

# ENDEAVOR

Spring 2023

Building the Annandale Marketplace

www.annandalechamber.com

- 2 The Garden Path
- 3 Moon Gate Garden  
Garden Gate Plant Shop
- 4 Annandale Civic Space
- 5 Real Estate  
State of the Market
- 6 VIEW ON NATURE  
Otherworldly...
- 8 The Police Beat  
Keep Your Kids Safe
- 9 Insurance  
Safety Tips
- 10 Support Local Small  
Businesses
- 12 Sponsors Needed for  
Local Little League
- 13 Artisans United  
Gallery of Gifts
- 14 Real Estate Taxes  
Up, Up and Away AGAIN
- 16 Nova Symphony Concert  
April 27th
- 17 Chamber Chat
- 20 Summer Day Camps  
Splash & Play
- 19 Farmers' Markets Open
- 22 On the Energy Front
- 23 Falls Church High School  
Annual Jaguar 5K Run
- 24 CALLING ALL CLASSIC CARS  
to the Annandale Parade  
Saturday, October 28th  
Register NOW

## The Garden Path Planning Your Outdoor Living Space

By: Miles Campbell  
Campbell & Ferrara Outdoor Living

Spring is here and now is the perfect time to start thinking about transforming your backyard into an outdoor living and entertainment space.

Whether you're looking to host a summer barbecue, enjoy a cozy evening by the fire pit, or relax in a peaceful garden, many landscaping elements must work together to create the perfect outdoor oasis. Here are the landscaping elements we use:

- Firepits
- Outdoor lighting
- Patios
- Plant design
- Retaining walls
- Walkways
- Drainage

At Campbell and Ferrara, planting design is crucial for our successful outdoor designs. Our landscaping company's focus on hardscape and landscape elements allows us to bring a holistic approach to your outdoor space.

It's time to start planning and bringing your vision to life. Let us show why you should be excited about your landscape this spring.

### The Importance of Planting Design in Outdoor Spaces

At Campbell and Ferrara, we employ plants as an integral part of a cohesive look. For example, our landscapers use native plants to benefit wildlife and are low maintenance, saving you time and money.

Did you know that seersucker sedge (*Carex*



*plantaginea*) reduces water bills and requires little maintenance from you? We'll also add other plants that will help you reduce water usage and lower your bills.

We'll add milkweed (*Asclepias* spp.), a native host plant for monarch butterflies; this monarch magnet gently perfumes the air with a honey-suckle scent. Milkweed works well within our designs and benefits pollinators at the same time.

### Campbell and Ferrara Landscaping Company Brings Plants & Landscape Elements Together for a Holistic Design

Our landscape designers use plants as accents, establishing a stronger connection between you and your natural surroundings. We design and then install spaces that benefit you while enhancing the local ecosystem.

As patio builders, we use top-notch brands, such as Nicolock, Techo-Bloc, and Belgard that carry attractive options for patios, retaining walls, and

*continued p. 2*

# THE GARDEN PATH

## Planning Your Outdoor Space



other hardscapes that are 100% recyclable and more affordable than natural stone.

### Planning for Your Outdoor Space

You want to start planning now for your spring outdoor living space. While we can't guarantee an exact time when your next project will be finished, we'll have a head start by consulting with you on your desires and ensuring we have all the materials ready to build.

How do our landscape designers work with you? The designer will ask questions to determine your property dreams and needs and how they'll fit in a cohesive landscape design.

- Here are questions that your landscape designer may ask you:
  - **What do you want from a landscape design?**
  - **What hardscapes will bring that dream to reality?** For example, do you want a patio, retaining wall, firepits, or an outdoor kitchen?
  - **Do you want to use natural materials or the newest pavers on the market, such as porcelain?**
  - **What's your style?** Is it modern or traditional?
  - **What kind of feel do you want from outdoor lighting?**
  - **What colors do you like?**
  - **What are your favorite plants?** What plants do you hate?
  - **Do you have children?** What are their ages?

- **Do you have pets?** What kind?
- **What is your budget for this project?**

Our landscape designers will also discuss any yard drainage issues on your property. As your drainage contractors, Campbell and Ferrara offer many solutions to improve drainage, such as French drains, dry creek beds, and rain gardens.

**Campbell and Ferrara provides landscape design/build services** and a retail garden center for homeowners living in Alexandria, Annandale.



Contact Campbell and Ferrara if you're ready to consult with our landscape designers for your spring landscape project. Call us today at 703-705-7892.





## Green Spring Gardens Moon Gate Garden Project



Green Spring celebrated its 50th anniversary in 2020. The construction of a Moon Gate Garden is a fitting way to celebrate Green Spring’s milestone 50th anniversary and to look ahead to the next 50 years. The project will include a mix of traditional and modern design concepts to draw visitors into this new Asian-inspired garden.

Moon gates originated in ancient Asian gardens. Guests who passed through them were symbolically granted an auspicious welcome and good fortune. In garden design, they provide enticing passageways or window views from one space into another, piquing curiosity about what lies beyond. At Green Spring Gardens, a moon gate feature will be situated at the apex of a site line established by trailblazing garden designer Beatrix Farrand, with views to the ponds below. Farrand created an iconic moon gate feature for Abbie Rockefeller’s garden in Maine. Inspired by her work there, we are creating this feature to honor her and complement her boxwood design at Green Spring.

Green Spring’s Moon Gate Garden project will provide sanctuary and inspiration for 200,000 annual visitors. It will be a stunning backdrop for photography and events and will serve as a symbolic connection between the past and the future.



Photos are from the Park’s Inspiration Board being used for this project. FCPA

## Garden Gate Plant Shop Saturday, May 20—Spring Garden Day



The plant shop typically carries plants particularly suited to conditions in Virginia, including sun and shade-loving perennials, shrubs, trees, alpines, waterwise varieties, herbs, conifers, and more.

The Garden Gate Plant Shop is located next to the Visitor Center, please inquire at the visitor desk if you are not sure where to find it.

4603 Green Spring Road, Alexandria, VA 22312  
703.642.5173 (entrance across from Pinecrest Golf Course on Braddock Road)  
[www.fairfaxcounty.gov/parks/green-spring](http://www.fairfaxcounty.gov/parks/green-spring)

**Garden Gate Plant Shop hours**  
April through mid-October  
Mon-Sat 9am-4pm, Sun 12 noon-4pm

## Saturday, May 20—Spring Garden Day The Big Plant Sale:

9 a.m. to 3 p.m. (All ages) Local garden vendors descend on Green Spring Gardens with beautiful and unusual plants to fill your spring gardening needs. Growers and Extension Master Gardeners will be on hand to help with plant selection and offer gardening advice. Proceeds help to support the gardens. For more information, call Green Spring Gardens at 703-642-5173. You may wish to roll along your little red wagon for easier transport of purchases to your car.

The [Garden Gate Plant Shop](#) will be open too, where you can find plants particularly suited to local growing conditions and where FROGS members receive a 10% discount.

The **FROGS Bake Sale** will be there serving up home-baked goods and treats!

# Annandale Civic Space

Construction Expected to be completed by early fall.



The Fairfax County Park Authority (FCPA) is overseeing the construction of the Annandale Civic Space, a unique hybrid park project located in downtown Annandale. The project will transform an underutilized portion of the open space at the former Annandale Elementary School into a versatile, Americans with Disabilities Act accessible civic space for the Annandale community. The revitalized open space will serve as a community hub and will contribute toward the long-term vision for the Annandale Community Business Center (CBC).

The project is a shining example of collaboration and partnership between the FCPA and the Fairfax County government. The Department of Planning and Development played an instrumental role in facilitating extensive community engagement to inform the design of the park space starting in 2018. It also coordinated a pop-up programming series on the site in 2019. The overall design includes a civic plaza with seating, educational garden, great lawn with topography playground, and parking area capable of hosting “pop-up” community activities and special events.

