



The Neighborhood Newsletter

VOLUME 15 NUMBER 4

THE GETTING COZY ISSUE, NOVEMBER, 2008

OUR NEIGHBORHOOD FUTURE

As we write this in October, life goes on in the neighborhood, seemingly just as before. Walk our streets on a gorgeous fall day; has anything really changed?

Yet it has changed, behind the appearances. Change always happens, sometimes imperceptibly, sometimes eluding our physical senses. If we were ever insulated from the world outside, for example, we're less so now. The decisions of an oil executive in Dubai, an investment banker in Hong Kong, a political leader in a faraway state – all those decisions affect us here, though they're well beyond our influence. This is globalization, for better and/or worse.

These are supercharged times, and uneasy times, should we need reminding. No need to recite the specifics here. The pace of change, if anything, may have accelerated. Which raises the question for us: How best to deal with such rapid change? Fear, anxiety, stress, despair, denial, anger, withdrawal, all those natural and familiar reactions, are all at our disposal.

But one helpful response is to focus on what we can change ourselves. What we consume, what resources we share, what kind of contact we have with our neighbors – in short, how we relate to our own neighborhood – those actions are within our personal control.

It will be hard for us, acting alone, to shape the future of our planet; but by acting together, we can do quite a bit to shape the future of our neighborhood and community. Should we choose, we can go some distance toward living more sustainably, more mindfully, and more cooperatively. All of these may shield us from threats outside; but just as important, they can be sources of happiness in their own right.

So in this issue, we begin a discussion of Our Neighborhood Future, first by offering two views of what that future might be. We lead off with two thoughtful short essays, by long-time neighbors Bob Nicholls of Monadnock Road and Ted Selker, formerly of Jason Street. Please also note Glenn Koenig's article on his neighborhood solar installation, as well as Judy Weinberg's story on gleaning, and Barbara Costa and Ellen Reed's account of sustainable + fun activities on Woodland and Lincoln Streets.

We hope these articles stimulate some thought for you, and that they won't be the last in this series. What's your own response? What do you think our neighborhood future is going to be, or ought to be – and how should we get there? Let us hear from you, so that we can carry this discussion forward in our next issue. Please send your thoughts to us at jhitesnews@comcast.net. Thanks, and here's to a bright neighborhood future for all of us living here. — BB



NEIGHBORHOODS 2018

By Ted Selker (*formerly of Jason Street*)

Transportation:

I now see a desire for people to really think about how they travel. Lighter vehicles are getting more prevalent. These electric tricycles, motorcycles, motor scooters, electric bicycles, and regular bicycles put people more in contact with others and with people who share these forms of transportation. People are beginning to share rides more as well. Many are starting to build and share car pooling software. As the car pooling phase unfolds, we might see people not necessarily knowing their neighbors better, but rather knowing the people that go similar places from their neighborhood better.

Commercial:

Physical settings will be more for social than commercial purposes. People will continue to rely more on the web for purchases. Local stores and even regional malls will suffer around anything that isn't perishable, heavy, big, or doesn't absolutely have to be tried on. As this happens, more of the local storefronts will continue to form around impulse activities of food, fashion, and physical activities, from sports to game playing. This trend will continue to segregate us into groups that share the activities we do.

Spiritual:

The sense of diversity in the neighborhood might decrease. Redistricting, property values, and focusing by various social strata on schools, entertainment, sports, or low taxes – all tend to drive neighborhood development away from diversity.

More and more, we are getting different news in different affinity groups. The diversity of contact with people you don't share activities or beliefs with is diminishing. Multiple parallel societies exist in the state; they might be close in proximity, but far away in interest or awareness of each other.

Mitigations:

Places like the Arlington Reservoir (made as a water supply, but which never actually functioned as anything besides a chlorinated swimming pond for young children) bring everyone interested in summer together. Places such as Menotomy Rocks Park bring people together – around walks with each other or with animals, or around skating in the winter or fishing in the summer. Mass transit that can save time brings everyone together and should be extended to reduce surface traffic in towns. Our tools for diverse and sharing communities are diminished but not gone. Town Day, bad weather, and power outages bring neighbors to meet each other a little. When neighbors focus on the local schools, that can be a reason for people getting to know each other. And of course, probably the reason that Halloween is booming is that it's really the only time we can legitimately knock on a neighbor's door gracefully, without feeling that we might be crossing a social chasm.



