

Glover Park Gazette

MARCH 2016

The Monthly Newsletter of the Glover Park Citizens' Association

Glover Park Home Prices Going Up and Up

Randy Rieland

It's been a rough few months in the neighborhood—first the tenacious blizzard that reminded us of one of the downsides of narrow, one-way streets and then the deep freeze that made walking your dog a supreme act of foolish love. So, here's some good news as we start to make the turn into spring: Your house is worth more than it did this time last year.

You probably assumed as much, given the nature of DC real estate. But there was a time, during the recession not long ago, when Glover Park home prices stopped their steady climb and actually dropped. Those days, though, are clearly over. Single-family homes in the neighborhood are costing more than they ever have. Last year, they averaged more than \$850,000. That's more than \$100,000 higher than the average of ten years ago.

Granted, that 2015 figure was skewed a bit by a few million-dollar sales, but of the 40 houses sold in Glover Park last year, 75 percent cost \$800,000 or more, and more than half sold for more than \$850,000. "The market is very strong for houses here," said long-time Glover Park sales broker Ariadne Henry, of Sophia Henry Real Estate. "Now you're seeing more and more homes in the \$800,000s, and some are approaching \$900,000."

Plus, if the asking price isn't too fanciful, properties move quickly. "In 2015, three-quarters of the homes sold in Glover Park were on the market for less than two weeks," notes Maggie Simpson, of W.C. and A.N. Miller Realtors. "Half of the homes sold were on the market for less than six days."

Slower Recovery for Condos

The recent surge hasn't been as strong with condos. Prices, while recovering, haven't risen as quickly, and units tend to stay on the market longer—an average of almost 60 days during the past six months, although that time can vary widely. "The results are skewed by some units that sit on the market for a long time for one reason or another, while the most renovated ones that are priced right will sell immediately," says Chris Jones, of Long & Foster Real Estate.

Most one-bedroom condos are still under \$300,000 and two-bedrooms sell for less than \$400,000, but some of the recent conversions of apartment units are going for considerably more. The penthouse condo in the renovated building at 3918 W Street went for \$700,000; another unit there cost just under \$600,000. "They sold really well and for a much higher price per square foot than the older condos in GP," said Sean Aalai, of Compass. "A couple of the condos sold for full price without us even putting them on the market and the most expensive penthouse unit went under contract within a week of listing it."

"There are definitely more of these new condo conversions coming to market in Glover Park," Aalai added. "There is a huge gap



between the expensive row houses most young couples can't afford and the older inconvenient condos in the neighborhood. These new construction condos are filling that gap."

Demographic Changes

There's little question that Glover Park is home to more kids than a few decades ago. "Yes, for sure, many young families have moved into the neighborhood in the last 15 or so years," said Chuck Holzwarth, of Washington Fine Properties. "There were not many when I moved here 30 years ago." Chris Jones agrees: "Many more families are staying put in the neighborhood now rather than moving to the suburbs once the kids are school age." A big reason is the renovation and expansion of Stoddert Elementary, which is already overflowing again.

But young professionals without kids are also moving in, and a lot of older residents are staying here, too. "That mix is what makes the neighborhood so wonderful," notes Maggie Simpson.

But the Essence Remains

People are attracted to Glover Park for most of the same reasons they've always been—the surrounding parkland, the nearby shopping and restaurants, easy access not just to downtown DC, but also Maryland and Virginia, and, of course, Stoddert. But sales agents will tell you it's the feel of the place that often helps close the deal. "You have a new generation move in and they really seem to connect with the people who are already here," says Leigh Reed, of ColeyReed. "Just how it's supposed to be in an ideal America."

Adds Lenore Rubino, of Coldwell Banker: "People know each other. They sit on their front porches. It has a bit of that Americana feeling of a bygone era."

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Participate • Get Involved • Engage**

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The *Gazette* is distributed throughout Glover Park by volunteers. If you do not receive the *Gazette* and/or would like to volunteer, contact Elaine Sullivan at elainesullivan10@gmail.com.

Responsible letters to the editor will be published as space allows.

What's new in Glover Park? Check us out on both Facebook and Twitter!

