

The Village View

glencarlyn

Newsletter of the Glencarlyn Civic Association since October 1952

Summer 2026



*Scenes from Glencarlyn Days 2026:
Neighbors gathered for the parade, pancake
breakfast and barbecue, with volunteers at
the grills and families celebrating a favorite
community tradition.*

*Thanks to all who volunteered! Photos by
Brandon Hemel, David Cahill, and David W
Hathcox.*



Special July 16 Meeting

Hear from VHC Health, Lifepoint and Arlington County DHS/CSB about the planned hospital and county behavioral health services. The special hybrid meeting is July 16 at 7:30 p.m. at Carlin Hall. See page 3 for details.

President's Corner

by Brandon Hemel, GCA President

Another Glorious Glencarlyn Days Weekend!



A warm but not too oppressive heat hung in the air on Friday and Saturday. It did not keep us away from all the activities of Glencarlyn Days.

Once again Courtney Holmes, David Cahill, and our group of intrepid volunteers planned a fantastic BBQ at Carlin Hall. In the many years of this event, I do not think I have ever seen so many people on the grounds of Carlin Hall. The food was wonderful, the music was wonderful, and the great feeling of community was overwhelming.

Friday night, we honored Barbara and Peter Olivere for their over 50 years of community service to Glencarlyn with a \$2,500 donation made in their honor to Arlington Neighborhood Village. Pete is one of the many people I look to as mentors in our community. I know I have done well at the end of our monthly meetings when Pete comes up to me and says, "Good Meeting" and gives me a thumbs up.

Our donation was within the members of the GCA Executive Team and a small group of volunteers but if you would like to also honor their decades of community service, please visit anvarlington.org and write down your donation is in honor of the Olivere's.

Saturday's feast worthy pancake breakfast was attended by more Glencarlynites, county board and school board members, and members of our law enforcement community. Thank you as always to Julie Lee, GCA President Emeritus, for leading the volunteers and planning such a momentous event.

Saturday's parade theme, VA250 brought out kids on bikes scooters, and rein-actors from The Arlington Historical Society. Lead by a firetruck and Virginia state flag, customized by Courtney Holmes, the parade circled from St. John's and around the village neighborhood to end at library.

Finally, thank you to our neighbors who opened their homes to the annual home tour. We have such an eclectic styling of houses in Glencarlyn that is always interesting to see how they have been built, rebuilt, and decorated.

I repeated it many times at the BBQ but will say it again, Glencarlyn is the best neighborhood in Arlington – and all of you make it so.

We cannot have our weekend events without our volunteers. If you did not volunteer this weekend, please consider volunteering for future events, Glencarlyn thrives because of people like you.



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SPECIAL JULY 16 MEETING – VHC Health & Arlington Department of Human Services

by Brandon Hemel

Join us for a special Hybrid meeting on July 16 at 7:30 pm at Carlin Hall with officials from Arlington County's Department of Human Services and Community Service Board and VHC Health and Lifepoint.

This meeting will provide Glencarlyn residents with an opportunity to speak directly with key clinical members of the VHC Health/Lifepoint team, as well as Arlington's DHS and Community Services Board, regarding the operations of the planned hospital and the county's progress with Behavioral Health Care Services.

Representing the county will be Deborah Warren. The executive director of the Arlington County Community Services Board (ACCSB). The CSB focuses on providing services for people challenged by mental health, developmental disabilities, and substance use.

Additionally, Ollie Russell, Arlington County's Assistant Director of the Behavioral Healthcare Division (BHD) of the Department of Human Services, will be in attendance. The Behavioral Healthcare Division provides services and care throughout the county for children, adults, and seniors and crisis intervention and support.

Representing VHC Health and Lifepoint will be Becki Shauinger (President, Lifepoint Behavioral Health), Dr. Linda Lang (Vice Chief of Behavioral Health, VHC Health), and Adrian Stanton (Vice President, Real Estate Acquisition & Development).

Arlington County Board Members, APS School board, and representatives of local media are invited as well.

