

Block #: \_\_\_\_\_  
01/2024 Herald

Date: \_\_\_\_\_

## Kings Park West Civic Association

### — 2024 Membership Form —

#### **STEP 1: MEMBER INFORMATION**

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_

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

#### **STEP 2: ADDITIONAL DONATIONS**

##### *Kings Park West Civic Association Activities*

<input type="checkbox"/> \$25	1. Membership Dues (Required)
<input type="checkbox"/>	2. Herald Newsletter
<input type="checkbox"/>	3. Common Grounds Maintenance
<input type="checkbox"/>	4. Parks & Lake
<input type="checkbox"/>	5. Scholarships
<input type="checkbox"/>	6. Scout Packs & Troop
<input type="checkbox"/>	7. Halloween Fall Festival
<input type="checkbox"/>	8. Spring Egg Hunt
<input type="checkbox"/>	9. Unrestricted Community Use

##### *Other Community Support*

<input type="checkbox"/>	10. Volunteer Fire Department
<input type="checkbox"/>	11. Robinson All Night Grad Party
<input type="checkbox"/>	12. Pools in Our Community
<input type="checkbox"/>	13. Braddock Nights
<input type="checkbox"/>	<b>TOTAL DOLLAR AMOUNT</b>

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

- |   |   |
|---|---|
| <input type="checkbox"/> Block Captain/Membership | <input type="checkbox"/> Welcome Committee    |
| <input type="checkbox"/> Herald Newsletter        | <input type="checkbox"/> Streets & Signboards |
| <input type="checkbox"/> Parks & Lake             | <input type="checkbox"/> Dumpster Day         |
| <input type="checkbox"/> Spring Egg Hunt          | <input type="checkbox"/> Fall Festival        |

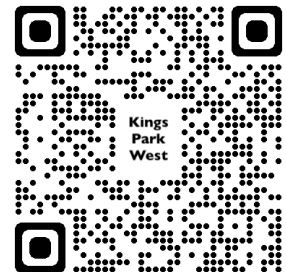
##### **Paying Online?**

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

##### **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



#### **STEP 3: PAYMENT TYPE**

☐ Cash ☐ Check (# \_\_\_\_\_) ☐ Online (PayPal Payer's Name: \_\_\_\_\_)

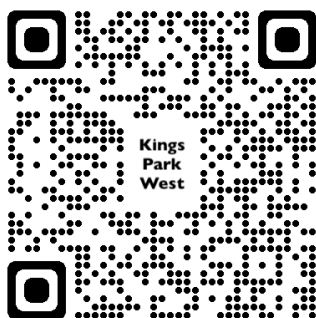
*Contributions to KPWCA are not deductible for federal income tax purposes as charitable contributions.*

## Kings Park West Civic Association

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 us build a better community for all. 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> </ul>



Scan this code or visit [kpwca.org](http://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).





Happy New Year, neighbors!

I hope everyone enjoyed some good time with family and friends last month as we bade farewell to 2023. This is gearing up to be an exciting year and I encourage everyone to join the Civic Association if you haven't already. If you want to fill out a hard copy, you can ask your Block Captain for a copy or find it on our website. Online payment options are also available at [www.kpwca.org](http://www.kpwca.org).

**\*\*If you pay using PayPal, please be sure to fill out the membership form as well.\*\***

I want to give a **huge** shout out to Tom McCook, who has tirelessly worked for many years as the head of our Parks and Lake committee and thank the team who has stepped up to take over—Steve Corley, Jennifer Weston, and Kelley Newsad! There are big shoes to fill, but I know that Steve, Jennifer, and Kelley are more than up to the task, bringing new ideas and energy to our parks and lake clean-ups and Road Raiders. Teamwork makes the dream work, right?!

Along those lines of new volunteers, please see my longer piece in this Herald regarding other volunteer needs.

As always, feel free to email me at [president@kwca.org](mailto:president@kwca.org) or message me on Facebook. The Board is always eager to get constructive ideas and suggestions for how we can make our community events even better this year.

**What would YOU like to see the KPWCA do?**

I wish everyone a fabulous 2024!