Call us at: **202-379-4824**.

Visit www.gpcadc.org to keep up with community news!

Glover Park
Gazette

Contents

Good News on GP Real Estate....	1
President's Report.....	3
GPCA February Minutes.....	3
ANC3B News	4
Glover Park History	5
Snow Thanks.....	5
AARP Tax Help	5
Mayor Bowser Visits	6
Guy Mason in March	6
Rent Control Increases or Not.....	6
Parenting in the Park.....	7
Poem.....	7
What's Up at Stoddert	7
Stoddert Auction & Gala.....	8



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President's Report

City Announces Plans for Nearby Homeless Shelter

Melissa Lane

On February 11, a public meeting was held at Metropolitan Memorial United Methodist Church to announce the Mayor's plans for a shelter facility in Ward 3. It was well attended and included many of us from Glover Park.

Laura Zellinger (Director, DC Department of Human Services) ran the meeting. Plans call for building a short-term family housing facility on the vacant lot located at 2619 Wisconsin Avenue, NW (the southeast corner of Edmunds and Wisconsin). It envisions a building of approximately 3,000 square feet that would house 38 families (defined as mothers and children).

Each family would have one room and would share secure bath facilities with a number of other families. The facility would also include playground and recreational areas, common dining space, a computer lab, and counseling, programming, and other support services.

The goal of the program is to transition families to affordable permanent housing within a 90–120 day window. (Ms. Zellinger

pointed out, however, that DC has not yet reached this goal.)

Ms. Zellinger said that the location was chosen because a) the lot is big enough to accommodate a 3,000 square foot building and b) the location has access to adequate public transportation services—namely, a bus stop in front of the lot that runs to Tenley metro. Five other locations in Ward 3 were considered, although she did not name them.

The current schedule calls for full operations by Fall 2018.

The process has just begun. There are many more questions to be asked and many more details worked out. For example, DC must apply for zoning relief and a use variance before specific construction plans can even be developed for the proposed site. It is also not known yet what kind of stresses this facility will put on existing neighborhood resources, for instance, how much will Stoddert, already over-capacity, be affected.

Specific plans will be released on May 9. In the meantime, DC government representatives will be presenting briefings to ANC3

Glover Park Citizens' Association
Tuesday, March 1 • 7:00 p.m.
GP Community Center at Stoddert

Police Report

Discussion with Ward 3 Councilmember
Mary Cheh

Nominating Committee for GPCA Annual
Election of Officers

Membership Report

Treasurer's Report

Secretary's Report

New Business

**Check www.gpcadc.org and the
Glover Park list serv for updates.**

and other community groups. If you would like to provide comments or have questions, either email them to dmhhs@dc.gov or call 202-442- 8115. Updated plans and information will be posted at: <http://dc.gov/homewarddc>.

GPCA February 2016 Minutes

Jarrett Ferrier

The meeting began at 7:05 p.m. with a Police Report from Lt. Neal. His statistics offered a comparison between January 2015 and this past month. Overall there was a 42% drop in property crime and a significant drop in thefts from autos. It was suggested the GPCA request additional police presence along the Wisconsin Avenue corridor during afternoons and evenings.

Liquor License Moratorium. ANC3B Chair Jackie Blumenthal reported that Rite Aid would like to sell beer and wine at its new location, but the current moratorium prevents any additional "Class A" liquor licenses (i.e., retail sale of beer, wine, and spirits). Although Rite Aid claims it has no interest in selling spirits, they cannot apply for a "Class B" license (i.e., retail sale of beer and wine only) because DC law does not allow sales of beer and wine within 400 feet of another establishment selling beer and wine (in this case, Whole Foods). Rite Aid has asked ANC3B to change the moratorium requirements by removing the cap on Class A licenses. [In December 2015, ANC3B and GPCA jointly filed a petition with the Alcoholic Beverage Regulation Administration to continue

the liquor license moratorium for five years but without a cap on licenses for restaurants selling beer, wine, and spirits.] Commissioner Blumenthal asked for input from GPCA on Rite Aid's request. A motion was made to not amend the requirements of the moratorium petition submitted last month. This motion was duly seconded and after much discussion, passed unanimously.