Please attend in person or via Zoom if you cannot be there. If you cannot attend, please email questions to Brandon Hemel, GCA_Brandon@outlook.com

Honoring Longtime Neighbors the Oliveres

by Brandon Hemel

At the Glencarlyn pancake breakfast, the GCA honored longtime Glencarlyn neighbors Barbara and Pete Oliveres by making a special contribution of \$2,000 to Arlington Neighborhood Village in their honor.

The Oliveres moved into Glencarlyn in 1978 and have been community leaders during this time. Pete has served in nearly every position on the Glencarlyn Civic Association, multiple roles with the Arlington Civic Federation, and St. John's Episcopal Church.

Pete has served as a mentor to countless members of the GCA executive committee, and I feel lucky that I am following in his footsteps and each time he gives me a thumbs up after each GCA meeting.

Pete helped found Arlington Neighborhood Village (ANV) in 2013 as part of the villages network to help Arlington residents age in place. ANV serves all of Arlington with members ranging in age from 58 to 102. Members live in neighborhoods throughout the county and represent a diverse range of interests and needs, cultural and racial backgrounds, and economic circumstances. Our work improves the physical, mental, and social wellbeing of older adults in our community. For more information about ANV, please visit anvarlington.org



Roger Mola, a former Aerospace Journalist of the Year, presented at Glencarlyn Library on Operation Skyshield, Cold War exercises that grounded civil aircraft across the U.S. and Canada during a simulated aerial attack. Photo by Simon De Groot.

Long Branch Stream Outfall Repairs

by Brandon Hemel

The long delayed Long Branch Outfall repair began in May. The stream outfall is at the intersection of 5th Road South and South Kensington Street.

The stream outfall is on the edge of the 601 S. Carlin Springs Road Property and is hidden behind the fencing and overgrowth of trees and shrubs. However, the concrete pipe leading from 5th road to the stream is extremely damaged by erosion. To make the repair, some of the vegetation and the fence at the intersection will be removed. The fence will be replaced and replanting of trees and shrubbery will take place.

The county looks to complete the project in mid 2027.

Neighbors on 5th Road and surrounding streets were heavily involved with the planning and the project manager, Lily Whitesell, LWhitesell@arlingtonva.us, has been very open to communicating with the community.

If you want more information about the project, please see the project page at tinyurl.com/long626

VHC South Campus Update

By Lee Clarke

GCA's VHC Working Group is one set of voices trying to be heard. It's important that everybody who has an interest in how this community evolves makes their own voices heard. **We especially need parents of young children to voice their concerns about safety, traffic, and the sledding hill.**

Please write or call your county leaders: CountyBoard@arlingtonva.us. Attend or speak at the upcoming public hearings; see upcoming meetings at tinyurl.com/vhc626

The name has changed but the project is the same! VHC has named the wellness and behavioral health facility at 601 South Carlin Springs Road the VHC South Campus.

Arlington County held the first of two public Site Plan Review Committee (SPRC) meetings on Monday, May 18th. Presentations by county staff and VHC were followed by questions and comments by about 20 committee members. GCA President, Brandon Hemel represents Glencarlyn on the SPRC. The discussion covered land use, landscaping & open space, and site layout & circulation. Seven Glencarlynites, mostly members of the VHC Working Group, spoke during the public comment period at the end of the meeting. Kudos to those who helped

make our neighborhoods voice heard.

The VHC working group is focused on three priorities based on feedback from the neighborhood. First, we want to eliminate a second entrance next to the medical office building to protect students walking along CSR. We are also opposing a wide asphalt between 5th Road and the facility to discourage easy access to and overflow parking along 5th Road. Third, we are working to minimize light trespass into our neighborhood and park by reorienting the building to the west and reducing expansive windows. We delivered that message at the first SPRC meeting but still have lots more work to do.

Residents of Glencarlyn have shared many other concerns about VHC's South Campus. The working group is weaving those concerns into our presentations to several county commissions and into conversations with many community leaders. Protecting Moses Ball Spring, the Long Branch watershed, and the tree canopy is closely tied to the three highest priorities. Similarly, ensuring that the impact on our neighbors along the north property boundary is limited as much as possible, both during and after construction, is paramount. Finally, we're are trying to get clarity on how the County plans to use the north half of the property and why VHC is building almost half an acre of parking for the County.