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

<b>Kings Park West Civic Association</b> <b>P.O. Box 7114, Fairfax Station, VA 22039-7114</b> <b>General Information: info@kpwca.org   Community Association: kpwhoa@yahoo.com   Website: kpwca.org</b>			
<b>Officers</b>		<b>Email</b>	<b>Phone</b>
President	Sarah Lennon	president@kpwca.org	(703) 978-5608
Vice President	Merideth Manella	vp@kpwca.org	
Secretary	Pamela Thibodeau	secretary@kpwca.org	
Treasurer	Dan Joyce	treasurer@kpwca.org	
Members-at-Large	Kaycie Blaylock Donna Thomas Jonathan Reiser	boardmember2@kpwca.org boardmember1@kpwca.org	
<b>Committees</b>			
Common Grounds Maintenance	Linda Reamy		(703) 978-1564
<b>Community Support Services</b>			
Consumer Affairs	Mary Hovland		
Dumpster Day	Mary Hovland		
GMU Student Liaison	Vacant		
Neighbor Assist	Bruce Wallachy	KPWNeighborAssist@gmail.com	
Welcoming	Natalie Croitoru	welcome@kpwca.org	
<b>Communications</b>			
Herald Content Editor	Monica Grover	editor@kpwca.org	
Herald Communications Editor	Rose Luczak	editor@kpwca.org	
Herald Advertising and Classifieds	Gayle Ostrom	classified@kpwca.org	
Signboards	Jonathan Reiser	boardmember3@kpwca.org	(571) 423-8030
Web Admin	Tim Hartle	website@kpwca.org	(703) 200-8375
Membership	Nick Schumaker	membership@kpwca.org	
Parks and Lake	Tom McCook	parks@kpwca.org	
Invasive Species	Greg Sykes	greg@grsykes.com	
<b>Special Activities</b>			
Spring Egg Hunt	Pack 1967	vp@kpwca.org	(703) 509-9725
Halloween Festival	Keith Jodoin	kjodoin@gmail.com	
Scholarships	Gayle Ostrom	geeostrom@gmail.com	
<b>How do I join the Kings Park West Civic Association?</b> 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 kpwca.org 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.		<b>How do I get my news in The Herald?</b> 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.	
<b>The Herald</b> Published eight times a year by the KPWCA. 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.		<b>How do I advertise in The Herald?</b> <b>Classifieds:</b> Classified ads for the January issue must be received 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.	



## 2024 Herald Schedule

Like 2023, we'll be releasing the Herald in four online-only issues and four paper-delivered issues.

- **Online-only issues** will be posted to [kpwca.org](http://kpwca.org) in January, April, August, and October, typically towards the end of the month.
- **Printed issues** will be delivered to KPW houses in March, June, September, and December. They will be posted online after delivery.

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). You can also ask to be added to the distro list for content deadline updates.

**Want to run a paid ad or a classified?**

Email [classified@kpwca.org](mailto:classified@kpwca.org).



# A&C

Remodeling Contractors LLC



"We will treat your home the same way we treat ours"

**CONTACT US**

571-201-1581

[info@anc-remodeling.com](mailto:info@anc-remodeling.com)



*Our Services*

- Bathroom remodeling
- Kitchen remodeling
- Basement remodeling



\*Financing Available  
KPW Residents-10% off

## **The KPW Civic Association Needs YOU!**

As we kick off the new year, we have some critical volunteer roles that need filling. Training would be provided for all these positions by the incumbents, and in some cases the role can be filled by two people to lighten the load. Please give these needs your consideration!

1. Our **Treasurer**, Dan Joyce, must step down so we need a replacement ASAP! This obviously is a **CRITICAL** need. The roles and responsibilities for the Treasurer can be found on our website under About >> Officers & Committees (<https://kpwca.org/officers-committees/>).
2. Laura Hall, who has so amazingly headed our **Ground Maintenance** team for many years, is also stepping down. These are the key activities she has been responsible for:

### **January-February**

- Take down and dispose of holiday wreaths at KPW entrances
- Contact Premium (lawn service company) to set a time to walk the property and review the contract and areas to be covered
- Send new contract to KPWCA President for approval

### **March**

- Focus on clean ups, mulching and trimming in early March

### **April-September**

- Weed all garden beds at Twinbrook entrance, including the bed at the end of the island area roughly twice a month. Weeds and vines pile up inside of and around all shrubs where Premium cannot spray so they must be pulled by hand. Remove trash and signs

### **October-December**

- Monitor Twinbrook entrance to make sure leaves are being removed according to contract. Trim perennials where/when needed for winter clean up
- Purchase and hang nine wreaths for the holidays

3. Our illustrious and industrious **Herald editor**, Monica Grover, is stepping down after 4 years. She takes care of the administrative side of things, which takes about 1 hour a month, usually 2 hours the week of the content deadline.