Contractors will begin to mobilize on the site to perform necessary site preparations within the coming weeks. This initial work will include the removal of trees from the property, including from along the eastern border adjacent to the volun-

teer fire station and along Daniels Avenue. Tree removal is required to accommodate the grading considerations on the property and to eliminate trees that are invasive, hazardous and unhealthy. The existing trees will be replaced with new native trees and plantings throughout the site.

Active construction on the Annandale Civic Space is expected to be completed by early fall. The total capital cost of the project is estimated at \$700,000 and is being financed through a mixture of funding sources, including an Environmental Improvement Program grant, Economic Opportunity Reserve funds, Mason District Revitalization funds and discretionary funds contributed by Mason District Supervisor Penny Gross’ office.

The Annandale Civic Space is located at 7200 Columbia Pike in Annandale, between the Fire Dept. and ACCA. For more information about the project design, features and timeline, [visit the Annandale Civic Space webpage](#). Questions may be directed to the FCPA Public Information Office at 703-246-5092 or by emailing [Parkmail@fairfaxcounty.gov](mailto:Parkmail@fairfaxcounty.gov).





# Annandale REAL ESTATE

## State of the Market

By: Pat Sawhney, ReMax 100



Hello friends, here's a short note to bring you up-to-date on our vibrant Northern Virginia housing market. Properties which are well priced and in good condition are getting contracts very quickly with multiple offers and prices bid up. What should you do to make sure you are poised to enter this market?

For one thing, you can sell a property that has not had updates as long as it's in good condition, easy to show and, primarily, well priced. It is best to price at a lower number close to what you will accept and let the market provide the answer. Currently I have a full basement rambler coming on the market in North Springfield with kitchen and baths not updated.

February sales were above a year ago, both in number of sales and prices. As you all know, the assessed values are rising in most cases based on last year's sales. The assessor's office uses sales price data from our listing service. There is still a significant shortage of inventory vs. number of buyers. This continuing shortage of properties for sale impacts both rentals and sales. Maybe we will see some change as more people decide to sell for the springtime market. Already, on my saved searches, I am seeing more new listings coming on line as Coming Soon and Active.

We just had an Annandale custom rambler (list price of \$850K) go to contract and bid up in 3 days with over 50 showings and multiple offers. As with many other recent sales, the buyer did a pre-offer "walk and talk" home inspection in lieu of an after-contract home inspection. Buyers are also waiving home appraisal by agreeing to make up the differential between sales price and appraised value.

The rental market is also very active with higher prices and multiple applications. The higher interest rates will be a factor for some which can lead to buyers becoming renters. It's always good to trust a Realtor to assist you in all aspects of real estate.

Now is a good time to get your ducks in order and consult with your Realtor, financial advisor and mortgage broker. I'm always available to answer questions in person and by phone. I'm your local real estate expert with many happy clients, credentials and marketing skills.

**Pat Sawhney, ReMax 100**  
5501 Backlick Rd, Suite 100  
Springfield, VA 22151  
703.658.4729 . [patsawhney42@gmail.com](mailto:patsawhney42@gmail.com)

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## VIEW ON NATURE

### Otherworldly....

By: Stephen L. Wendt



*Cherry millipede, George Washington National Forest near Fort Valley, VA. Photograph by Stephen Wendt*

What's over 2 inches long, has scores of always-moving yellow legs, and oozes a cyanide toxin that smells like cherries? Answer...the vibrantly colored cherry millipede.

The cherry millipede's beautiful contrasting colors, color patterns, and body symmetry may be one of Nature's finest works of art. Every time I come across one, I marvel at its shiny jet-black body of 19 segments individually framed in yellow on top and rose-orange on the sides propelled by two sets of dexterous lemon-yellow legs. It looks otherworldly as it flows flawlessly, mechanically over all surfaces. Seventy-six legs moving in perfect harmony.

I know, I know, it's a "creepy" millipede, but we need to look past that and admire this creation for its wonderful appearance and other qualities shaped over millennia by the magic of evolution. For example, the cherry millipede sports the same colors as a monarch butterfly which serve as warnings to predators to beware that they taste terrible. That's also why cherry millipedes don't rely on balling up to expose their exoskeletons for protection like most millipedes. Instead, when ambushed, they secrete benzaldehyde (smells like cherries) and hydrogen cyanide (potent poison) to ward off attacks. Upon stimulation, they mix the two chemicals in defense glands and secrete them out via tiny holes in the sides of their ringed bands called ozopores. This broadcasts to predators to back off!

Predators that attempt to eat the millipede immediately encounter a *very bitter* taste and *strong* warning scent, and spit them back out. If swallowed, they would be poisonous but this rarely happens. Their bright color warning is often enough to discourage rodents, birds, reptiles, amphibians, and most ground bee-



*Foraging cherry millipede, Page county, VA. Photograph by Stephen Wendt*

flies from attacking. If that doesn't work, the predators are in for a rude surprise.

However, this defense mechanism does not deter the large, deadly, highly specialized, long-legged, fast-moving assassin bug. This bug straddles over the cherry millipede and injects toxic saliva and enzymes that immobilize and begin to digest the millipede before the assassin consumes it. As is the case, Nature has put checks and balances in place.

Cherry millipedes live in damp forests, decaying logs, leaf litter and under rocks. They are important to the entire biome and inhabitants because they importantly break digest and down leaf litter which allows nutrients to re-enter ecosystem to be used by plants and other lifeforms.

For all the drama offered by the cherry millipede, all-in-all, they are relatively harmless to humans. These blind arthropods which navigate with their antennae do not sting or bite, and the sweet cherry scent they exude when handled is a very pleasant aroma. Although I don't handle what I encounter in Nature, including cherry millipedes, I understand the chemical secretions are in such low concentrations, they are harmless. Nevertheless, experts advise never rub your eyes and always wash your hands if you must touch this stunning critter.

So the next time you are on a hike in a deciduous forest after a rain, keep an eye out for this otherworldly, photogenic creature known as the cherry milliped.





*Foraging cherry millipede, Page county, VA. Photograph by Stephen Wendt*



*Wheel bug, known for the “spokes” on its back, is a member of what is collectively called assassin bugs.*

## FOUR SPECTACULAR GARDENS TO VISIT IN FAIRFAX COUNT

Deena Imbriglia, Home Instead Senior Care

**MEADOWLARK BOTANICAL GARDENS** – located in Vienna with paths and walkways for easy strolling and relaxing. This features three lakes, neatly tended forest gardens and the iconic Korean Bell Garden.

**GREEN SPRING GARDENS** – located in our own Annandale area, Green Spring is a year-round, must-visit park. It’s an outdoor classroom, a museum, and a national historic site where you can enjoy a scheduled afternoon tea in the historic mansion.

**RIVER FARM** – An historic 25-acre site on the banks of the Potomac River, this was a part of George Washington’s original five farms. Make sure to visit the Japanese gardens along with native wildflowers and wildlife.



**THE GARDENS OF MOUNT VERNON** – Enjoy the unspoiled River views and the four distinct gardens here, ranging from the Upper “formal” guest garden to the Lower “kitchen” garden where they were able to grow year-round fruits and vegetables for the household.