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County Meetings on Carlin Springs Rd Traffic

by Brandon Hemel

Glencarlyn Neighbors and representatives of Adjusting Neighborhoods met with County staff on May 27 and June 16 to discuss the county's current sidewalk work on Carlin Springs Rd and safety concerns during student arrival and departure time.

We expressed the need for more crossing guards, proactive speed enforcement and better signage at all the intersections altering the drivers of the successive red lights at 5th Road and 5th Street.

On May 27, County Board Chair Matt de Ferranti, Deputy Police Chief Wayne Vincent and other staff members met with neighbors to review the sidewalk construction and to discuss the next steps. The county has nearly completed the retaining wall between 5th Rd South and 6th Road South on the eastern side of Carlin Springs Road. Once that work is complete, the county will continue heading north along S CSR to increase sidewalk width from 2nd Street South to 5th Street South on the east side. Later work will be done to increase sidewalk width on the parallel side of the west side of S CSR.

County Board Member Susan Cunningham and School Board Members Monique Bryant and Zuraya Tapia-Hadley met with Glencarlyn neighbors on June 16 to observe school arrivals at Kenmore Middle School. During this meeting, they witnessed firsthand the dangers that students face when walking along and crossing CSR at the start of the day.



Susan Cunningham, Monique Bryant, and Zuraya Tapia-Hadley observe traffic along CSR. Photos by Brandon Hemel.



Upcoming GCA Meetings

by Brandon Hemel

The Glencarlyn Civic Association meetings are held at 7:30 pm on the first Monday of each month except January 2027.

All meetings take place at Carlin Hall. A Zoom link for each will be sent out via GCA Updates prior to the meeting.

Our first 2026-2027 meeting is September 14, with ACPD Chief of Police Andy Penn tentatively scheduled.

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Update on St. John's Episcopal Church

by Brandon Hemel

Current Status of St. John's

At the April 2026 GCA meeting, Rev. Julie Bryant of St. John's Church informed the community that the congregation was unable to fill its vestry, the church's governing board. Under Episcopal Diocese rules, parish churches must maintain a governing body in order to remain active.

As of June 15, 2026, the Episcopal Diocese of Virginia has not made a decision about the future of St. John's. In the meantime, the congregation continues to meet on Sundays and holidays, stock the food pantry, and maintain the property.

Church members are determined to remain part of the community for as long as possible. They will continue to keep the Civic Association informed and included as plans for St. John's develop.

Faith in Housing Act

Relevant to the neighborhood is Virginia's recently passed Faith in Housing Act. The law allows affordable housing to be built by right on land owned by houses of worship and 501(c)(3) organizations. It takes effect in January 2027, and Arlington County is currently studying how to incorporate the law into its zoning regulations.

As of June 2026, the Episcopal Diocese of Virginia has not stated any intention to convert the St. John's property into affordable

housing. However, because the outcome may affect the neighborhood, the GCA will continue to follow any decisions made by the Diocese with close interest.

Essay on St. John's Role in Glencarlyn

The following essay on the importance of St. John's to Glencarlyn was submitted by Brad White, a Glencarlyn resident from 1972 to 1993:

St. John's Has Served Glencarlyn for Generations: Its Future Is Now Uncertain

For more than 100 years, St. John's has helped shape community life in Glencarlyn. Some residents may only know it as the small church up on Lexington Street, but generations of families have experienced it as something much larger: a gathering place, a support system, and a steady presence through changing times.

Today, St. John's faces an uncertain future. The Episcopal Diocese of Virginia has begun a process that could ultimately result in St. John's closing as an active parish. As conversations continue about the future of the church, many residents may not realize how deeply St. John's has contributed to the broader community over the decades.

In the late 1970s, the church hosted a weekday Head Start program in its undercroft, serving local children and families.

Continued on page 8

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Update on St. John's Episcopal Church

Continued from page 7

When Arlington County renovated Carlin Hall, the county moved its preschool program into the St. John's parish hall so local families could continue uninterrupted access to childcare and early education.