The editor:

- responds to emails with content submissions
- reviews and compiles the content into Google Drive
- coordinates with the printer, delivery groups, the KPWCA Treasurer and Webmaster
- must be comfortable with Word and Adobe

Additionally, we are looking for an all-around Herald backup. This individual would be on tap to help the editor with the above-mentioned tasks but would also have some Adobe design experience.

**Please reach out to me at [president@kpwca.org](mailto:president@kpwca.org) with ideas and suggestions. Thanks!**

---

### KPW SOCCER - RECREATIONAL SOCCER LEAGUE

PRE-K TO 6<sup>TH</sup> GRADE

ALL PRACTICES AND GAMES AT LAKESIDE PARK (ROYAL LAKE)

REGISTRATION CLOSES: MARCH 15, 2024

SPRING SEASON GAMES BEGIN: APRIL 6

KINGSPARKWESTSOCCER.SPORTNGIN.COM

A NEIGHBORHOOD TRADITION AND LOTS OF FUN!



## **The Garden Corner** *by Charlie Boring*

I am excited to start a new gardening project, growing artichokes in Kings Park West.

The artichoke is a member of the thistle family, and it thrives in the Mediterranean climate. You might question the advisability of this endeavor, since you have probably read that most artichokes consumed in the U.S. are grown in California, a much milder climate than Northern Virginia. But that also means that the artichokes are shipped thousands of miles before you eat them and may not taste as good as those grown locally in your own garden.

I became interested in growing this crop when I read that Thomas Jefferson had grown artichokes at Monticello in Northern Virginia. Jefferson brought artichoke seeds to Virginia from France and Italy. If Thomas could do it in the 1700s, I thought that I should give it a go.

The first step is to decide what variety of artichoke to plant. The most popular variety in the U.S. is the globe artichoke, probably followed by the imperial. I decided to grow the globe variety and ordered my seeds online from a small business source on December 27 and received them in three days.

In order to grow artichokes in zone 7a, I decided to start growing them initially as an annual. Perhaps later I might attempt to make them a perennial by providing some winter protection. Artichokes require a long growing season to produce flowers (about 180 days), so I plan to germinate them inside, under lights and transplant them into their final home in mid-March.

Artichokes do not normally flower the first year after planting; thus, I must fool the plant into believing that it has passed through a winter. This process is called vernalization and is the act of exposing the plants to temperatures below 50 degrees, but above freezing, for about 120 hours.

Conventional wisdom indicates that the outside soil temperature should be at least 50 degrees before transplanting outside. In order to vernalize my seedlings, I have decided to transplant them outside before the soil temperature rises to 50 degrees and cover them in order to expose them to sub-fifty-degree temperatures for at least 120 hours.

I used plastic cups with drainage holes in the bottom as my starting containers. I filled them with new potting soil and planted 2 seeds per cup about ½ inch deep on January 15. I placed the cups on a root warmer in a small greenhouse in my basement under grow lights for 12 hours per day. I expect germination in 7 to 10 days.

The final home for the plants is on the south side of my house among my wife's landscape plants. Artichokes need soil very rich in nitrogen and lots of sunlight and should not be overwatered. The soil on the south side of my house is still mostly clay, in spite of my attempts to improve it with compost over the years. (Continued.)

To prepare the soil, I will rake the mulch back and till the soil to a depth of 8 to 10 inches. I will dig a one-foot diameter hole, 10-inches deep, for each plant and fill it with a mixture of one part peat moss, one part composted cow manure, one part garden soil, 2 tablespoons of azurite, 2 tablespoons of Epsom salts, a cup of blood meal fertilizer, and ½ cup of bone meal fertilizer.

Before transplanting the tiny plants into the garden, I intend to "harden them." That means that you place them outside in the sun, wind, and temperatures (above frost) for increasing periods of time, gradually getting them accustomed to the outside environment. I start with 1 hour for a couple of days, then 2 hours, 3 hours, and finally 4 hours before transplanting them; 7 to 8 days is enough.

Artichokes need at least 8 hours of sun per day. A plant can grow 5 feet across and 5 feet tall, so leave about 3 feet between plants. After transplanting the small plants into the ground on or about March 15, I will apply about 6 inches of leaf mulch obtained from the Fairfax Transfer Center.

I hope to harvest at least 3 artichokes per plant, if not more. However, the flowers and foliage are beautiful, even if you do not intend to harvest the artichokes. It is going to be a lot of fun! I hope to publish an update later in the year. Happy gardening.