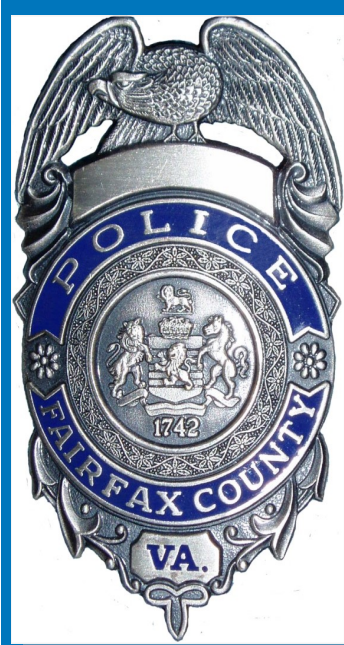
*River Farm, permanent home to the American Horticultural Society headquarters, is a landscape located at 7931 East Boulevard Drive, Alexandria, Virginia. The estate takes its name from a larger plot of land which formed an outlying part of George Washington's Mount Vernon estate.*

Creative Commons Attribution 2.0 Generic license.

# THE POLICE BEAT

## Parents, Please Talk with Your Children!

Fairfax County Police Department



Parents, it is important to talk with your child about safety. Having a discussion before a situation occurs is vital. Abductions are not common. Non-family abductions are the rarest type of abduction case and make up only 1% of the missing children cases reported to National Center for Missing and Exploited Children. Still, these conversations are best before your child gets lost or goes missing. Here are a few tips to discuss with your child ahead of any such incident:

### Ask your parents for permission:

- Ask before you leave, even if it is to go a few houses away or to the playground.
- If you're getting a ride or changing a routine, ask first.

### Always tell your parents your plan:

- Where you're going.
- Who you're going with.
- When you'll be back.

### Have a meeting spot:

- Identify a place you and your parent can meet if you get separated.
- Designate a meeting spot near your home or, if you're elsewhere, a pick location to meet.
- If you don't have a meeting spot and get separated, stay put.

### Establish safe areas:

- Determine locations in your neighborhood that are safe to play and visit.
- Determine the areas you need permission to go and areas you should avoid.

### Have a secret word:

- Accidents happen, if something happens to a parent, a friend or neighbor may have to pick you up
- Create a secret word that you and your parents know
- If someone you don't recognize tries to pick you up, ask for the secret word

### Someone follows you by foot or car:

- Do not approach.
- Do not enter the car.
- If they ask you for directions or a favor, ignore them.
- Go directly to a known location, home, school, friend's home or business.
- Tell a trusted adult what is going on as soon as possible.

### Strangers should not ask you for help:

- Strangers shouldn't ask for you to help with adult tasks.
- Don't help look for a lost pet or play any game.
- Never get into a car with a stranger or go into their home.

### If you need help:

- If you need help or believe someone is trying to hurt you, shout as loud as you can.
- Don't stop yelling and run if you need to get away.
- Fight back if someone grabs you.

### Police are here to help:

- If you need help, tell a police officer.
- If you have questions, please ask your School Resource Officer or tell an officer if you see them out and about.

### If your old enough to be home alone:

- Know how to call your parents.
- Know how and when to call 911.
- Don't answer the door for a stranger.

For additional information and resources please visit National Center for Missing and Exploited Children.



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7048 Columbia Pike      Mon-Fri: 9:00 a.m. - 7:00 p.m.  
 Annandale, VA 22003      Sat: 9:00 a.m. - 3:00 p.m.



# INSURANCE

## Clothes Dryer Safety Tips

Kinneman Insurance



- While doing laundry at home is a normal weekly chore, that doesn't mean you should go on autopilot. Clothes dryers can cause fires, so it is always important to follow safety tips when using them. Here are a few considerations to keep in mind when you're doing laundry:

**Do:**

Clean the lint filter before and after each load of laundry you dry.

- Read the manufacturer's instructions carefully and follow all safety protocols.
- Use metal venting instead of plastic or vinyl exhaust hoses.

- Clean the area behind the dryer regularly, as lint can become trapped there.
- Hire a qualified technician to clean the venting systems and dryer interior when necessary.

**Don't:**

- Overload your dryer, as this could cause the dryer to break down. It can also reduce the machine's ability to effectively dry your clothes, meaning you may have to put them through another dry cycle.
- Dry anything that previously had flammable solutions on them. This includes clothing or fabric with stains from cooking oils, spot removers, gasoline, alcohol and dry-cleaning solvents. Even if the stain is visibly gone, the vapors may still be left behind and can cause the dryer to ignite.
- Forget about dryer maintenance. Lack of maintenance is a major cause of dryer fires. Ensure you follow the "do" tips above – cleaning the lint trap, following safety instructions, etc. – every time you use your dryer. If you find a problem with your dryer, call a professional technician to take a look, and do not use your dryer until the problem is fixed.
- Practice these dryer safety tips the next time you do your laundry. You will be helping keep you, your home and your clothes safe and in good repair.

KINNEMAN INSURANCE  
 50 S Pickett St No. 20-A  
 Alexandria, VA 22304  
 703-823-8800 . [www.kinnemaninsurance.com](http://www.kinnemaninsurance.com)

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 1301 Vincent Place  
 McLean, Virginia 22101

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

## Support Local Small Business

### Keep Our Community Going



Patient First Annandale will open in the summer of 2023 on the corner of Little River Turnpike and John Marr Drive.

Patient First provides urgent health care on a non-appointment basis. Walk in to see a physician and walk out with a whole new view of health care. They also offer lab testing, prescription drugs and routine immunizations all on-site.

For those without a regular physician, Patient First also offers primary care and participates with all major health insurance plans. Go to their website to view a list of insurance plans they accept in Virginia.

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



# Patient First®



## BEANETICS COFFEE ROASTERS

More than a decade ago we opened our first business venture -- Beanetics Coffee Roasters -- in the heart of Annandale. Many of our family members and friends thought we had lost our minds leaping into the world of entrepreneurship. As we look back and think about the hundreds of choices that we made (or avoided) there is one that stands out as the most important key to our success -- our decision to open our doors in Annandale.

Coffee is a ubiquitous product, enjoyed by nearly every ethnic, racial, religious, and socioeconomic group. Our mission was to introduce a higher-end product than offered by the traditional coffee shop chains. But if we built it and roasted it would the customer come?

We thought that choosing Annandale would give us a fighting chance to succeed because we believed it was a community with a pool of potential customers who would indeed come if we took the risk and made the investment.

Why Annandale? Annandale is rich with diversity. It has household income in excess of \$110,000 with median home values in excess of \$500,000. The surrounding population is well educated. And while half of our community is Caucasian, the other half is composed of Asian, African American, Hispanic and other ethnic groups. We believed that this was a diverse community that would support our business concept.

The last several years have proven to us that indeed Annandale is a community willing to frequent and support a local coffee shop. Given the fact that more independent local coffee shops fail than succeed we knew finding the right location was so important. We witness the fact that our choice was a wise one every day.

7028 Columbia Pike at Gallows Road, Annandale  
703-941-4506 . [www.beanetics.com](http://www.beanetics.com)



# Message from Chamber Members

We are here to serve you.



## WE’ER HERE TO SERVE YOU!

Silverado is a Tex-Mex & American classics with a south-of-the-border twist served in a family-friendly setting. We are offering curbside pickup & delivery with beer & wine available to go with your order.. Place your order online at SilveradoVa.com or on the GAR app. They also offer outside dining. Call for hours.

Our festive interior dining room is fully open as well so plan your gatherings and business lunches once again.

