checkbox"/> Lawn Renovation	<input type="checkbox"/> Driveway Dumpster
<input type="checkbox"/> Full Size & Mini Skid Steer Work	
<input type="checkbox"/> Mulching & Garden Bed Edging	
<input type="checkbox"/> Core Aeration with or without Overseeding	
<input type="checkbox"/> Bush & Small Tree Trimming & Removal	
<input type="checkbox"/> Hardscape and Landscape Installation	
<input type="checkbox"/> Full Service or Curbside Leaf Cleanup & Removal	
<input type="checkbox"/> Site Work & Grading	
<input type="checkbox"/> and much more!	




# Does your Electrical Panel need a Health & Safety Check?

**Yes, if it's over 30 years old!**

Many older circuit panels were manufactured with dangerous flaws\*. Aging parts can malfunction, melt down and catch fire, endangering your home.

Protect the health and safety of your electrical panel, house and family today...

**Contact our Panel Expert now to schedule a safety check:**

*\*Request a FREE email copy of our circuit panel research.*



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KPW Real Estate Corner  
by Cathy DeLoach



## Current Market Status and Projections for Early 2023

Comparing our year-to-date home sales in Kings Park West with 2021, we are noting that transactions are on track to be down around a whopping 50% this year (90 homes sold in 2021 compared to 45 so far in 2022). Low inventory has been a factor in all of 2022 which typically translates into a robust sellers' market. However, rising interest rates put a damper on buyers' enthusiasm mid-year and in the past few weeks, eight properties have been withdrawn, expired or temporarily pulled off the market.

So what does this mean for those trying to sell right now? Well, the answer remains the same: Well presented homes, those that are move-in ready and upgraded to reflect current styles and amenities, remain popular, selling quickly for top dollar. A lack of adequate home preparation creates specters of hidden flaws and improvement expenses regardless of the overall "health" of a dated home. In other words, obvious defects make buyers suspicious that there might be other, possibly serious and expensive, imperfections with the home.

### What we might see in 2023

Just recently we are seeing some recovery in buyer confidence: Buyers are out there, and they seem reconciled to the interest rates being higher. Data confirms our suspicions with a 3% increase in mortgage applications just last week. We believe spring 2023 will reflect market normalization, and have heard from several home owners in Kings Park West looking to start home prep in anticipation of going on the market in 2023.

### The takeaway

If you are seeking to make a change in 2023, start preparing now. First and foremost, fix obvious defects; fixer-uppers are not nearly as popular as they once were. And consider thoughtful upgrades that reflect modern and/or enduring design trends. With market uncertainty, you will want to make your home stand out positively against the competition, and certainly eliminate any repair red flags.



### KPW Home Sale Stats\*

YTD Sold  
**46**  
Average Sold Price: **\$782,336**  
Sold Range: **\$620,000 - \$995,000**  
Average days to sell: **8**  
Active Listings: **3 (\$677,000 - \$729,950)**  
Under Contract: **1 (\$650,000)**  
Coming Soon: **2 (\$620,000-\$725,000)**

\*as of 11/23/2022

## The Human Side of Volunteerism

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

Much of the parkland leading to and around Royal Lake has habitat rehabilitation activity through the Fairfax County Park Authority's Invasive Management Area (IMA) program. The initial invasive plant removal work started in 2007 along the Shanes Creek stream valley.

With the Shanes Creek stream restoration currently underway, countless people who know about IMA's efforts here asked how I, a site leader from the start, feel about some of the IMA sites getting blitzed. The complicated answer steps away from the nature topics characterizing these Eco-Articles and looks at the human side of volunteerism.

There is some sorrow in seeing the work of so many volunteers uprooted. In one case, half the site of the first Eagle Scout project that I sponsored is now bulldozed. However, from that day in 2013 until now, this section provided a native plant plot that benefited scores of wildlife. Furthermore, the invasive English ivy and winged burning bush were gone for nine years, meaning that they no longer pumped seeds into the environment and spread to other places. The stream restoration planners considered IMA's work when mapping the construction zone and did their best to reduce damaging those healthy sites. This stream restoration must be done for the greater good: improving water quality from Shanes Creek to the Chesapeake Bay.

The depressing part about the stream restoration is that it needs to be done in the first place. Pre-Bay Act land development set the stage in motion. Subsequent years saw more impervious surfaces installed throughout the watershed and polluted runoff entering the waterways.

Now people know more about riparian buffers and keeping waterways healthy, yet few landowners—residents, schools, businesses, HOAs, and transportation departments—take steps to improve water absorption beds, replace lawns with gardens, reduce or eliminate synthetic lawn chemicals, remove invasive weeds, and integrate more native plants in the landscaping. Poor land management impacts stream valleys more than other Northern Virginia ecosystems.