**VINYL LITE**

**WINDOW FACTORY AND SHOWROOM**

- FAMILY OWNED BUSINESS SINCE 1978
- LOCAL -- LORTON, VIRGINIA FACTORY
- CERTIFIED FACTORY TRAINED INSTALLERS
- WRITTEN LIFETIME NON-PRORATED WARRANTY
- INCLUDES GLASS BREAKAGE WARRANTY
- QUICK INSTALLATIONS -- COMPLETED IN 1 DAY

SAVE



**MOWING & TOWING**

**Your Outdoors Is Our Office!**

*We are family owned & operated, licensed & insured.*

[www.MOWINGTOWING.COM](http://www.MOWINGTOWING.COM)

**703 - 865 - LWN1**

[mowingtowing@yahoo.com](mailto:mowingtowing@yahoo.com)

Contact us for a free quote!

Mowing & Towing, LLC's services include:

<input type="checkbox"/> Mowing	<input type="checkbox"/> Sod Installation
<input type="checkbox"/> Fertilizing	<input type="checkbox"/> Material Delivery
<input type="checkbox"/> Dethatching	<input type="checkbox"/> Debris Removal
<input type="checkbox"/> Lawn Renovation	<input type="checkbox"/> Driveway Dumpster



# KPW Recommends

[www.facebook.com/groups/kpwrecommends](https://www.facebook.com/groups/kpwrecommends)



by cathy deloach

## Indulge in Exceptional Cuisine, Service, and Atmosphere at a Local Gem

Looking for an unforgettable dining experience? Look no further than [Incheon Restaurant](#) in Annandale. With a menu of Korean small plates crafted by Chef Justin Ahn, your taste buds will be in for a treat. Our group of five delighted in every dish on the menu, each of us having our own standout favorite. Don't forget to try the goguma mousse for dessert! And if you're planning to visit on a Tuesday or Wednesday, you're in luck – bottles of wine are half-priced. Come for the food, stay for the enchanting atmosphere and impeccable service!

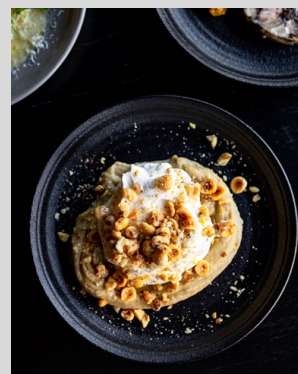


### **Pork Belly Ssam**

*A generous portion of pork belly accompanied by pickled napa cabbage, spicy radish (saengchae) and walnut ssamjang.*

### **Goguma Mousse**

*Goguma, or Korean sweet potatoes, are a highlight of the menu, especially when served as a dessert mousse. Trust me, don't hesitate to try it out - you won't regret it!*



INCHEON RESTAURANT • 7118 COLUMBIA PIKE • Annandale, VA 22003 • 703.688.3347

## KPW Real Estate Corner by Cathy DeLoach



### KPW Real Estate Market Review for 2023

The Kings Park West real estate market experienced a modest year over year increase in home transactions in 2023 as buyers continued to acclimate to higher interest rates. However, the year was still marked by reduced inventory, as many homeowners clung to their low locked-in interest rates, leaving buyers to compete for a limited number of available homes. As a result, 65% of the homes that were sold in KPW exceeded their list price as buyers engaged in bidding wars. In 2023, it was noteworthy that three homes were sold at or above \$1,000,000 for the first time in KPW. Home prices have been steadily increasing over the last five years, (see chart above) due partly to a persistent inventory shortage.

	# Sold	Average	High	Low
2023	60	\$ 786,760	\$ 1,018,000	\$ 575,000
2022	49	\$ 778,744	\$ 995,000	\$ 620,000
2021	79	\$ 707,396	\$ 958,000	\$ 540,000
2020	84	\$ 645,263	\$ 770,000	\$ 505,000
2019	79	\$ 610,460	\$ 760,000	\$ 465,000

### The Moment You've All Been Waiting For: The Best-Selling Model of 2023!



We're excited to announce that the **Regent**, with 15 units sold, is the winner of this year's trophy! This model continues to be a popular choice among buyers, thanks to its split floor plan and multiple living areas. The average sales price for Regents was \$823,873 with the top selling Regent for 2023 coming in at \$1,000,000!!