NEIGHBORHOOD ISSUES

By Bob Nicholls (*Monadnock Road*)

Neighborhood issues are probably different by age group. While I would like the town to have good schools, I want them well run and fiscally sound. That said, I am 71 and my children are well past schooling; also, they don't live in Arlington. Mostly, though, I believe the issues of the neighborhood are rooted in the town. There may be a few issues such as Menotomy Rocks and Jason Street traffic, but from my point of view the overall issues are: :

- Responsible governance
- Fiscal viability
- Limiting size
- Traffic
- Transportation
- The library

Right off the bat, we need good governance, and with it, the will to enforce fiscal responsibility. We may or may not have got the retirement pension issue in hand. However, I believe that we are still setting ourselves up for unsustainable expenses in the future, which include medical expenses that no one can foresee; at least, they haven't in the past. At times, I think that we are still a tribal society in that we elect "our kind" to look after defined parts of the electorate. Perhaps that is unavoidable.

The little open space we have needs to be guarded and developed for scenic and recreational use. We might expand the town, but it would become a different sort of town, and the question is whether we zone for apartments and condominiums or do we have more restrictive zoning. Arlington is already a dense community, which will be to our advantage with high – maybe higher – fuel costs. If we do allow more development, then we will come under pressure to expand the commercial parts of town with unforeseen results. In addition, there is the question of the best type of town governance. Right now I believe that we are at the limits of representative town meetings.

I need not mention to you the problems of traffic that flushes through the town. Pleasant Street, Route 3A, Mass Avenue, Park Avenue all pass through residential areas. There may not be much that can be done, but I hope that we can do something to limit further saturation. The present public transportation is quite good although it does thin out in the off hours. This is understandable, given the financial state of the MBTA. But we do need a better system of keeping transportation on time and reliable.

Finally, there is the library. It is a crown jewel of the town and it is not open as much as it might be. Of course that is a function of the money that is available, and that comes back to finances of the town and governance.

AND ONE MORE NEIGHBORHOOD IDEA....

One more Neighborhood Future thought, from Bill Cates, our former neighbor on Woodland Road. "One of the most connecting things in our neighborhood is yard work. As we get more money and less time, I see more lawn crews and less rake leaning on Saturdays. Any activity that gets people out of their cars and houses is helpful, right?"

Amen. Time to rake those leaves, everyone!

OUR WILD NEIGHBORS

by Mary Greenwald (*Gray Street*)
Illustrated by Caleb Hajian



If our own backyard is any indication, our neighborhood is home to an impressive array of wildlife. By day the animal population consists of the usual suburban fare: squirrels, birds, and roaming neighborhood cats. All this changes at dusk, when the nocturnal animals emerge from their dens and burrows. The other night my daughter Isabel Hajian, age 11, was awakened by a purring-squalling noise right outside her window. She peered out and was amazed to discover that the sound emanated from a fox. We think it was lured by our apple tree, which for the first time is producing a bountiful crop. Wendy Stewart across the street reports frequent sightings of a gray fox in her backyard, perhaps making its den in the wild (by Arlington standards) ravine behind her house.

Mulberries were the draw for a mother raccoon and her four kits this summer. We came home at dusk one evening to see this captivating family crossing Gray Street and heading directly for the mulberry tree in our yard. The youngsters helped themselves to the berries on the ground while Mom climbed the tree to pluck them right off the branches.

Other critters have made our yard their permanent residence. A big old skunk lives in the back corner. We catch glimpses of it in the evening waddling comically along — although we were less amused when this same skunk sprayed our hapless cat. On those rare occasions when we're up at dawn, we've seen an opossum amble slowly about. Chipmunks have also moved in, punctuating our flower beds with their burrow entrances and exits.

Our neighbors Sasha Wilkinson and his dad, Yura Ivanov, had an unexpected late-night encounter a few years back. Sasha, then age 6, and Yura had pitched a tent in their backyard and were nestled in their sleeping bags when they noticed something sniffing on the other side of the nylon wall. They peeked out and came face to face with a mother coyote and her two pups. The coyotes paused, took a long look at the humans, and continued on their way. The Wilkinsons were treated to another surprise when they discovered a tiny snapping turtle on their stairs one day. "I have no idea where it came from or how it got there," said Sasha's mom, Sarah.