If ABRA rejects the moratorium petition and lifts the Class A cap, then additional negotiations would be required between ANC3B and Rite Aid to come to an agreement.

Report on DC Tree Box Regulations & Canine Regulations. No one was on hand to make this report, so it was placed on hold for the March meeting.

Membership Report. Allen Tomlinson reported that envelopes inserted in the *Gazettes* continue to boost memberships. He noted that it was especially helpful in attracting new members. The association currently has 398 members and 262 households are represented. Gift certificates for local restaurants were again given to those who renewed memberships or signed up at the meeting. He said envelopes will again go out in the spring.

Treasurer's Report. Paul Thrasher provided the most recent numbers for the association though not much had occurred in the past month. \$4,160.17 was the net income and he thanked Allen Tomlinson for his membership efforts as well as Sheila Meehan for her efforts to secure advertising for the *Gazette*.

Secretary's Report. The minutes from January's meeting were approved unanimously.

New Business. Judy Agard took a moment to voice *great appreciation for those who helped dig out their neighbors* during the latest snowstorm. She wondered if there would be a way to raise money to buy a snow blower to make their work easier. Members also suggested that donations could be made to either the Glover Park Village or the Glover Park Citizens' Association. It was also suggested that a list of the volunteers be published in the March *Gazette*.

Lastly, Dorothy Biondi announced an upcoming *Valentine's Day party* to be held at Guy Mason on February 12. The invitation mentioned music, dancing, light refreshments, and an opportunity to make Valentine's Day cards.

The meeting adjourned at 8:28 p.m.

Too Much Alcohol, Snow, and Water

Jackie Blumenthal, Chair

At ANC3B's meeting on February 11, representatives of Rite Aid discussed their plans for the store and took questions about their request for an amendment to our moratorium renewal petition, which has already been submitted to the Alcoholic Beverage Control Board. At the January ANC meeting, Rite Aid said for the first time that their preference is to sell not just beer and wine but also hard liquor.

Since that time, the ANC sought and received numerous comments from residents. The Glover Park Citizens' Association, which is a party to the moratorium, voted in its meeting to support the petition as submitted. In light of that and all the comments both written and voiced at meetings, as well as each Commissioner's sense of what was best for their constituents, **the ANC voted 5-0 to oppose Rite Aid's request.**

The petition to amend (lifting the ban on new restaurant licenses) and extend the Glover Park Liquor License Moratorium, which would ban issuing new licenses for taverns, nightclubs and full-service (Class A) liquor stores, will stand as submitted. The ABC Board will hold a public hearing on our petition on March 30. We expect Rite Aid to contest it.

Snow Post-Mortem. A discussion about how the city handled the recent major snowstorm revealed general agreement that it was a much better effort than we remember from 2010.

After agreeing that as a community we did a great job helping each other, with *special thanks to the Glover Park Snow Team*, residents raised several areas where improvement is needed: sidewalks bordering the National Park Service lands are never shoveled; residents had to shovel the well-traveled W Place steps themselves; too many businesses did not clear their sidewalks; the D6 bus, which serves major hospitals, doesn't run during snow emergencies; and no one understands why public alleys aren't plowed.

Mayor Bowser Pays a Visit. On February 9, Mayor Bowser and nearly all of her department directors came to Glover Park for a "Results Walk" in the neighborhood.

I discussed the alley and storefront snow with Mayor Bowser. I was stonewalled on the alley-plowing issue, but the director of the Department of Small and Local Business Development offered to send notices to businesses about their obligation to clear sidewalks within eight hours of daylight after the snow ends and to fine them, if they don't.

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The walk took place along the commercial corridor, and the Mayor, her directors, the GPCA representatives, and I discussed problems, such as unraked leaves, beer bottles, trash on Guy Mason's grounds and lights out on the walkway, plus the muddy mess of the dog park. The Mayor's team jumped into action, performing some cleanups even before the walk was over.