#### How'd Your Model Do?

**Baron:** 5 at average price of \$930,700  
Range: \$767,500 to \$1,018,000

**Cromwell:** 6 at average price of \$779,500  
Range: \$700,000 to \$850,000

**Duchess:** 4 at average price of \$720,250  
Range: \$675,000 to \$766,000

**Duke:** 5 at average price of \$755,400  
Range: \$670,000 to \$850,000

**Essex:** 5 at average price of \$762,980  
Range: \$685,000 to \$825,000

**King:** 3 at average price of \$756,000  
Range: \$728,000 to \$790,000

**Prince:** 4 at average price of \$754,500  
Range: \$690,000 to \$814,000

**Queen:** 11 at average price of \$763,300  
Range: \$575,000 to \$883,000

**Regent:** 15 at average price of \$823,873  
Range: \$650,00 to \$1,000,000

**York:** 2 at average price of \$680,000  
Range: \$675,000 to \$685,000

Model	Address	List Price	Sold Price	+/- List	Model	Address	List Price	Sold Price	+/- List
Baron	5244 Kaywood Ct	\$989,500	\$1,018,000	↑	Prince	5115 Pumphrey Dr	\$719,990	\$725,000	↑
Baron	10421 Stallworth Ct	\$974,900	\$1,015,000	↑	Prince	5005 Wheatstone Dr	\$719,999	\$690,000	↓
Baron	10431 Finchley Ct	\$949,500	\$992,000	↑	Queen	5242 Morley Ct	\$849,500	\$883,000	↑
Baron	4764 Farndon Ct	\$785,000	\$861,000	↑	Queen	5200 Pommeroy Dr	\$824,500	\$845,000	↑
Baron	10303 Commonwealth	\$810,000	\$767,500	↓	Queen	9807 Bronte Dr	\$824,500	\$840,000	↑
Cromwell	5212 Morningson Ct	\$775,000	\$850,000	↑	Queen	9812 Bronte Dr	\$824,500	\$815,000	↓
Cromwell	5215 Ashcroft Ct	\$795,000	\$795,000	→	Queen	9932 Commonwealth	\$799,999	\$810,000	↑
Cromwell	5209 Pumphrey Dr	\$774,900	\$785,000	↑	Queen	10103 Dundalk St	\$789,500	\$784,500	↓
Cromwell	10158 Bessmer Ln	\$729,000	\$782,000	↑	Queen	5218 Claridge Ct	\$755,000	\$755,000	→
Cromwell	10422 Stallworth Ct	\$765,000	\$765,000	→	Queen	5076 Dequincey Dr	\$650,000	\$726,000	↑
Cromwell	5217 Pumphrey Dr	\$700,000	\$700,000	→	Queen	5376 Gainsborough Dr	\$699,900	\$687,800	↓
Duchess	5307 Richardson Dr	\$744,888	\$766,000	↑	Queen	10004 Commonwealth	\$725,000	\$675,000	↓
Duchess	5126 Lavery Ct	\$729,900	\$730,000	↑	Queen	9932 Commonwealth	\$620,000	\$575,000	↓
Duchess	5115 Pommeroy Dr	\$675,000	\$675,000	→	Regent	5104 Spring Rock Ct	\$924,500	\$1,000,000	↑
Duchess	5219 Gainsborough Dr	\$730,000	\$710,000	↓	Regent	4923 Wheatstone Dr	\$924,500	\$995,000	↑
Duke	10025 Whitefield St	\$824,500	\$850,000	↑	Regent	10424 Collingham Dr	\$899,500	\$900,000	↑
Duke	4944 Gainsborough Dr	\$789,500	\$835,000	↑	Regent	5382 Gainsborough Dr	\$849,500	\$865,000	↑
Duke	9700 Galsworth Ct	\$749,888	\$750,000	↑	Regent	5206 Claridge Ct	\$824,500	\$865,000	↑
Duke	5213 Noyes Ct	\$700,000	\$672,000	↓	Regent	10406 Headly Ct	\$808,000	\$840,000	↑
Duke	5020 Gainsborough Dr	\$670,000	\$670,000	→	Regent	5210 Morningson Ct	\$800,000	\$833,000	↑
Essex	4760 Tapestry Dr	\$789,500	\$825,000	↑	Regent	10005 Dalroy Ct	\$819,888	\$765,000	↓
Essex	10163 Bessmer Ln	\$749,000	\$810,000	↑	Regent	5313 Gainsborough Dr	\$750,000	\$750,000	→
Essex	10161 Tapestry Ct	\$750,000	\$765,000	↑	Regent	4900 Gainsborough Dr	\$729,500	\$741,000	↑
Essex	4787 Catterick Ct	\$750,000	\$729,900	↓	Regent	10423 Headly Ct	\$649,888	\$740,100	↑
Essex	5100 Spring Rock Ct	\$620,000	\$685,000	↑	Regent	4901 Orkney Ct	\$700,000	\$715,000	↑
King	5418 Chatsworth Ct	\$785,000	\$790,000	↑	Regent	5127 Lavery Ct	\$729,950	\$713,000	↓
King	5302 Richardson Dr	\$750,000	\$750,000	→	Regent	10021 Commonwealth	\$675,000	\$650,000	↓
King	10201 Lister Ct	\$675,000	\$728,000	↑	Regent	4904 Heversham Ct	\$965,000	\$986,000	↑
Prince	10010 Eastlake Dr	\$784,900	\$814,000	↑	York	10448 Collingham Dr	\$674,500	\$685,000	↑
Prince	5113 Pumphrey Dr	\$780,000	\$789,000	↑	York	5202 Commonwealth Ct	\$649,900	\$675,000	↑