Savannah Holmes-Farley, age 11, nearly stumbled across a much larger version of this same creature a bit further afield. She was playing soccer at Monotomy Rocks Park when she suddenly noticed "what looked like a huge rock — one that hadn't been there before." Upon further investigation, she was astonished to discover an enormous snapping turtle staring back at her. "So, don't always assume that something is just what you think it is when you take a glance," Savannah advised. "Take a better look at it. Maybe there are turtles all over the place!"

With her similarly keen powers of observation, Savannah's sister ShuLan, age 8, detected another reptile hidden among the reeds in Hill's Pond. ShuLan recalled, "One day my Mom and I were . . . creature searching for animals like turtles and frogs. Then, I kneeled down to look in the pond and suddenly I was face to face with some kind of snake! I think it must have been a garter snake. The snake was lying in the reeds at eye level. I shouted, 'Mom, come look! It's a snake!' Mom came over saying, 'It's probably a reed or something,' but it wasn't!"

On a creature searching expedition in the same locale, Caleb Hajian, age 8, was rewarded with a glimpse of a muskrat swimming among the reeds one spring day. "I kept going back to look for it but I never saw it again," he said.

Our neighborhood is also a popular way station for peripatetic feathered friends. When we first moved here 11 years ago, a family of geese stopped by our front stoop for a siesta en route to Spy Pond. In a recreation of the classic scene from *Make Way for Ducklings*, our neighbor Suzi Lubar recalls directing traffic for a mother duck and her ducklings as they traveled down Irving Street a couple years ago. Just the other day, Suzi happened to look out the window and "there was a group of wild turkeys marching up Ravine Street!" The turkeys crossed Gray and disappeared into the same ravine the fox had emerged from, hopefully to coexist peacefully!

Suzi's daughter Allegra, age 7, reports that a family of adorable rabbits lives in her next-door neighbors' yard. She also sees black squirrels, a less common variation of the ubiquitous gray squirrel.

What have we missed? Do you share your backyard with any other members of the animal kingdom? Send us an e-mail at megreenwald@aol.com to let us know and we'll supplement this list in the next issue. In the meantime, happy creature searching!





RICHARD'S ISLAND

By Helen Devine (*Venner Road*)

*"When all at once I saw a crowd,
A host of myriad flowers,
Beside the road, beneath the trees,
Fluttering and dancing in the breeze."*

(Apologies to Wordsworth)

During early summer, I pondered what to do about the forest primeval fast developing at the Venner Road bus stop. It had reached the point of no visibility when trying to make the u-turn onto the access road. There was little point in calling the Town, as the usual dispute would occur over whether it was Town or state property. My husband Martin and I had given away our lawn mower and weed whacker when we hired a landscaper to cut our lawn. So no chance to do the good neighbor routine.

Then, suddenly one day, mounds of earth, rocks, loam, and piles of uprooted, enormous debris sat there patiently and curiously, waiting for the magic to begin. Which it did, eventually, by the skill and hands of Richard Ivers, a gentleman whom I had never met, nor would have recognized except for the truck by the road with his landscaping business info clearly printed on the door.

After verifying that he was indeed Richard, I informed him I knew his mother, as she had attended the same academy as I had. Richard answered, "That must have been quite a few years ago." I let his response pass, as I was sure from his mild, reserved demeanor he was merely making idle chit-chat.

Richard and his worker (also a polite and engaging young man) worked for days, and transformed that blighted spot into a delightful haven of beauty that any person ascending or descending from the bus can attest. But Richard's efforts did not end there. He saw to it that when petunias started to fade, they were immediately replaced with mums. When the sunflowers drooped, in went longer lasting grasses, hip roses, and Shasta daisies. And so, it was no surprise that Richard's Island was awarded "First Prize" in the recent Town competition.

All this beauty was generously donated by Richard and – quite frankly – it filled my heart. We have lived on Venner Road since '74 and in Arlington, except for two years, nearly all of our married life (50 years next June). The spirit of good citizenship has ever thrived here; it is a community of good, caring neighbors, and it is always with pride and gratefulness we tell all we meet "We live in Arlington!!"