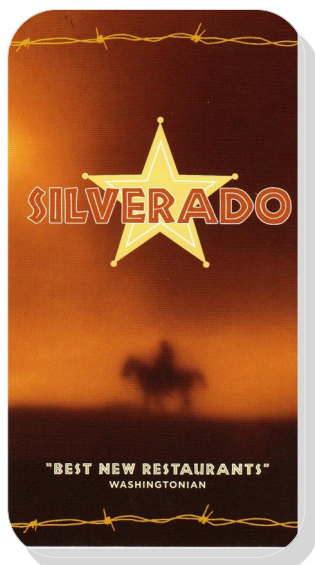
7052 Columbia Pike  
Annandale, VA 22003 (in the Annandale Shopping Center)  
(703) 354-4560 . [www.silveradova.com](http://www.silveradova.com)

## LAMBROS GOLDSMITH

Lambros Goldsmiths is a family owned and operated, full service Fine Jewelry retailer. Nestled here in Annandale since 1987 is their Flagship Store offering uniquely hand-crafted Fine Jewelry at competitive prices.

Precious stones from around the world are hand selected by award-winning, Master Goldsmith Lambros Magiafas, and then set into custom made settings that are designed by Lambros himself who is an artist and a goldsmith unlike any other jeweler today. Inspired by the ancient designs of his native Greece as well as uniquely modern designs, Lambros creates exquisite jewelry with a tasteful touch. Hand crafted and self-designed, no piece is ever created exactly the same, adding personality and charm to each artistic and matchless piece.

7137 Little River Turnpike, Annandale  
(703) 354-1038 . [www.lambrosgoldsmith.com](http://www.lambrosgoldsmith.com)



## Time to Sponsor the Mason District Little League



In the late 1950's Annandale formed a Little League bringing the National sport and enjoyment to the boys and families in our community. Much later it joined with neighboring teams to form the Mason District Little League which brings the same spirit of teamwork, comradeship and sportsmanship to the next generation while providing them with a formative athletic experience.

The Mason District Little League is seeking sponsorship from Annandale businesses and organizations. Donations and Sponsorships are used to help keep the league operating by helping to buy equipment, making field improvements, covering scholarships to help families afford to have their kids play in the league, and more!

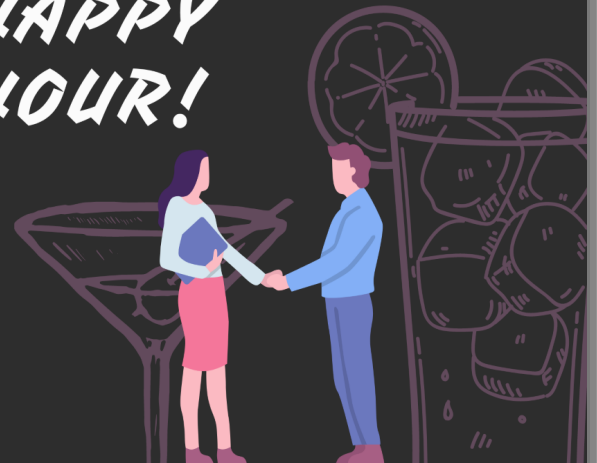
Mason District Little League is completely run by volunteers. Show your support for the volunteers and families by sponsoring the league and show your brand to the community. Sponsorship is very affordable beginning at \$150.

### MASON DISTRICT LITTLE LEAGUE

4270 John Marr Drive  
Annandale, Va 22003  
571-544-6355  
[www.mdll.org](http://www.mdll.org)



## COMMUNITY NETWORKING HAPPY HOUR!



**Networking Happy Hour**  
**April 20th 5pm-7pm**

DEMAINE FUNERAL HOME  
5308 BACKLICK ROAD  
SPRINGFIELD VA 22151  
RSVP AIVY.HO@DIGNITYMEMORIAL.COM



## Artisans United Gallery of Gifts



Artisans United, Inc., which officially began in 1988, is a non-profit organization serving as a network of and for artists. Currently comprised of members of various Guilds and independent local artists and crafts-people, its primary purpose is to preserve, promote, and develop the disciplines of visual arts and crafts.



Artisans United, Inc. is tasked with taking arts out into the community. To fulfill this mission, we have participated in craft demonstrations, classes, talks, and exhibits both at the Gallery and in schools, hospitals, nursing homes, and libraries. In addition, we have taken part in the Annandale Fall Festival and have worked with the Cub Scouts and the Lifetime Learning Institute (which is connected with the Northern Virginia Community College). And, we also promote a 'Christmas in July' event, inviting the public to join us in making holiday ornaments to be shared with the residents of the Katherine Hanley Shelter in Fairfax County.



As a community resource, Artisans United, Inc. operates **The Craft Gallery of Artisans United** which is located just inside the front door of the Fred M. Packard Center in the Annandale Community Park off Hummer Road. Here the artists' creations are on display and may be purchased.



**The Craft Gallery of Artisans United** is a cooperative endeavor, staffed and run by the independent members of Artisans United, Inc. as well as those individuals belonging to the member Guilds. On a daily basis, visitors will find the Gallery artisans happy to explain crafting techniques and to share their knowledge of where craft materials may be obtained. And, too, visitors will often discover impromptu demos in progress as the artists complete their creations. We are always looking for new craftspeople to join our organization. If you are interested in joining us as a member artist, please ask at the front desk for a membership packet which explains the jurying in process, what is expected of you as a member of Artisans United.



If you are looking for gifts, please visit the Gallery where you will find an exceptional range of items appropriate for baby, wedding, mother's day, father's day, graduation and housewarming gifts, or a special treat for yourself. Gifts are very reasonable prices with the average cost of these fine artisan wares around \$35.



4022 Hummer Road, Annandale, VA 22003  
 (in the Annandale Community Park)  
 Tuesday-Saturday 10:00 am to 4:00 pm  
 703-941-0202 . [www.augallery.org](http://www.augallery.org)  
 Call for November and December Hours



# Real Estate Taxes Up, Up and Away Once Again

## The Board Considers Lowering the Tax Rate but Will It be Significant Enough to Bring Relief



**TAX RATES NEARBY**

**Arlington County**  
Assessed values increased by 4.30%—Tax Rate 1.013 / \$100 assessed value and they have Metro

**City of Alexandria**  
Assessed values increased by 4.47%— Tax Rate 1.11 / \$100 of assessed value and they have Metro

**Fairfax County**  
Assessed values increased by 6.97% (average) Tax Rate —1.12/ \$100 of assessed value without Metro anywhere near Annandale.

The frenzied purchasing of residential real estate during and mostly because of Covid, has driven residential real estate prices so high as not to be sustainable. If you were one of the many who did not change homes in the past few years, you are going to face this rapid assessment increase without any benefit. Every 7-8 years a real estate cycle is all but predictable. Prices go up, then they remain relatively level and then they fall. Mortgage interest rates are rising which will likely discourage some buyers and eliminate others cooling the temporary fevered pitch of the market.

In the meantime, assessments rise without any digestible relief in the tax rate. Homeowners, funding the majority of county spending, will again see their wallets emptied without realizing any tangible gain in government services. Over the past year county coffers swelled with Covid grants and significantly higher real estate tax collection. Since counties are required to zero out their budgets, spending became epidemic. Now is the time for the county to curb spending on *their want list* and focus only their *NEED list* freeing up funds to give the tax payer a much deserved break with a **substantial** drop in the tax rate.

Do the simple math for yourself. Annandale is experiencing a higher than county average increase. On average 10.24% yet some neighborhoods have reported increases as high as 25%. Sometimes these increases are based on the building of ONE new home that far exceeds anything else in the neighborhood. Often in the actual sales world, that large towering new home will decrease the actual sales value of smaller surrounding homes since they are made to seem insignificant.

**(Assessed Value ÷ 100) × 2022 Proposed Base Tax Rate of \$1.140 = Your Tax Amount)**

Almost 357,000 updated 2022 real estate assessments notices are being mailed to all property owners. Based on equalization changes according to the county (market-driven value increases

or decreases). More than 357,000 Fairfax County homeowners can expect to find an average increase of 6.97 percent in their updated real estate assessments for 2023. This means that the average assessment for homes countywide is \$719,522, which is up from the \$672,639 in 2022 T

In 2022, residential housing prices increased in most areas of the county because of record low interest rates, low housing inventory and high demand. Retail, apartment, hotel and industrial properties also increased in value, but high-rise offices declined in value as businesses are offering remote work at least some of the week, or are downsizing their offices, or are moving outside of Fairfax County.