**For Your Information: FCPD West Springfield District  
Community Advisory Committee (CAC)**  
by Meri Manella, Vice President, KPWCA

Did you know that there is a monthly public meeting held for our community with the Fairfax County Police district that covers KPW? Did you know that your KPWCA Vice President attends these meetings and can carry forward questions or messages on behalf of the community?

Starting in December 2023, I began attending the CAC meetings held on the first Tuesday of every month at the FCPD's West Springfield District Office. While I am always happy to carry messages forward and to share key information from these meetings, they are open to the public!

The meetings consist of a quick readout from the CAC board, a district crime report from District Captain Ryan Morgan, words from Crime Prevention Officer Tony Capizzi, updates from Community Outreach Officer Liam May, and a specific presentation by the FCPD, and then it is open for question/answer. I've found these meetings to be well-attended, very informative, and kept to one hour. The December presentation was on the FCPD's Threat Assessment Team and January's presentation was by the FCPD's Auto Crimes Enforcement team.

The next meeting will be February 6 at 7 p.m. at the West Springfield District Office at 6140 Rolling Road, and there will be a presentation on traffic enforcement, which I know is of interest to many of us in the neighborhood. Unfortunately, I will have to miss this meeting to cheer on the Capitals against the Canadiens, but I will check the minutes for updates that may be relevant to our community.

If you have a question that you want to hear more about the CAC, please email me at [vp@kpwca.org](mailto:vp@kpwca.org).

If you are interested in joining the CAC mailing list, email [WSCAC@gmail.com](mailto:WSCAC@gmail.com). The mailing list forwards information about meetings, sends out meeting minutes, and shares key FCPD crime reports.



**Ryan's  
LANDSCAPING**

Planting, Clean-Up, Design, Retaining Walls & Patios

Ryan Minton  
[ryan@ryans-landscaping.com](mailto:ryan@ryans-landscaping.com)  
[www.ryans-landscaping.com](http://www.ryans-landscaping.com)  
<https://www.facebook.com/RyansLandscaping.NOVA>

Office: 703.569.4505  
Cell: 703.967.2939  
Fax: 703.912.7867

P.O. Box 5504  
Springfield, VA 22150





## 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.



**NEIGHBORHOOD FAVORITE  
on nextdoor.com**

- › Circuit Panel service & replacement
- › Residential EV charging stations
- › Lighting, fan & outlet installations
- › Whole house surge suppression
- › Electrical wiring, troubleshooting & repair

*Check our website for 'Up Front Pricing'  
Major Credit Cards accepted*

**703/495-3448**

ryan@sarahandfamily.com | sarahandfamily.com

— Family owned and operated. Licensed and Insured. —



*Pride of ownership comes with a great looking property*

*That takes time, hard work, and skill.*

*OR—Hire us. We have served KPW clients for 37 years .*

*Join our family of clients for attractive curb appeal year round.*

Precision Mowing

Seasonal Flowers

Leaf Clean Up spring / fall

Professional Landscaping

Mulching

Landscape Design

Shrub Pruning/Renovation

Wooded Backyard Clean-up

Call for your FREE estimate

**703-425-1748**

**www.theoutdoorman.us**

*Licensed & Insured*

*Veteran Owned*

## Completing Shanes Creek's Stream Restoration: Part 2

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

[Part 1](#) of this series examined some of the main features found in the newly restored sections of Shanes Creek. Let's start this installment with a look at the biggest artificial wetland in the project. The figure numbers resume where they last left off.