I received a comprehensive list of fixes the city has committed to at Guy Mason and up and down Wisconsin Avenue, including working with businesses to get tree boxes into compliance, fixing the sink hole at W Place, repairing the alley between Hall and W Place, adjusting signal light timing at Calvert to help pedestrians cross more safely, and more. We will see how it goes.

Impending DC Water Work. Commissioner Brian Turmail described upcoming work by DC Water. The utility will use green infrastructure tactics to prevent storm water surges that push sewage into the Potomac. Much of Glover Park west of Tunlaw is scheduled to be renovated with permeable alley surfaces that allow the water to sink through and water-capturing tree boxes and parking lanes that prevent storm water from rushing into the drains all at once. DC Water is required by a court-ordered consent decree to address the sewage overflow issue. In parts of the city, new water tunnels are being built, but that is not practical here. Watch for mail and other announcements of upcoming local meetings where details will be worked out with your input. The ANC will also be involved and keep you informed.

Thanks, Abigail. Commissioner Abigail Zenner, who represents West Glover Park, announced that a new job requires her to resign her position as of March 1. We are sorry to see her go and extend our thanks for her service. A special election will be held to fill the post and an announcement of the process and timing will be available in early March.

Homeless Shelter. As you may know, the Mayor's proposal for getting homeless families out of the miserable situation at DC General is based on creating a system of smaller, more manageable shelters in each ward. The Ward 3 location is the empty lot on the corner of Wisconsin Avenue and Edmonds Street, just north of Calvert Street (see details in the President's Report on page 3).

As I write, ANC3B is working to get a local meeting scheduled so that we can learn more, ask questions, and get answers. The ANC was not consulted about the location nor were we informed until the day before the location was announced. But we are keeping an open mind about the project, and I encourage you all to do so, too.

Next Meeting. The next meeting of ANC3B will not be on the second Thursday as usual; instead, we will meet **Thursday, March 17** at 7:00 p.m. in the Stoddert School cafeteria. We welcome your attendance.



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Glover Park History

Childhood in Glover Park, 1926–39

Carlton Fletcher

An excerpt from a reminiscence written by Margaret Hunt in 1999.

In the late summer of 1926, when my family moved to 2424 Tunlaw Road, there were two “farm houses” across the street that are still there today. Mr. Trainor lived in the one that is now painted red, which had a fine flower and vegetable garden next to it (where a house now stands).

South of that a large empty lot extended down the hill to the two-story bungalow occupied by Mr. and Mrs. Wood. Their daughter Millicent was my sister's classmate at Western High School. I was 8 when we moved in, my brother was 12, and my big sister was 16. I went to Fillmore Grade School, and my brother attended Addison Junior High.

We went to the Piggly Wiggly store by cutting across the lot next to Mr. Trainor's

house. Mother gave me nine cents for a loaf of bread and eleven cents for a quart of milk. The gas station was Amoco and the drugstore was Pearson's, where Dad got the streetcar to go downtown. Downtown the power for the streetcar was underground, but when it got to Georgetown the motorman stopped and attached the trolley line to a wire overhead, and continued up Wisconsin Avenue. After a few years, we got bus service.

Glover Park History is online at
www.gloverparkhistory.com

Click on **Neighborhood** for
Neighborhood Images, Family Album,
and **Oral History** and **Reminiscences**

Memories and photographs to share?
E-mail carlton@gloverparkhistory.com



Snow Thanks

Judy Agard came to the February GPCA to thank those who dug her out, but she did not know who they were. Stanley Lynam called the GPCA to commend the kindness of our Sergeant of Arms. Here are their tales—just two of the many instances of neighborliness in Glover Park in January.

Judy's story. With an impending blizzard, Judy booked a room at Savoy Suites. There she stayed until the skies cleared, but then there was the matter of the 20+ inches of snow at home. She offered to pay workers at Savoy, but it proved unnecessary. Her walkway and sidewalk were completely clear of snow, as were those of her neighbor Jim Krieger. But “who done it?” Through the good auspices of the Glover Park Snow Team, a nearby neighbor, Terri Comer, enlisted her 6-year-old son Rafe and her fiancé, Kevin Mack, who did the work. All of them met on St. Valentine's Day, with Judy gifting a bottle of wine and a bag of clementines by way of thanks.