According to County Manager Bryan Hill, "Our economy continues to recover from the pandemic, although our over-reliance on real estate continues, particularly our reliance on residential homeowners." He further stated that the average tax bill will rise by just over \$520.00. Each year residents hear the same downplaying of the increased pull from their pocket. If you have owned your home for just 10 years, which is quite normal, your tax bill has gone up by over \$5,200. That is no small change to the average household, especially when the cost of food, fuel, and everyday necessities has sky rocketed as well.

**89.5% OF HOME VALUES ARE UP**

Residential properties increased in value over 2022. Just 3.1 percent of residential properties experienced a decrease in value and 7.4 percent were unchanged, according to Fairfax County. The breakdown of average home assessments is shown below. Please note that averages are not necessarily indicative of individual properties or neighborhoods.

- Single-family detached homes – \$873,149, up 7.80 percent
- Townhouse/duplex properties – \$533,968, up 6.31 percent
- Condominiums – \$334,623, up 3.98 percent

Commercial properties experienced an average increase in value of 1.65 percent over 2022. This was a modest increase, despite the fact that apartments, industrial properties, and retail properties experienced significant increases in 2023. Hotels continued to bounce back from a decline in value experienced in 2021, while regional malls and high-rise office buildings declined in value.



## Real Estate Tax Rate Higher in Fairfax County than the Surrounding Counties

Residential properties account for 76.4 percent of the taxable parcels in Fairfax County. With an overall total of 357,540 taxable parcels in the county, 328,096 properties have an assessment change, while 29,444 have no assessment change, according to Fairfax County.

### WHY YOUR ASSESSMENT MAY HAVE CHANGED

There are several factors that affect real estate assessments:

- Sales in the neighborhood.
- Economic factors such as average number of days homes have been for sale and sales volume.
- Improvements to the property (remodeling, additions).
- New construction and rezoning.
- Property characteristics, such as size, age, condition and amenities.

Sarcastically tax payers are told they can always appeal their real estate assessment. Good luck even if you can get through to a county office in real time. Lowering the assessment which is based on 100% of market valuations, is not only teeth clatteringly difficult but rarely possible nor will you see those assessments roll back in a bad market. In fact, the county divides your assessment between land value and home value to reach the total. This is done intentionally that the county can confuse reality in a bad market. When you purchase a home, you do not pay one price for the land and another for the structure, nor do you purchase the structure and

take out a land lease on the property itself. You pay one and only one price. Why should these appraisals be any different.

The only thing your elected officials can do for you is to **LOWER the tax rate itself**. As noted, Fairfax County has a very high rate. Perhaps it is time that the Fairfax County Board of Supervisors stops funding all their individual *want list* and their pet projects and start listening to the pain that every homeowner is feeling with these ridiculously high real estate taxes.

**Address your concerns and encourage these elected officials to SUBSTANTIALLY lower the real estate tax rate:**

**Mason District Supervisor Penny Gross**

703-256-7717  
[mason@fairfaxcounty.gov](mailto:mason@fairfaxcounty.gov)

**Braddock District Supervisor James Walkinshaw**

703-425-9300  
[braddock@fairfaxcounty.gov](mailto:braddock@fairfaxcounty.gov)

**Chairman Board of Supervisors Jeff McKay**

703-324-2321  
[chairman@fairfaxcounty.gov](mailto:chairman@fairfaxcounty.gov)



**Terry Shuping Angelotti**  
 Strategy Director, Annandale Opportunity Neighborhoods

10700 Page Avenue, Building B  
 Fairfax, VA 22030  
 Phone: 703-352-3269  
 Fax: 703-352-5088  
 TAngelotti@FacetsCares.org  
 www.FacetsCares.org

Connect with us...

**Jennifer L. Saman**  
 President

Office: 703.658.1300      7617 Little River Turnpike  
 Fax: 703.658.4410      Suite 920  
[jennifer@centraltitleinc.com](mailto:jennifer@centraltitleinc.com)      Annandale, VA 22003

Residential and Commercial / Serving VA, MD and DC  
[www.centraltitleinc.com](http://www.centraltitleinc.com)

# THE NOVA SYMPHONY ORCHESTRA

Spring Concert - Sunday, April 27th at 8 pm



## Spring 2023 Classical Concert: Folk Music from Around the World

Thursday, April 27, 2023, 8:00 p.m.  
Schlesinger Concert Hall in Alexandria

**PROGRAM:**

- Aaron Copland. *Fanfare for the Common Man.*
- Pyotr Ilyich Tchaikovsky. *Symphony No. 2 in C minor, Op. 17.*
- Ralph Vaughan Williams. *English Folk Song Suite*
- Charles Stolpe. "Voided Dimensions" (World Premiere)
- Christopher Johnston. *Variations on "Arirang"* – Eunju Kwak, violin



**TICKETS AVAILABLE AT THE DOOR**  
[ReunionMusicSociety.org](http://ReunionMusicSociety.org)



7137 Little River Turnpike, Annandale  
703-354-1038 . [www.lambrosgoldsmith.com](http://www.lambrosgoldsmith.com)  
(Across from Giant Food)





# Chamber Chat:

News, notices & bulletins posted by Annandale Chamber Members

**The Annandale Shopping Center** is in full bloom and ready to serve the needs of the community. Visit Beanetics, Silverado, Aldi Grocery, Mathnasium, Tiffany's Bakery, Hair Unik, Collector's World, Eden Nails, Hapmudo, Home Instead Senior Care, H&R Block, Enterprise Rent-a-Car, the Annandale Barber Shop, Annandale Photo, Collector's World, Pupusas Express, and Kitchen & Bath Solutions, who are all waiting to serve you. Kitchen & Bath Solutions. 7000 Columbia Pike at Gallows Road. [www.annandaleshoppingcenter.com](http://www.annandaleshoppingcenter.com)

**Annandale Boys & Girls Club:** Sign up for email alerts or text "follow annandalebgc" to 40404 on your cell phone for text alerts. Twitter at [twitter.com/#!/AnnandaleBGC](https://twitter.com/#!/AnnandaleBGC). Facebook at [www.facebook.com/#!/AnnandaleBGC](https://www.facebook.com/#!/AnnandaleBGC) 703-941-ABGC

**Burke and Herbert Bank:** Stop in to your local Burke & Herbert Bank Branch at 4235 Annandale Road and check out our renovations. It features a new customer greeting station, approachable teller line, and redesigned offices that provide comfort and privacy. Branch Manager Marina Lubbers and her team would love to see you there! Member FDIC

**Demaine Funeral Home,** Backlick & Edsall Roads, Springfield, is ready to host the celebrations and remembrances that will honor your loved ones, and our staff will take care of all of your needs. We strive to make sure each life is well-celebrated! Call us today (703-289-4707) to set up an appointment to discuss how to prepare for the future.

