

Woodmont Civic Association

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Quarterly Newsletter October 2005

Message from WCA President

Our neighborhood has the highest single-home prices in Arlington County. This is a double-edge dilemma. On the one hand, we belong to the most prosperous population of Virginia. On the other, we are likely to pay higher real-estate taxes next year.

We could translate that increased tax burden into greater community asset through better use of the Woodmont Center. From its limited space, the YMCA has served the community through children's gymnastics and parties for years. More space would be available soon as the Adult Enrichment Program moves to another facility. The Y plans to add day care services, commensurate with the demographic changes in our community, as more young families have moved into the neighborhood. The W Center can serve the senior citizens as well. We are urging the Arlington Recreation Department to do more for our seniors, now that we expect to have more available space in the W Center.

Finally, I like to acknowledge neighbors' contributions. We have included useful data provided by Bobbie Cascio on real estate in our community; and activities of the girls group home during the last few months. Under the leadership of Vicki Foster, many neighbors participated in making the Labor Day picnic a true community event. Thanks to all.

Woodmont Civic Association

<http://www.geocities.com/woodmontca>

Officers

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WCA Meeting October 27 @ 7:30 PM Woodmont Center

Among Agenda Items are:

- * Election of Conservation point person
- * Presentation on readiness
- * Recent issues

Home Market and Our Neighborhood Bobbie Cascio **

As 2005 winds down as another remarkable year for real estate, it is noteworthy to see where the Woodmont neighborhood fits into the "big picture". Currently the market is displaying an increase in inventory and a decrease in sales. This translates into more days on the market, but not necessarily lower prices.

Year to date the average sales price of a single-family home for all of Northern Virginia is \$ 543 K. That is up 23% from the 2004 average price. The Arlington County average sales price for 2005 has been \$ 729 K, compared to the overall Arlington County 2004 average sales price of \$ 612K. Year to date for our zip code 22207, the average sales price for a single-family home has been \$871K.

Even more impressive is the average sales price of \$ 1.151M for single-family homes (18) in the Woodmont/Dover Balmoral area. Those higher home prices would raise the assessments on our homes next year and translate into higher real estate taxes, making higher contributions to the Arlington County tax base.

More public information is available at the Northern Virginia Association of Realtors website www.nvar.com

** Bobbie Cascio is a Woodmont Neighbor and Realtor with Coldwell Banker

How Ready Are You?

You can't predict the next emergency. You can take simple, low cost steps to be ready for the next emergency. Now is the best time to prepare.

Be informed: In an emergency you will need to assess your situation and determine whether to stay or go. If you aren't in immediate danger, it is best to stay where you are until you get more information. You also need Arlington specific information. Sign up for Arlington Alert and read more about preparedness at www.Arlingtonva.us

Make Plans. Sit down with your family to write down how you will contact each other and where you will re-unite when it is safe to move. The most common reason people leave a safe place is to check on family. If you know family members are safe, you will stay safe where you are and know you will re-unite.

Assemble Supplies. Get the basics you need to stay where you are or get to a safe place – water and nonperishable food, a battery powered flashlight and radio, extra batteries, and a first aid kit.

Get started now and come to a presentation by members of Arlington Citizen Corps on October 27 during the forthcoming WCA meeting to learn more about what you need to know and do to be prepared for emergencies.

Woodmont Center News

For the last few years, the YMCA has used the Woodmont Center to provide services for children gymnastics and birthday parties. The Y has shared the facility with Arlington's Adult Enrichment Program. Now that the Adult Program is planning to move to another facility on Wilson Blvd., more space would be available for the Y to expand its services to our neighborhood and near-by areas.

The Y is thinking of using the vacated space downstairs for (a) regular childcare; and (b)

before and after hours care. The Y contracts with the Arlington County for the facility have so far been based on five-years cycle. For the Y to expand its services it would make more sense to extend their lease for a longer period. Instead of the 5-years extensions the Y is looking to have a longer extension of 15 or 20 years. Neighborhood support is needed for longer extensions.

From Potomac Point Girls House!

It's a pleasure to write you a few highlights regarding what's been going on in our house for the last few months.

Traditionally, Potomac Point girls take an annual summer road trip and this year our trip took us to the West Coast! Starting in Washington State, we attended a conference then proceeded down the coastline with stops in Oregon & California. It was a wonderful time of sharing, bonding & visiting with friends along the way. We returned to Potomac Point eager to continue our growth in friendship & learning.

We are looking forward to a fun fall, which was kicked off at the community Labor Day Picnic. It was a joy for us to meet many of the members of the community and spend the afternoon playing with the neighborhood kids, basking in the sun.

We are excited that three of the women who have concluded their time at Potomac Point, (from Sweden, Mexico, and Tennessee), will be coming back together to go on a three month trip to Africa. During their trip, they will visit three different countries to work with the poor and young women. They are excited for this opportunity and we are anxious to hear what they see and learn from their experience.