Stanley's story. Stanley and Joe Fiorello are old friends and on the same coffee detail on Sundays at Annunciation parish. With his car still beneath a pile of snow, Stanley called Joe to ask for a lift. Joe said “sure” and when the two returned from Mass, Joe asked whether he needed help getting his car out.



From left: Terri Comer, Jim Krieger, Rafe Comer, Judy Agard, and Kevin Mack.

Stanley figured he'd just wait for the sun to do the job. His heart wasn't up to the task.

Two hours later, Joe called and said, “Go out and look at your car.” Stanley did. It was totally dug out.

Days later, Stanley still marveled. “Joe's such a good man,” he said, “such a good man.”

AARP Tax-Aide

March 1–April 13

(except April 5)

Tuesdays & Wednesdays

1:00–5:00 p.m.

Georgetown Library

AARP Foundation Tax-Aide offers free, individualized tax preparation for low-to-moderate-income taxpayers—especially those 60 and older. Local assistance will *not* be available at Guy Mason Recreation Center this year.

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ANC3B Chair Jackie Blumenthal points out safety concerns at the Calvert and Wisconsin intersection to Mayor Muriel Bowser and DDOT officials. On February 9, a "Results Walk" brought Mayor Bowser and an impressive number of department directors and senior staff to Glover Park for a first-hand look at issues along the commercial corridor between Calvert and W Place.

During the walk, the Mayor and her aides discussed neighborhood issues with Jackie Blumenthal, Jack Everett (GPCA), Milt Grossman (Friends of Guy Mason) and Sheila Meehan (*Gazette*). Among the concerns (also see page 4) were maintenance resources for Guy Mason; CVS misuse of public space; hazardous sidewalks; how to identify and ticket tardy snow removal along the Avenue; and what can be done to improve our notably muddy dog park.

March at Guy Mason

March 11, Lunch & Movie, Lunch at noon; Film at 1:00 p.m., *Tootsie*, starring Dustin Hoffman.

March 11, Al Fresco, 6:45–8:00 p.m. This jazz ensemble and favorite in the greater DC area offers eclectic and sophisticated repertoire, featuring the Great American Songbook and jazz standards, swing, Latin, and danceable pop tunes.

March 15, The Art of Aging, 1:00–2:30 p.m. Discussion will cover privacy and consumer protection issues and what information is available from Federal and District governments. Suggestions for volunteerism and creative aging will be offered.

March 17, St. Patrick's Day Party, 3:00–6:00 p.m. Join us for a corned beef and cabbage dinner. Admission to the party is a dessert; RSVPs are required.

March 23, Memoir Writing, 2:00–3:30 p.m. Chloe Yelena Miller, who teaches writing at the University of Maryland and Politics & Prose, will be offering this workshop. Some writing will be done. Please bring a pen and paper or a charged laptop to class. Writers of all levels welcome.

March 25, Lunch & Movie, Lunch at noon; Film at 1:00 p.m., *The Birdcage*, starring Robin Williams and Gene Hackman.

March 26, Second Annual Egg Hunt & Egg Coloring, 2:00–5:00 p.m. There will be colorful eggs hidden on the grounds of Guy Mason followed by egg coloring at the Center. Good for all ages.

Programs Under Consideration: French, Russian, and Spanish conversation. Please call 202-337-1817 to indicate interest or for more information.

To RSVP for an event or register for a class, please contact Guy Mason Recreation Center at 3600 Calvert St., NW, or call 202-727-7703.

Registered Seniors and the Disabled Eligible for No Rent Increase in 2016

Barbara Cline

The Office of the Tenant Advocate (www.ota.dc.gov) has announced that there will be *no rent increase* for registered seniors (62+) in rent-controlled apartments. Yes, last year's rates will hold steady. Registered disabled renters (any age) are also eligible to receive *no increase* in their 2016 rents. All others in rent-controlled apartments will have a 2% rent increase. 2016 rent increases begin on May 1, 2016, and run through April 30, 2017.