**ENDEAVOR News Magazine:** Advertise in *The ENDEAVOR News Magazine*, Annandale's popular news magazine. Stay in touch with local happenings, learn more about Annandale's history, discover new business enterprises, and celebrate events in Annandale. Read current and past issues at [www.annandalechamber.com](http://www.annandalechamber.com) For information about advertising rates (discounted to Chamber members) email: [info@annandalechamber.com](mailto:info@annandalechamber.com)

**Kenwood School Open House:** On Saturday, May 21st, we are hosting an open house from 9 am to Noon. Located in the heart of Annandale, come visit us and take advantage of special offers. We are also taking reservations for our summer camp program. Sign up for one or more weeks as your schedule permits. Each week has a different theme and special field trips. 4935 Sunset Lane, Annandale. 703-256-4711 [www.kenwoodschool.com](http://www.kenwoodschool.com)

**Kona Ice of Annandale and Burke:** Whether planning a party, corporate event, or school activity, Kona Ice has the perfect event package for you served from our beautiful mobile truck! We also make FUNd-raising simple - just tell us where to park and to whom we should write the check. It's that easy! Call 202-643-5113 or email [Trung @tdinh@kona-ice.com](mailto:Trung@tdinh@kona-ice.com) to book a FUNomenal experience! More information can be found at [www.kona-ice.com](http://www.kona-ice.com)

**Quality Electric Service Inc.** is a family owned business. We can take care of all your Residential Electrical needs in Northern VA. Please call us today at 703-642-1880 and ask about our discounts and specials. We are highly rated on Angie's List and Check Book Magazine. We also install and service Generac Generators..

**WISA Solutions:** Is your home in need of a makeover? Is it time to replace your roof? We offer a free estimate using a drone so you can see the state of your current roof while we walk you through your replacement options. Family run home town business for over 25 years with Annandale roots. [www.wisadc.com](http://www.wisadc.com) or 703-337-4344

# Summer Day Camps in Annandale

## Kenwood School & Summer Day Camp



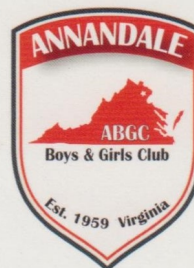
955 Sunset Ln, Annandale, VA 22003  
(703) 256-4712  
[www.kenwoodschool.com](http://www.kenwoodschool.com)  
[admissions@kenwoodschool.com](mailto:admissions@kenwoodschool.com)

## HAPMUDO MARTIAL ARTS

### Lee's Hapmudo Martial Arts Studio

7036 Columbia Pike . Annandale, VA 22003  
703-750-3330 . [webmaster@hapmudo.net](mailto:webmaster@hapmudo.net)  
[www.hapmudo.net](http://www.hapmudo.net)

### Annandale Boys' & Girls' Club, Inc. (ABGC)



4216 Annandale Road  
Annandale, VA 22003

Office #: (703) 941-ABGC (2242)

Email: [abgc@abgc.org](mailto:abgc@abgc.org)

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

## Kenwood Summer Day Camp

Pick Your Weeks, Extended Day, & Family Registration Available



At Kenwood Summer Day Camp the children not only go on exciting trips every day but also have a wide variety of activities to keep them entertained while they are at camp. When the campers arrive in the morning they are greeted by our friendly camp counselors and immediately go join their friends on our large, wooded playground. Our playground equipment is top notch but you will likely say goodbye to your child as they are running to join the basketball or kickball game in progress on the blacktop. As the day warms up the campers go in groups to one of our 5 themed rooms to cool off and play.

We offer fun activities for students from kindergarten to 8th grade.

### Fieldtrips Include

Pirate Cruise  
 Medieval Times  
 Adventure Times USA  
 Central Park Funland  
 Kings Dominion  
 Six Flags and much more!

### Gym

Basketball, volleyball, and relay races are played in a nice, air conditioned environment.

### Game Room

Board games, air hockey, Foosball tables, and a Wii with a projector.

### Art Room

Weekly arts & crafts projects to make and take home.

### Video Game Room

Jam packed with PlayStation consoles and lots of games to choose from.

4955 Sunset Lane, Annandale VA. 22003  
 703-256-4711 [admissions@kenwoodschool.com](mailto:admissions@kenwoodschool.com)

## Hapmudo Summer Day Camp

Good Old Fashion Games and Sports Activities for a Summer Full of FUN.



Summer Programs include well supervised field trips for swimming and many child friendly activities to promote health, social interaction, and just plain fun. YSL Hapmudo Studios of Annandale offers a 10 week Summer Camp Program which runs 6/13-8/19. Offering a wide variety of activities for students K-7th. Martial Arts, Sports, Crafts, Organized Games, Weekly themed camps, Swimming, Academics and more. Students have fun and learn a lot during the summer break in a healthy and positive environment. Space fills quickly, enroll now! We also have Spring/Winter Break camps available.

### Hapmudo Martial Arts Studio

7036 Columbia Pike, Annandale, VA 22003  
 703-750-3330 ~ [webmaster@hapmudo.net](mailto:webmaster@hapmudo.net)  
[www.HapmudoVA.com](http://www.HapmudoVA.com)  
[www.youtube.com/TeamYSL](http://www.youtube.com/TeamYSL)

202.643.5113



LET THE GOOD TIMES ROLL  
 KONA ICE OF ANNANDALE



## Year Round Farmers' Markets



### Farm Fresh Mosaic Market

2920 District Ave. Fairfax, VA  
[www.centralfarmmarkets.com](http://www.centralfarmmarkets.com)  
 Sundays 10 am Year Round  
 (202) 391-7353  
[www.freshfarm.org/markets/mosaic](http://www.freshfarm.org/markets/mosaic)

Located in the thriving shopping district of the Mosaic neighborhood in Fairfax, this family-friendly market is the perfect spot to shop for locally grown fruits and vegetables, mushrooms, grass-fed meats and pastured eggs, dairy products, ferments, sweet and savory baked goods, pastries, kombucha, cold-pressed juices, coffee, ice cream, prepared foods, hand-made dog treats, and more!

### Falls Church Farmers Market

**City Hall Parking Lot -**  
 300 Park Ave. Falls Church, VA 22046 . 703-248-5024  
[www.fallschurchva.gov/547/Farmers-Market](http://www.fallschurchva.gov/547/Farmers-Market)  
**Every Saturday Year Round**  
 Saturdays 9:00 am - Noon Jan. - March  
 Saturdays 8:00 am - Noon April-Dec.  
 Howard Herman, Market Mgr. [hherman@fallschurchva.gov](mailto:hherman@fallschurchva.gov)

Located just minutes from Annandale and Metro accessible from the east and west Falls Church Metro stations, Falls Church City's Farmers Market boasts more than 50 vendors during peak season and more than 40 during the winter months. The market strives to support local farmers while also helping protect the environment by reducing packaging and transportation demands.

## Seasonal Farmers' Markets



Organized by the Fairfax County Park Authority, the two Annandale Farmers' Markets offer a wide variety of freshly picked fruits, vegetables, herbs and cut flowers. There are also fresh eggs, baked goods, fresh pasta, honey, jam, teas and cider to purchase. Milk, cheese products and homemade ice cream, along with a wide array of meat products, round out the edible delights offered. If gardening is an interest, many vendors have small plants at the beginning of the season, while other vendors have larger landscape plants for those ambitious projects. Master Gardener Plant Clinic on site at both Mason District and Wakefield Park, to answer questions about plants in your landscape.

### Mason District Park

6621 Columbia Pike, Annandale, VA 22003 . 703-941-1730.  
 Thursdays May 4 - November 8  
 8:00 AM to NOON

**AVAILABLE AT THIS MARKET:** Annandale's Beanetics Coffee, pies, cookies, sweet breads, gluten free baked goods, fruits, berries and vegetables galore, gifts, dried lavender, variety of teas, spices & spice mixes, veal, been pork, lamb, chicken, range free eggs, potted herbs and honey.