Another tragedy is when people buy a beautiful native woodland lot that is many decades old and mow it down, then replace it with lawn, artificial structures, junkpiles, exotic plants, and invasive weeds. Especially disheartening is when folks encroach onto parkland and, through ignorance or willful disregard for laws, damage natural areas.

*There is a difference: destroyed IMA sites by Shanes Creek restoration are for a common good, whereas zones destroyed by encroachment is a selfish act causing shared misfortune. In the big picture, people own short-lived items like clothes. Since the land long outlasts us all, we are*



**Figure 1: The Shanes Creek stream restoration cuts through this Eagle Scout project site that supported the IMA program.**

more stewards of the real estate instead of its owners. A great irony is hearing people thank us as we toil in the parks, only for them to return home and unknowingly cultivate the very weeds IMA volunteers eradicate! Actions speak louder than an uninformed “thank you.”

Dog walkers, the best way to thank park volunteers is to obey the rules and always keep your pooch leashed on walks. Even if the dog is well-behaved off-leash, keeping the dog leashed sets a good example for others to follow. It will prevent any more volunteers from getting bitten. Always clean up after your pet since the volunteers working around the parks inevitably get in the feces.

Another sad point is when planners fail to see their project's impacts fully. A common complaint about many exposed playgrounds is how baked they get in the summer sun, and metal surfaces become too hot to touch. A more thoughtful approach is to leave some of those 80-year-old trees already providing shade instead of total deforestation. Woodland playgrounds look great, and kids love them!

Another oversight is placing trails in the wrong places. Locating trails in wetlands (without boardwalks), through sensitive areas, and along flash flood corridors is foolish. Paving a trail does not part floodwaters! Sustainable trails are along gently sloped higher ground with good drainage and stable soil; the only maintenance is occasionally trimming branches.

In conversations and online forums, people ask about “when we are gone.” What happens to anything from native gardens to park restoration areas after their caretakers move on? We are creating a habitat now that is better than the alien infestations previously present. Our work might not last forever, but the result is an oasis for wildlife today. Our work is merely the start and can inspire future generations to continue the battle, including looking after existing IMA sites. With more people embracing sustainable landscaping, habitat restoration success

improves. Help the public understand what we do and why it is important.

Here are three resources to assist folks to better care for their yards, common grounds, and other places where permission is granted:

- Plant Invaders of Mid-Atlantic Natural Areas, Field Guide,
- [www.invasive.org/midatlantic/fieldguide/index.cfm](http://www.invasive.org/midatlantic/fieldguide/index.cfm) is a book to help identify most of the common invasive plants in Northern Virginia.
- 

[www.inaturalist.org](http://www.inaturalist.org) is an online tool that identifies plants and other organisms based on photos snapped on a smartphone.

- Native Plants for Northern Virginia, [www.plantnovanatives.org/\\_files/ugd/9c55f5\\_1d2d3e0424f0420dadbfc78a48acfb41.pdf](http://www.plantnovanatives.org/_files/ugd/9c55f5_1d2d3e0424f0420dadbfc78a48acfb41.pdf), is a book listing native plants suitable for various landscaping solutions, planting strategies, and more!

The four essential steps for these and other literary resources to succeed are: Read, Heed, Retain, and Share. We can work together for a healthier neighborhood and a sustainable world.

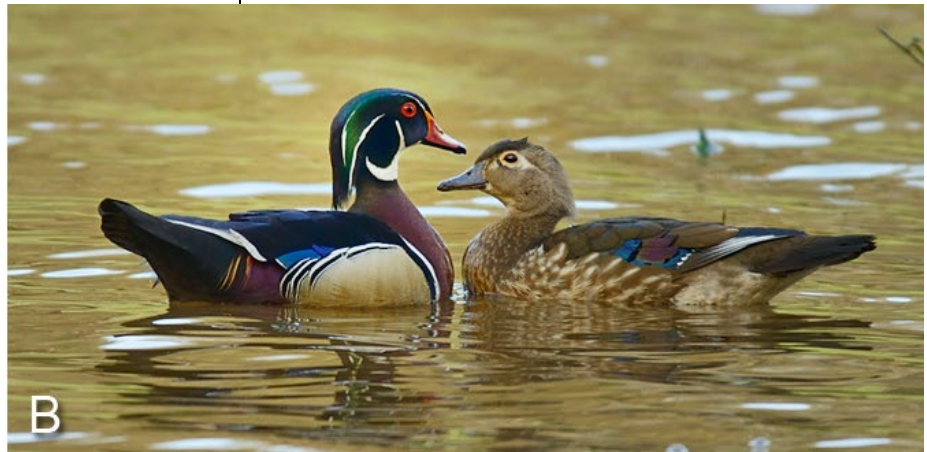


Figure 2: Volunteers have different reasons for joining IMA: giving back to the community, making friends, getting constructive exercise, and enjoying nature, to name a few. For me, it's righting the wrongs that humans inflicted onto the environment. It's helping those critters without a voice, like (A) this yellow-rumped warbler (*Setophaga coronata*) and (B) pair of wood ducks (*Aix sponsa*). It's looking at a bird in the tree or wood frog hopping by and knowing this IMA workday is for them.