For decades, Boy Scout Troop 644 met at St. John's. The church served as a meeting hall, equipment drying area (inevitably every camping trip ended in rain or snow and required us to take over parts of the church to dry our gear), and a capture-the-flag field for generations of Glencarlyn's young men. Many of those Scouts later planned and completed Eagle Scout projects for the church and broader community.

Community organizations including AA groups, the Northern Virginia Doll Club, and neighborhood associations regularly used the church's classrooms and meeting spaces. During some of Glencarlyn's more turbulent periods, the parish also served as an open and neutral forum for discussions about important public issues and community concerns.

Many Glencarlyn residents still remember the annual Glencarlyn Day parade beginning and ending at St. John's. After the parade, neighbors gathered on the church grounds for hot dogs, drinks, children's games, flea markets, and community activities. Each December, the church welcomed residents back for Christmas caroling gatherings that brought neighbors together across generations.

St. John's has also opened its doors to other faith communities. Christo Rey, a Hispanic congregation, worshiped there for many years, and a Seventh-day Adventist congregation currently holds services there today.

More recently, the church partnered with members of the Glencarlyn community to support the Little Free Food Pantry located on church property, helping neighbors facing food insecurity.

None of these activities alone defines St. John's. Together, however, they show how a small neighborhood church can strengthen community life in quiet but meaningful ways.

Glencarlyn has long benefited from institutions that create connection: its library, parks, schools, community center, and churches. Each contributes differently to the character and resilience of the neighborhood. As discussions about the future of St. John's continue, residents of Glencarlyn may wish to

consider not only the future of a congregation, but also the long-term value such institutions bring to the broader community.

St. John's is scheduled to begin a "setting down" process, a formal church process that could ultimately result in the parish closing. Because St. John's occupies a longstanding and visible place within Glencarlyn, many residents understandably care not only about the future of the congregation, but also about the impact of this process to the entire community.

Parishioners have begun asking the Diocese of Virginia to consider additional options, including a period of continued discernment, diocesan support, and possible revitalization efforts before any final decision is made. Members of the congregation hope to demonstrate that support for St. John's extends beyond current Sunday attendance and includes many residents who value the church's longstanding role in the life of Glencarlyn. In the coming weeks, community members who wish to support continued exploration of options for St. John's will have opportunities to sign a community petition or communicate directly with the Diocese of Virginia.

Whatever the future ultimately holds, many in Glencarlyn believe the contributions St. John's has made over generations have earned it every reasonable opportunity to continue serving both its congregation and the broader community it has helped sustain for more than a century.

Brad White was a Glencarlyn resident from 1972 to 1993. He grew up on 3rd street playing touch football and whiffle ball on almost every street in the neighborhood. He and his family attended St. John's regularly and he was a member of Boy Scout Troop 644 that was chartered at St. John's. He and his wife currently live in Nashville where he regularly draws second looks when he wears his "I Survived Glencarlyn Day Pancakes" t-shirt. He is currently the CFO of an insurance technology company and an Adjunct Professor at Vanderbilt University.

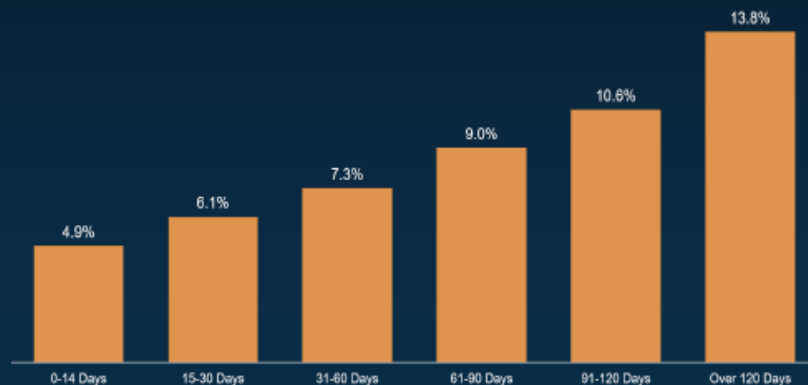


Glencarlyn hosted a table at the VA250 festival, and included an appearance by Barry Stevens, aka Benjamin Franklin. Above and right photo by Jeff Litemen, far right by Kathy Reeder.