Are You Registered? Registration is free; it is done only once; and there are no income requirements. But only seniors or the disabled who have registered their status at the Rent Administrator's Office at least 30 days *before* your next rent increase will be eligible for this coming year's freeze in rental rates.

To register, Google "RAD Form 6" to find the registration application form online. The form is available in English and Spanish.

If you need help, please call (202-719-6560) or make a free appointment with an Office of the Tenant Advocate caseworker. The office is located at 2000 14th Street, NW Suite 300.

For more information on rent control, see my 2015 article at: <http://www.foresthillsconnection.com/home-front/high-rise-life-dcs-2015-rent-increases-under-rent-control/>.





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Parenting in the Park

Growing Up Glover

Paige Trevor

Twenty years ago in March, we bought our Glover Park house from the *original* owners. In January, our oldest son turned 18.

These two events cause me to pause and reflect on what it is to Grow Up Glover.

Our houses are tiny. As a professional organizer, I see this as ideal. I spend a lot of time helping people get stuff out of their houses. Row houses, condos, and apartments are self-limiting. Kids do better with less stuff in the house, they really do. There are actual studies on clutter and kids, and it is not good, people.

There's nowhere to go. In small spaces, kids have to be around us more. This can be both awful and beautiful, but it's mostly good.

Our kids have to share a bathroom. Great training for college, don't you think?

Our families walk lots of places. You get to know your neighbors and serendipity forms bonds, creates play dates, and provides babysitters. A fun neighbor factors time into her run for the Glover Park chat, how great is that?

With minimal yards, we spend lots of time at the park. When kids are little and parents are tired, there is nothing better than walking down the Guy Mason hill and seeing

a bunch of buddies. Children can scream, parents can chat—everyone is happy.

The Cycle of Life. Kids go to Stoddert and these kids turn into teens, who go back to Stoddert for work and community service hours. Kids work with their old teachers. It's a beautiful thing.

The Cycle of Life, Part II. Kids need babysitters, and your friend's older children babysit your kids. Older kids go to college. Your child is suddenly the older child, and off they go to babysit. It's a beautiful thing.

All eyes on deck. Seriously, everyone is watching out for each other's kids. Not that kids aren't still sneaky and teenagery, but kids know they will probably run into some grown-up they know on the bus, in Georgetown, on the Avenue, in the woods....

Snow days rock the house. Seriously, try to find a better snow day situation than Glover Park. Teens shovel for people who need assistance, families walk to the closest potluck, kids check out the ample hills for sledding, and everyone walks in the beautiful woods. No driving necessary!

I know there are plenty of cons to living in the city, but that's a different article. For March, let's enjoy all the pros of Growing Up Glover.

Conversation

The wind
and bamboo
are tussling
today

One blows
one bends
One lifts
one lowers

Both knock
against my
window

As I read
I hear
scratches

snatches
of conversation

The wind
boasts
of its force

The bamboo
holds fast

deeply rooted
it whispers

the wind
is only
passing through

Edna Small



What's Up at Stoddert

Stoddert's Growth Means Planning Ahead

Maria O'Donnell

One of the best things about Glover Park is the option to attend Stoddert Elementary. Among the top schools in the city, Stoddert offers strong academics, an involved community, and enrichment services. With all these wonderful things has come tremendous growth.

Here are a few facts for those new families entering Stoddert:

1) Stoddert has one Pre-K classroom with a limit of 20 spaces. Although sibling preference is given through the lottery system, there are far more siblings than spaces at Stoddert. Families of all incoming Pre-K students should research alternatives in case they do not receive a lottery spot.

2) The Stoddert Extended Day Program provides a before and after school childcare program. Currently the demand for enroll-

ment in this program has outpaced capacity, and new families with young children starting at Stoddert are encouraged to research other aftercare childcare alternatives for SY16-17 in case they do not receive a spot.

Questions about the program can be emailed to Mia Perna, EDP Director, at mbsperna@gmail.com.

3) Families are strongly encouraged to enroll their student(s) at Stoddert in late Spring/early Summer. This helps tremendously with all the administrative details associated with managing our growing student population. You can visit Stoddert's front office during the regular business hours of 9:00 a.m.–4:00 p.m. to receive the proper paperwork and ask questions.