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## Cub Scout Pack 1967 News

The arrival of cooler temperatures brings more opportunities to build campfires and eat s'mores, and the Cub Scouts of Pack 1967 are up to the task! In October, the Pack held its annual Fall Family Campout at Prince William Forest Park. Cub Scouts and their families enjoyed dinner, s'mores, and telling jokes and skits around a campfire and camping overnight in tents.

Our Arrow of Light (AOL) Scouts (5th grade) have been working on improving their Scout skills this fall, learning how to build and start fires without matches, how to purify water, and how to tie knots that are useful when camping. They put this knowledge to use in September, camping at Calvert Cliffs State Park in Maryland and again at the Pack's Fall Family Campout.

This time of year, AOL Scouts start visiting Scouts BSA troops to decide which troop to join. Our AOLs have visited three troops as a group this fall to learn about what they do and how they work. In the upcoming months, they will make their choices and continue their Scouting careers in their troops.



In addition to camping, Pack 1967 hosted two fun events in October—the Bear Carnival and Pack Floatilla. Our Bear den (3rd graders) continued our Pack tradition of running the Bear Carnival. Each year, the Bears design, build and run carnival games for the rest of the Pack. This year saw games involving bean bag, ring, and ball tosses, an ice fishing game, and a Nerf duck game. For the Pack Floatilla, Cub Scouts built boats from recycled materials and used either sails or motors to try to cross Royal Lake.



Finally, Pack 1967 held its annual Scouting for Food, during which Cub Scouts collected non-perishable food donations. Scouting for Food is one of the most important community service opportunities for Cub Scouts as it provides the opportunity for scouts to learn the impact they can have when they directly help the community. Scouts went throughout the Kings Park West neighborhood collecting food items on 27 routes and delivered them directly to the main collection point at the Burke Safeway parking lot. The Pack earned a total of 26 hours of community service hours in support of one of the largest annual food drives in the metropolitan DC area.

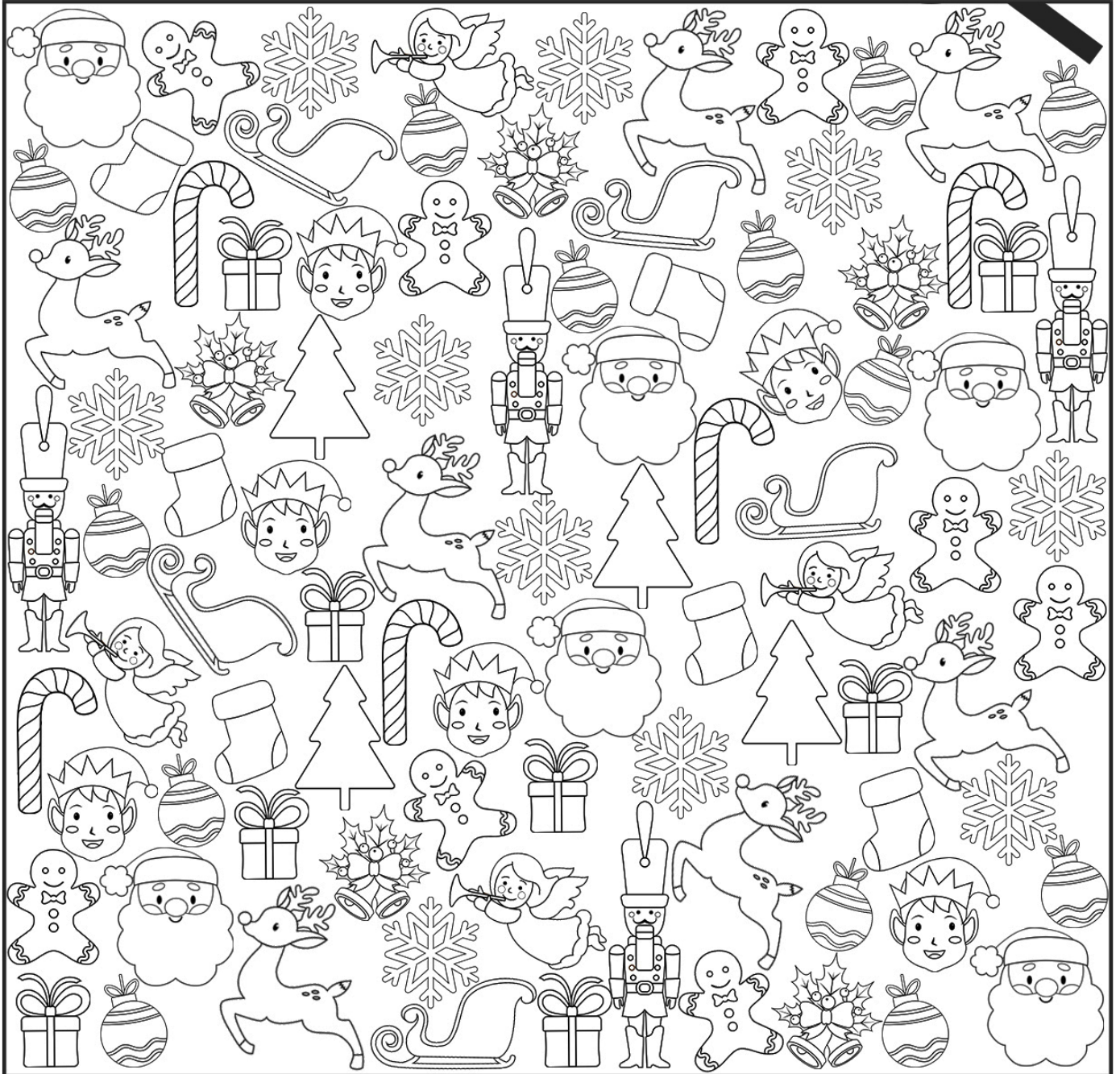
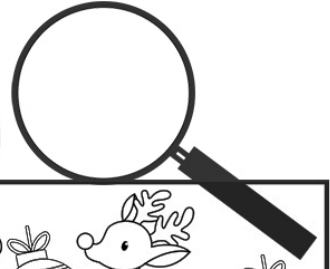
Are you interested to learn more about Cub Scouts and have a child in kindergarten through fifth grade? Visit our website to learn more! [www.pack1967.org](http://www.pack1967.org).