Price Cuts Get Bigger as Listings Linger

Average Percent a Listing Price Is Reduced Based on Days on Market



KEEPING CURRENT MATTERS

Source: NAR

Properties that sit on the market and go through multiple price cuts can develop a sense of staleness. Today's buyers are not only aware of that, they are actively tracking it in real time. When a listing lingers or undergoes reductions, buyers begin to question the asset itself, even when the issue is simply initial pricing. If your next real estate vision is taking shape, let's connect to discuss what that could look like.



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Arlington Neighborhoods Program (ANP) Update

by Kathy Reeder, Arlington Neighborhoods Advisory Committee (ArNAC) Delegate

Manchester St. and 2nd St. S. – Still awaiting contractor's schedule

This funded project will improve the wooded area at the west end of the Kenmore Middle School property, as well as the S. Manchester St. entrance and frontage, the 2nd St. S. dead end, and the east side of S. Manchester St. Ryan Donlon, whose home is adjacent to the project area, is the block representative.

County staff is still waiting to receive the contractor's schedule, which is needed to proceed with preconstruction meetings. Bids were returned in November and a contractor has been chosen and awarded the contract. Construction is still estimated for summer 2026, but timing will depend on the contractor's schedule.

County staff finalized a landscape owner's manual for the 2nd St S & S Manchester pollinator garden. It will provide volunteers and interested residents with general and seasonal specific maintenance, including guidelines and facts for each plant. Staff finalized the text for the garden's educational signage. They will also launch a website once the educational signage is installed. This website will provide garden and maintenance information, including translations, via a QR code on the signage.

IPC, the invasive control contractor hired by Arlington

County, completed a fall treatment at the end of September 2025. The final treatment is scheduled for mid-July later this year. Wetland Studies and Solutions, a consulting firm hired by the county, has completed a tree survey. They will evaluate trees for removal, pruning or retention once the invasive treatments are complete.

Information about the project is available at S Manchester St. & 2nd St. S – Official Website of Arlington County Virginia Government and on the Glencarlyn.org website under ANP Activities.

S. Harrison St. Circle – Under county staff review

The oval on the S. Harrison St. circle was proposed in November 2025 as Glencarlyn's new first-priority ANP project. It will replace the Moses Ball Spring project (see the September Village View). This new project proposes to remove and replace deteriorating structures, replace invasive plants with natives, help resolve any stormwater management issues and treat the invasive ivy on the west side of S. Harrison St., beginning at 5th St. S. The project is now under county staff review. Pippy Sickbert, resident of S. Harrison St., will be the project's point of contact for residents and the county. She can be reached at kkravchonok@gmail.com.

For questions on any of the ANP projects, please contact Kathy Reeder (kathleenreeder@comcast.net).



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View from the Garden

By Master Gardener, Linda Carney; Photos by Sam Pulcrano and Linda Carney

Glencarlyn Spring Celebration and Plant Sale Draws Record Crowd

Perfect spring weather set the stage for a record-breaking turnout at the Glencarlyn Spring Celebration and Plant Sale on April 18, 2026, at the library. More than 600 attendees came out to enjoy the event and shop a wide selection of plants, garden items, and artisan goods.

Native plants from Hill House Nursery in the library parking lot and selections propagated by the Master Gardeners of Northern Virginia in the gazebo patio were especially popular. Visitors also browsed unique offerings from local vendors, including ceramic pottery, jewelry, nature-inspired prints and cards, and colorful bags made from recycled plastic. The Master Gardeners' "pre-loved" gardening items and books were another highlight.

Families enjoyed the ever-popular Kids' Table, featuring hands-on activities like rock painting, butterfly origami, and coloring.

Community partners—including the Arlington Master Naturalists, Northern Virginia Bird Alliance Sanctuary Program, and Rock Spring Garden Club—shared educational resources and information. The "Small Trees Make Big Canopies" initiative once again provided free tree saplings, while Master Gardeners were available throughout the day to answer questions and offer planting advice. The Ball-Sellers House, operated by the Arlington Historical Society, welcomed visitors and offered a special tour, "*Rooted in History: The Ball-Sellers Garden Story*."