Maria O'Donnell is Co-President of Stoddert's Parent-Teacher Organization.



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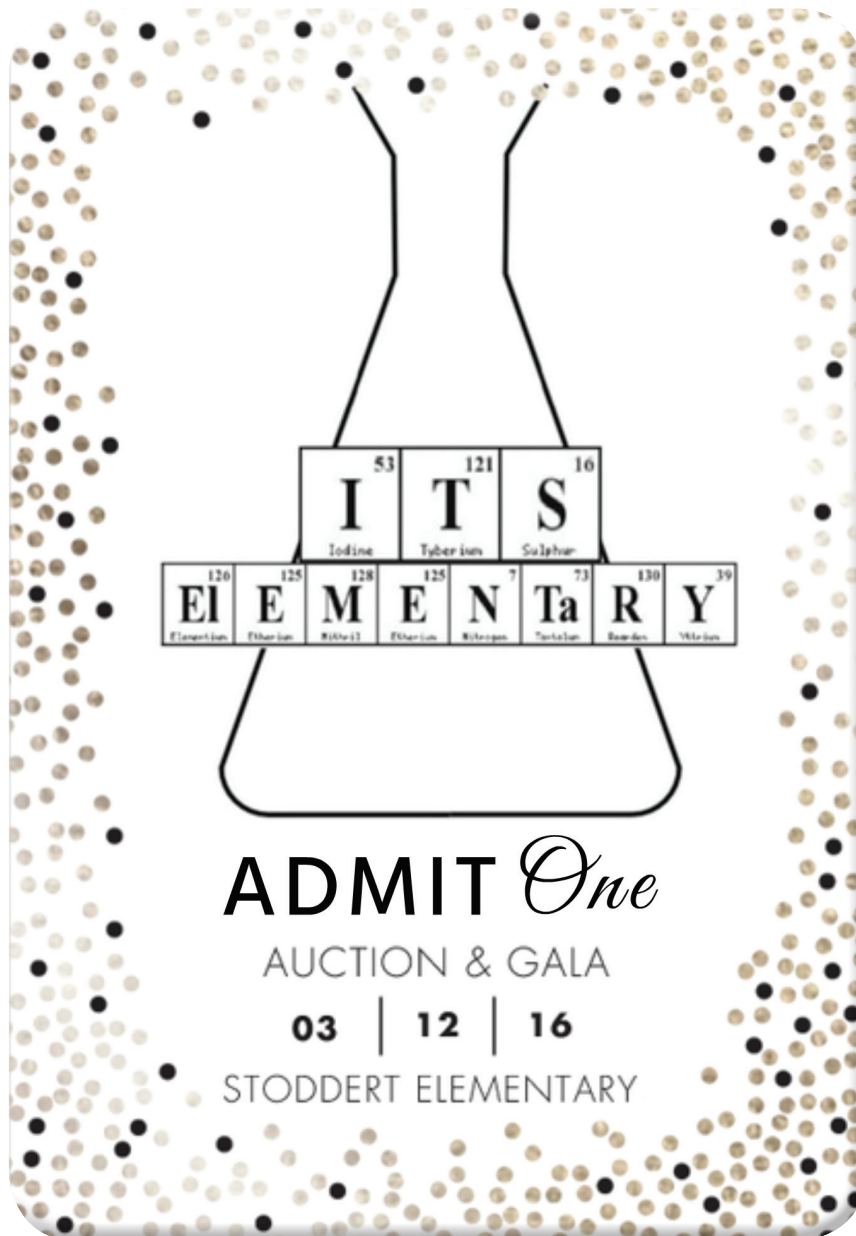
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Please join us!

Stoddert Annual Auction & Gala **March 12 • 7–11 p.m. • Stoddert Elementary**

This Stoddert PTO-sponsored event is the school's principal fundraiser and the successor to the Big Chili. Please join the Stoddert family for an adults-only cocktail party that offers bites to eat, dancing, and a great variety of items to bid on. Tickets are \$50.

To attend or make a donation, visit www.stoddert.org

Thank you for your support!