Activity Page

# I SPY Christmas



- |   |          |   |          |   |           |   |           |  |          |   |          |   |          |
|---|----------|---|----------|---|-----------|---|-----------|--|----------|---|----------|---|----------|
|  | <b>5</b> |  | <b>6</b> |  | <b>5</b>  |  | <b>10</b> |  | <b>6</b> |  | <b>4</b> |  | <b>5</b> |
|  | <b>6</b> |  | <b>8</b> |  | <b>13</b> |  | <b>4</b>  |  | <b>8</b> |  | <b>7</b> |  | <b>4</b> |

### Sudoku

	5			8		4
2						
		9				
						8
	7	1		6	4	3
3	9			5		
						5
1				2	5	9
	2	3	1			8

	6	7		9			
8						6	
2				4	6	9	8
4	5						
7				1			
	9		5		2	7	
9	8					5	7
		3	4	6			8
					8	2	6

### Coloring



## Winter Holidays

E T R T S O R F C V N S L L A B W O N S  
 P Q F T N X P K H K J D E X E G F W T T  
 Y N K U O K Q R R D A X G A R D B K N S  
 M G G N W S T Z I E K K N I U A I Z I X  
 M I L A F N T V S R Q U A B Z B E E V W  
 G C O M L O A J T O X T W T C E F C R Y  
 T Z V I A W O T M L H L O G X I C E H D  
 F C E V K M C K A E G E N N D W A A O R  
 M B S M E A V N S I N G S I J T R N C X  
 S I N I F N R E T N I W C D H O C T O K  
 N S F B W Y E A M H I W C D N J N Y L W  
 X K I N A R A G D B K T L E Y J R R D A  
 F N C Q T V I V N I S A M L N A C F P N  
 E E R T W Z P D M I H T V S U N S B W Z  
 O M T S H O V E L S Z W O R B U N T J A  
 E O T E L T S I M D P E B E W A O U S A  
 J J G R E B M E C E D E E W C R O I R K  
 D Y H A N U K K A H F G E R Q Y B I T V  
 G A L E P X F F R A C S V P F F Z A H M  
 Y G W C M R X H F F V Y Q R Z T H X X D

WINTER  
 FREEZING  
 FEBRUARY  
 SNOWFLAKE  
 COAT  
 SHOVEL  
 SKIING  
 TREE  
 HANUKKAH  
 MENORAH  
 IMANU

COLD  
 DECEMBER  
 ICE  
 GLOVES  
 BOOTS  
 SNOWANGEL  
 SNOWBALLS  
 MISTLETOE  
 DREIDEL  
 KWANZAA

SNOWMAN  
 JANUARY  
 FROST  
 HAT  
 SCARF  
 SLEDDING  
 CHRISTMAS  
 WREATH  
 GELT  
 KINARA

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