All proceeds from the event support the Master Gardeners of Northern Virginia, and we are deeply grateful for the community's enthusiastic participation. We hope your purchases bring you enjoyment throughout the coming seasons. Thank you, Glencarlyn community!



Left: Masters Gardners help attendees fight the right plants.



Right: Bex Steffens ready to answer questions at the Master Gardners table while Nancy Davis, Sherry Sposeep and Annette Sigillito preparing the fun at the Kids' Table.



Volunteers Needed to Help with Watering the Garden

The Glencarlyn Library Garden Coordinators are looking for a few volunteers to help with watering during the upcoming growing season (late spring through early fall).

Watering takes about an hour once a week (turn on timer for sprinkler or hose and come back to put away and/or hand water planters), and schedules are flexible (morning or evening). No experience is needed—just a little time and willingness to help. This is a wonderful way to support a shared community space and enjoy some time outdoors.

Interested? Please contact Linda Carney (miaberley@mac.com) or Sam Pulcrano (spulcrano2@msn.com). Thank you for helping keep our garden growing!

Glencarlyn Kids for Hire

Name (Age)	 Babysitting	 Pet Care	 Yardwork	 Tutoring / Special Skills	 House/Plant Sitting	Contact
Malia Tavares Bryant (15)	✓ CPR Certified	✓ Dogs, Cats	✓ Rake/Shovel	✓ Any Subject	✓	(703) 946-2803
Henry Costello (11)		✓ Cats	✓ Shovel, Recycling			(706) 255-6415
Stella Derks (13)		✓ Dogs, Cats				(240) 330-2589
Eddy Drake (16)	✓	✓ Dogs, Cats	✓ Lawn Care, Rake	✓ Crochet Instructor, Math Tutor	✓	(703) 966-4591
Elise Eclarinal (16)	✓ CPR Certified	✓ Dogs, Cats			✓	(703) 705-1702
Lydia Grootos (16)	✓	✓ Dogs, Cats			✓	(571) 289-4549
Elizabeth Heim (13)	✓ CPR Certified	✓ Dogs, Cats			✓	(571) 545-3145
Christine Houston (13)	✓	✓ Pets	✓ Rake Leaves, Snow	✓ Math/Chess Tutor, Arts & Crafts	✓	(571) 213-2723
Marie Houston (14)	✓	✓ Pets	✓ Rake Leaves, Snow	✓ Arts & Crafts Tutor	✓	(571) 213-2723
Logan Krohl (17)		✓ Dogs, Cats	✓ Rake/Shovel		✓	(703) 593-1170
Riley Krohl (14)	✓ CPR Certified	✓ Pets	✓ Rake/Shovel		✓	(703) 862-4938
Harper Lynch (15)	✓	✓ Dogs, Cats			✓	(703) 300-5809
Aniya Matadial (15)	✓ CPR Certified	✓				smshomeaker1@gmail.com
Kyle Matadial (20)		✓ Dogs	✓ Rake/Shovel			smshomeaker1@gmail.com
Willa Pencikowski (8)						(571) 242-2823
Belen Plaza (14)	✓ CPR Certified	✓ Pets		✓ Arts & Crafts Tutor	✓	sweethautchinson@gmail.com
Kyle Quattlebaum (17)		✓ Dogs, Cats	✓ Lawn Care, Rake/Shovel		✓	(703) 919-3631
Maggie Reed (15)	✓ CPR Certified	✓ Lizards, Birds, Dogs & Cats			✓	(202) 309-8511
Harley Seidel (15)	✓	✓			✓	(917) 213-8540



Please pay your 2026-2027 GCA Dues—\$15

Your dues to the Glencarlyn Civic Association help fund the Glencarlyn Day events, holiday parties, picnics, *Village View* newsletter, the *glencarlyn.org* website, our neighborhood directory, and much more. Dues are for July 2026 through June 2027.

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Please send me Glencarlyn Updates since I am not currently getting them _____ (Yes or leave blank)

I would like to volunteer for one of the upcoming Glencarlyn events: _____ (Option to add event name)

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