Figure 5. The planners dubbed the project's largest, multi-pooled artificial wetland, "Frog Disneyland" (A, during construction, and B, after). It is 900 feet east of Roberts Road. Instead of being fed by the creek's floods, Frog Disneyland's water comes from a large storm drain outfall—one that was a major source of pollutants entering Shanes Creek and the reason for so much work at this location. After exiting the outfall, water collects in front of a berm (C, arrow) that separates the pool from Shanes Creek before making a 90° turn into the wetland. The plant roots here, including this black willow (*Salix nigra*) sprouting from a livestock in the ground (D), filter pollutants and clean the effluent before it enters the creek. Reducing usage of pesticides and other chemicals that contaminate runoff will improve the environment even more! Frogs are breeding in these artificial depressions as they do in [vernal pools](#). Amphibian populations help gauge a habitat's health because they are [sensitive to environmental changes](#).

One of the most frequent community member complaints still stemming from this project is the tree loss. In fact, areas around streams should be open because they historically saw beaver activity and increased biodiversity around beaver ponds. Generations ago, local beavers were nearly trapped to extinction and today we forget how waterways should appear. There are gripes about spending the money and having construction disrupt the park.

This project responded to a problem—poor water quality—and addressed the symptoms but not the root cause. The runoff from paved roads is hard to tackle with the current storm drain system. Actions that people, schools, and businesses can take to support waterways before they become too imperiled include replacing lawns with native gardens, having roof downspouts extend no more



than 10 feet from the house (*i.e.*, not emptying water onto sidewalks or streets), and installing rain barrels, cisterns, or [rain gardens](#). When adding a deck, patio, driveway, or house expansion, have a water capture system or absorption bed to compensate for the additional runoff. Now is the time to act.



**Figure 6.** The final steps involve reestablishing Shanes Creek's [riparian buffer](#). To aid native plant repopulation, a subcontractor first used power tools and herbicides to remove invasive plants within and 20 feet outside of the boundary fence. Treated areas might look like dead zones (A, arrow pointing to what was a [multiflora rose](#) patch). Invasive weeds love dug-up soil (one reason why no-till farming is gaining popularity) so the subcontractor's work lowers invasive competition and improves native survival rates. In addition to livestaking branches near the waterways, other natives were added as seeds, plugs, or potted plants (B). Several places are still fenced (C). These areas are habitat restoration super clumps, aka "nucleated plantings." These test sites will be closely monitored. Elsewhere, only the tallest saplings have tree cages (D). Some of the other plants are hard to spot and are easily trampled, so staying on the official trail is the best way to help the habitat heal.

Overall, Meadville Land Service, LLC, the primary contractor in this stream restoration, made the best out of a bad situation. The crews did a good, timely job at what they were hired to do and without cutting corners. Some of the subcontractors fell a bit short, but the managers at DPWES overseeing this restoration are making sure that those jobs get done right, too. Invasive species and native plant contractors will be present over the next year. County staff and volunteers will continue their stewardship, guiding this site to further recovery. For people and the environment, the Shanes Creek restoration is for a better future both here and downstream.

An e-version of Part 2 with this series' references, additional background, and restoration plant species lists is at: [https://www.grsykes.com/pdf/eco-articles/127\\_2024-01.pdf](https://www.grsykes.com/pdf/eco-articles/127_2024-01.pdf)

## ESL Classes



**January 16 - March 21**

Tuesdays and Thursdays  
7:00–9:00 PM

In-person at Lord of Life Lutheran Church  
5114 Twinbrook Rd.  
Fairfax, VA 22032

**Online registration now open!**  
**In-Person testing on Thursday, January 11**



Lord of Life  
LUTHERAN CHURCH

[www.lordoflifeva.org/esl](http://www.lordoflifeva.org/esl)



## Ronald E. Craven Trail Renovation

In December 2023, Life Scout Isaac Sorenson and a group of volunteers from Troop 1966 and their friends and family renovated the Ronald E. Craven Trail next to Royal Lake Park.

The objective of this project was to remove a series of steps on the hill of the trail that had been uprooted due to erosion and to replace them with stone dust and two lumber planks. These planks are angled towards the lake to support water diversion towards the lake and to minimize erosion along the path.

Thank you to the Fairfax County Park Authority who supported this project in many ways, providing all the material and removing the old wooden steps.