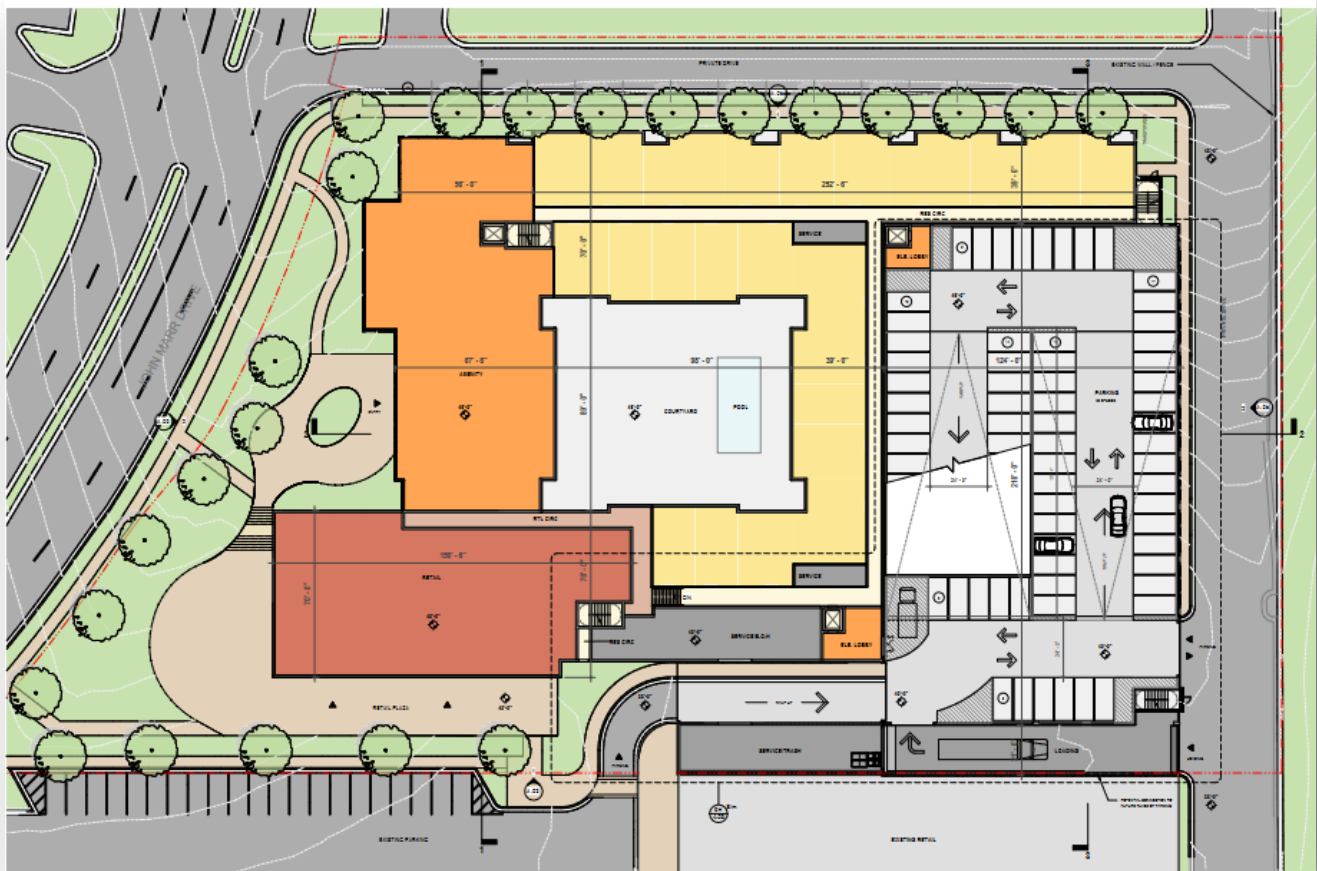
### Wakefield Park

8100 Braddock Road, Springfield, VA 22009  
**Wednesdays May 3- October 25**  
 2:00-6:00 PM

**AVAILABLE AT THIS MARKET:** Breads, patisserie, home-made pies, French bread, slow grown healthy flavorful meat and eggs, apple butter, apple cider, & apple sauce, dried apples, jam & canned peaches, variety of salsa, dry and fresh herbs, mushrooms, herb plants, and numerous fruit, berry, and vegetable vendors.

# Eastgate Shopping Center

## Proposed Residential and Retail Development



### Ground Level Plan

*Shown for illustration purposes only. Architectural details are conceptual and subject to change at final building design.*

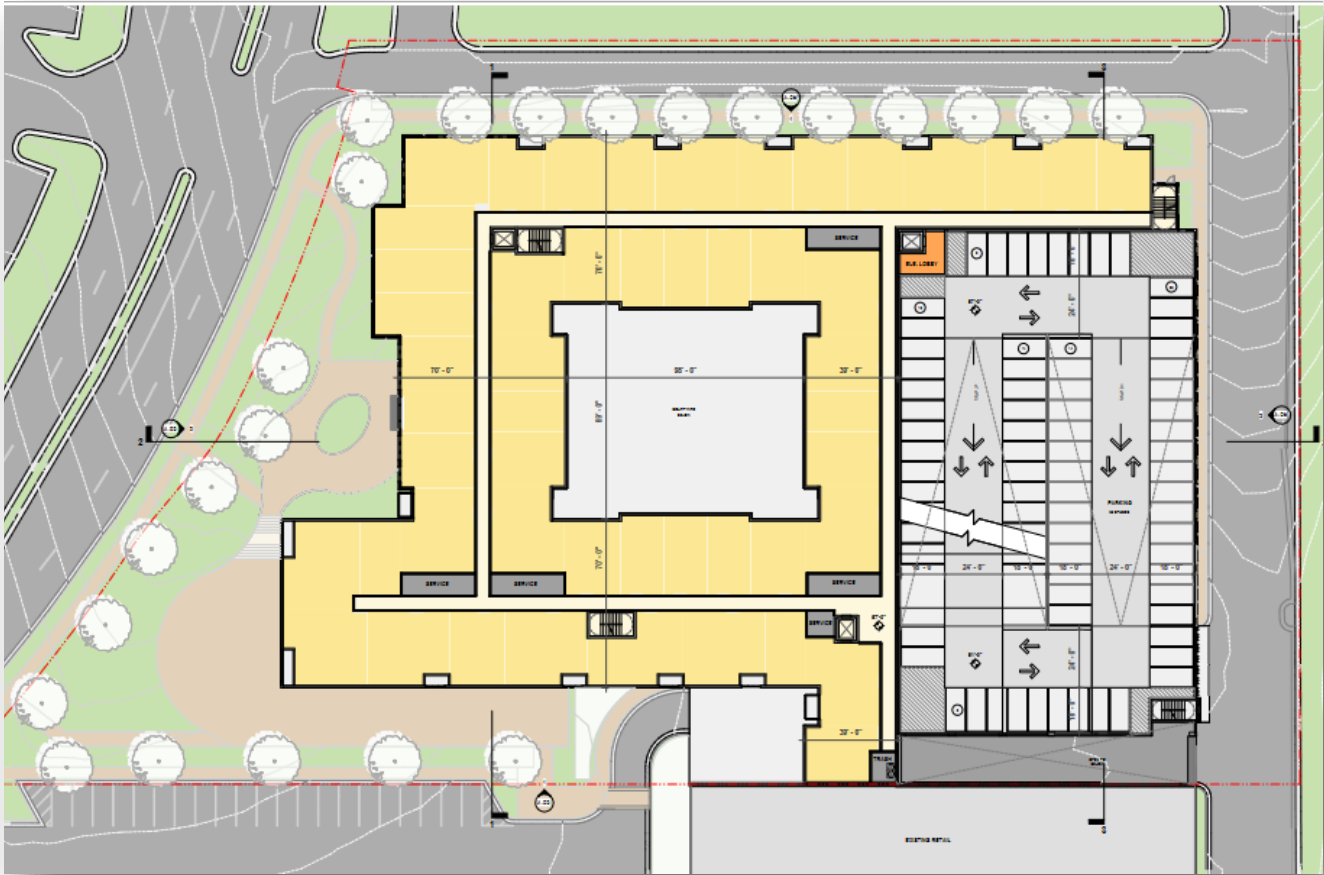
	Retail		Residential Amenity
	Residential		Parking
	Residential Circulation		Service

West View with  
John Marr Drive in Foreground





**Former K-Mart Site on John Marr Drive between Columbia Pike and Little River Turnpike**



**First Floor Plan**

*Shown for illustration purposes only. Architectural details are conceptual and subject to change at final building design.*

Approximately 272 residential units are to be built and 11,000 square feet of retail space with only 457 parking spaces added at the rear on multiple tiers. The plan was first submitted to Fairfax County in January 2023.