The wood steps that had been on the trail were unsightly and a safety hazard for bikers and walkers who would trip on them. Not only that but many walkers would avoid them all together, forging a new path instead of using the steps.

Now that the project is complete, bikers and walkers alike have a new and improved trail to travel on, and erosion has been prevented with the two new wooden planks that were put underneath the stone dust, which divert rainwater back into the lake.

The safeguards against erosion on the improved trail mean that hopefully a situation like before where the steps were uncovered and a tripping hazard should never happen again, all thanks to Life Scout Isaac Sorenson and the many Troop 1966 Scout volunteers, friends, advisors, and families of Royal Lake.





Start Planning NOW for a Spring Home Sale...  
**BEFORE IT'S TOO LATE**



**THE**  
**Mary & Cathy**  
*Property Sisters* **TEAM**

**(571) 276-9421**

TheMary&CathyTeam@LNF.com

[www.PropertySistersHome.com](http://www.PropertySistersHome.com)

Long & Foster Real Estate  
6045 Burke Center Pkwy  
Burke, VA 22015



## KPW CLASSIFIED ADVERTISEMENTS

**Remember to renew your ads!: \$40 per year**

### How to advertise in The Herald:

\$5 per issue for up to 35 words. \$40 per year (8 issues/up to 35 words).

Email advertisement to [classified@kpwca.org](mailto:classified@kpwca.org)

And mail payment – CHECKS ONLY made out to KPWCA (NO MONEY ORDERS OR CASH) to:

Gayle Ostrom, 4912 Gainsborough Drive, Fairfax, VA 22032

**HITEC-TTS, LLC (licensed and insured):** HITEC-TTS, LLC Home Remodeling and Handyman. Licensed & Insured. Discounted rates for KPW neighbors. For a free consultation and estimate, please text Mike at: 703.679.7571.

**PERSONAL TRAINING:** Benjamin Snyder is a Certified Strength and Conditioning Specialist with 7 years of training experience. He has worked with both the general population and athletes. For a free consult text Ben at 703.965.4234, email: [ben.sixseat@gmail.com](mailto:ben.sixseat@gmail.com) or <https://crash-strength-training.odoo.com/>

**ALTERATIONS FOR WOMEN AND MEN:** Custom dress making. Wedding dresses. Call Bok Kim at 703-323-0979.

**SUITE DOG'S BOARDING:** When you're away your dog can play...with us! Suite Dog's Boarding hosts small dogs in our KPW home for individualized, private care. [www.Suitedogboarding.com](http://www.Suitedogboarding.com) contact: Nona at 202.489.2693

**HAPPY HOUNDS DOG SERVICE:** Walking Dogs are

happy dogs. Daily walks, let outs, overnight services and holiday care. Great references. Reliable and Trustworthy Service. Licensed and insured. KPW resident for over 20 years. Text or call Deborah at 571.278.7521

**ELEMENTARY TUTOR:** Grades 1-6 for reading, writing and math. Retired FCPS teacher with 30+ years of experience and KPW resident. Call, text, or email Hope Brady at 703.585-0445 or [hbrady22@gmail.com](mailto:hbrady22@gmail.com)

**COMPETITIVE MATH SERVICES, LLC** Seriously Fun Math virtually (Zoom) or in-person mentoring student excellence! Specializes in MS & HS Math (Algebra; Geometry; Pre-Calc including Trigonometry; Calculus & beyond)! 3-time MATHCOUNTS State Champion Coach in KPW! Website: [competitivemathservices.com](http://competitivemathservices.com) or E-mail [CompetitiveMathLLC@yahoo.com](mailto:CompetitiveMathLLC@yahoo.com)

**PUZZLED BY SCOUT PATCHES?** Boy Scout and Girl Scout – I'll sew them on for you. \$2.00 per patch. Easy

drop off and pickup in KPW. Call or text Louise at 703.867.1649.

**AFFORDABLE HOUSE CLEANING:** 15 years of experience. Monday through Saturday, weekly, bi-weekly, move in-move out. Free estimate, references can be provided. Call, text or email Giovanna at 571-236-0855 or [gioturquoise12@gmail.com](mailto:gioturquoise12@gmail.com)

**MARIA'S CLEANING SERVICE:** Life's too short – let us do the cleaning. Weekly, bi-weekly, monthly. Licensed-insured-bonded. Free estimate. Contact Maria at 703-856-2512 (cell) or 703-378-4059 or [mariasmartcleaning@gmail.com](mailto:mariasmartcleaning@gmail.com)