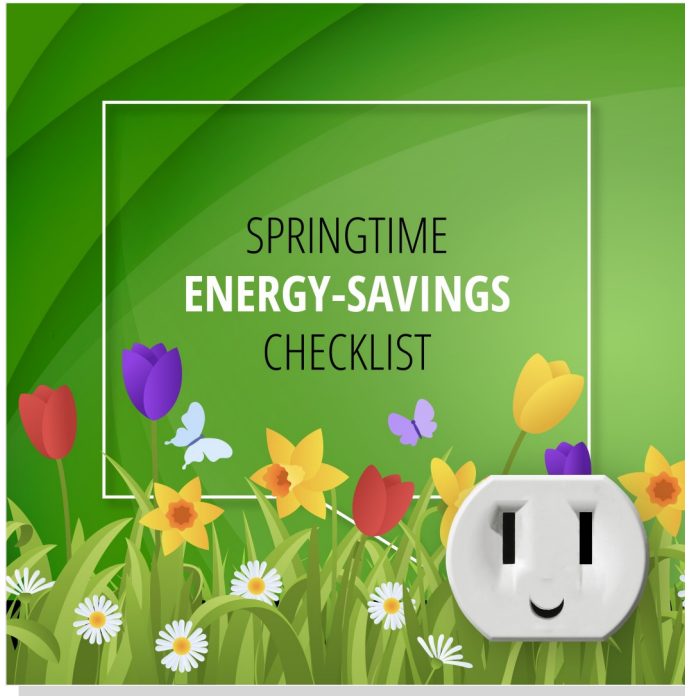


Rear View with Service Road Behind

# On the Energy Front

Spring into Savings with Virginia Energy Sense

Virginia Energy Sense



For many, springtime means spring cleaning. As you get ready to deep clean your home, consider adding a few energy-saving — and money-saving — home improvements to your to-do list this season.

### **Breathe Easy With Clean Air Filters**

Did you know a dirty air filter can cost you money? When an air filter is clogged, your cooling system has to work harder to distribute air, which increases your energy bill.

Change your air filters once a month to keep your cooling system at peak performance. Another benefit is that you can be sure you're breathing fresh air — essential for combating seasonal allergies this spring. For added efficiency, consider upgrading to a reusable air filter, which can be washed and lasts up to 10 years.

### **Break Out the Caulk To Plug Air Leaks**

Springtime means warmer weather. If you turn on your air conditioner this season, you'll want to make sure cool air isn't escaping through leaks. Inspect your doors, baseboards, and walls for cracks or holes. Then, fill in any leaks with caulk or sealant, which costs less than \$10. A little effort now can result in big savings later!

### **Keep Your Fridge Cold**

If you're cleaning out your refrigerator this spring, don't forget to check the door. A fridge door that won't stay closed or leaks cold air is an energy drain and can cause food to spoil faster. To check whether your fridge is leaking energy, open the door and try to slide a piece of paper between the gasket and the door frame. If the paper slides through, it's time to replace the gasket.

### **Run Your Washer and Dryer Efficiently**

Making a few changes to laundry day can extend the life of your washer and dryer and save you money. To optimize your wash cycle, avoid using too much detergent, which can extend your rinse time. You also can try washing your clothes in cold water. Unless you're getting out grease stains, a cold cycle can be just as effective as a warm one while using less energy to heat the water.

The best way to save energy when drying is to air- or line-dry clothes rather than using a dryer. If you do use the dryer, be sure to clean out the lint filter after each load. Emptying the lint filter has the same benefit as replacing or washing your air filters: Air flows more efficiently out of the exhaust vent, so your dryer doesn't have to work as hard.

To discover more ways to improve your home's energy efficiency, consider conducting a home energy audit. Virginia Energy Sense recently partnered with the nonprofit Viridian to explain home energy audits, step by step. [www.viridian.org](http://www.viridian.org). Save energy all year long with the resources and tips at [VirginiaEnergySense.org](http://VirginiaEnergySense.org).

 The logo features a green leaf design above the text "shepherd's center" in a serif font, with "OF ANNANDALE SPRINGFIELD" in a smaller sans-serif font below it.
 

**Free transportation for Annandale-Springfield seniors to local medical appointments**

7610 Newcastle Drive . Annandale 22003  
703-941-1419 . [shepherdscas@vacoxmail.com](mailto:shepherdscas@vacoxmail.com)

Brandon L. Yeckel  
Funeral Director

 The logo consists of the word "Dignity" in a serif font inside an oval, with "MEMORIAL" in a smaller sans-serif font below it.
 

**Demaine Funeral Home**  
5308 Backlick Road  
Springfield, VA 22151  
703-941-9428  
Fax 703-658-5123  
[Brandon.Yeckel@DignityMemorial.com](mailto:Brandon.Yeckel@DignityMemorial.com)



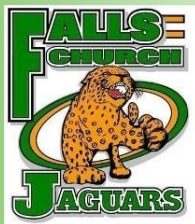
**Falls Church High School  
18th Annual Jaguar 5K Run/Walk  
and Kids 1 Mile Fun Run beginning at 8 AM  
to support Falls Church High School Athletics**



**Saturday, April 22, 2023  
8:00 am Kids 1 Mile Fun Run  
8:30 am 5K Run/Walk**

Please see website [www.jaguar5k.com](http://www.jaguar5k.com) for registration and details regarding awards and team competitions. All participants in the Kids' 1 Mile Fun Run will earn a ribbon. This activity supports Falls Church High School Athletics.

The 5K race map can be found on [www.fallschurchsports.org](http://www.fallschurchsports.org)



**AA PLUS DRIVING SCHOOL**

Driver's Edu, for Teens & Adults

**Get 5+ Points Back**

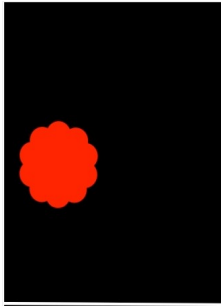
Adult Waiver Classes Offered  
( DMV Road Test Waived)  
5021B Backlick Road  
Annandale VA 22003



703-642-0104 Main 703-642-0105 Fax

Email: [info@Aaplusdrivingschool.com](mailto:info@Aaplusdrivingschool.com)

Web: [www.Aaplusdrivingschool.com](http://www.Aaplusdrivingschool.com)



The ABGC is proud to provide the opportunity for so many Annandale youth and their families to enjoy their Spring season on the field and on the court. Here are some of our programs now underway:

- Soccer
- Baseball
- T-Ball
- Lacrosse
- AAU Basketball

*Spring is Here*

Join the Action  
at the  
Annandale Boys & Girls Club

ABGC is committed to provide our kids with the best community youth sports organization in the state.

We never turn away a participant in financial need and serve thousands of youth each year thanks to our committed volunteer coaches and supporters. *You* can help.

**Volunteer  
Donate  
Register**

**[www.abgc.org](http://www.abgc.org)**