GOING SOLAR, HERE IN THE NEIGHBORHOOD

By Glenn Koenig (*Hopkins Road*)



This story is from the perspective of early September, 2008. By the time you read this, we hope to be enjoying a warm house with little or no fossil fuel for heat. How all this became possible starts over a year ago.

Last summer (2007), we were actively looking to move into a single-family house (we now live on the upper floors of a two-family house, converted into condos in the 1980s). Extended family members of mine offered us some significant financial help for a down payment.

But after awhile, it became clear that we could barely afford the price (Arlington's house prices have held up well compared to other parts of the US), even with family help. We realized that, after moving in, the costs (taxes, insurance, maintenance, landscape upkeep, etc.) would be more than our modest finances could bear. Here, at least, we get to share some of that with our downstairs neighbors.

So, we dropped out of the housing market and began to think about life here in our condo instead. After some discussion, we agreed that we could use the money we had originally been offered for a down payment to make some changes here instead.

Our first priority was to do something about the heat. At the time, we had oil-fired steam heat, with a tankless hot water heat exchanger built into our boiler. Our hot water was barely lukewarm, our house was often cold, and our oil bill, come May, added up to over \$4000! Even worse, the future of oil heat looked very uncertain. The price could go up a lot more in the future. We wanted to cut back on the carbon dioxide we were producing.

The final blow was when we scheduled a free energy audit. The auditor told us that our boiler was less than 50% efficient, and with losses in our steam pipes, leading up to our radiators, we were losing two out of every three gallons of oil! That had to stop!

I remembered seeing a presentation by an architect at "alt wheels," an outdoor exposition at Boston City Hall Plaza, last September (2007). So I called him and we sat down to work. Through him, I learned of Renewable Energy Systems, a new company specializing in solar heat installations. We set about studying the feasibility of using solar energy as much as possible, to heat our house.

Surprisingly, we learned that, with our roof exposure, we could probably use solar energy for most of our heat, with natural gas for a back up for the two coldest and darkest months of the year (January and February). The other ten months, we should be able to get by without any gas for heat or hot water.

Around that time, we learned of the “Energy Smackdown” contest. So we applied and were approved for one of the first 10 houses to represent Arlington in the competition. And in July, I started up a new web site, www.energystories.org, to help provide information about what we are trying to do and what we’re learning along the way.

So far, the process has been challenging but fun. We’re researching insulation (a challenge in our stucco house), replacement windows, better sealing of leaks, and other measures to keep warm while saving energy.

We won’t know how well we’ll do until next spring, when we get to look back on the entire process and review the results. But so far, things are looking up. We know not every family has the financial resources or roof with enough southern exposure to do what we’re doing.

But the point is, we each have to tackle this in our own way, using what resources we have available. After all, as far as I see it, the time has come.



“WHAT DO YOU DO AFTER SCHOOL?”

By Cindy Starks (*Monadnock Road*)

Times have surely changed since we were all kids, and what students in our neighborhood do after school continues to prove that time marches on. When I was in school both of my parents worked, and so I was one of the first generations of latchkey kids. I would walk home from school, picking up my younger sister on the way; after we let ourselves in, we would make the obligatory call to mom or dad to let them know that we were home safely. From there homework was completed and we would help get dinner started before our parents came home.

Nowadays we have after school programs galore – and with the advent of cell phones, students no longer have to wait to get home to be in touch with their parents. My latest scientifically inaccurate survey of students from our neighborhood in elementary through high school points out the many options they have available.

Turns out that for the elementary set, many neighborhood kids go to Arlington Children’s Center, the Boys and Girls Club, or the after-school program found in their own schools. All of these programs offer a myriad of fun activities that the students really enjoy. There are still those who come home to a parent after school, but those are definitely the minority.

The middle school crowd was more varied in what they did after school. With the Arlington Enrichment Collaborative the only after-school option for the 6th- to 8th-grade students, most make their way to their own home or a friend’s. Many simply “hang out” and do homework or watch TV, but many also attend lessons, play on a myriad of sports teams, or attend classes at Arlington Center for the Arts. Once you get to high school, there is an explosion of after-school activities in the form of clubs and sports that seem to keep many a teenager busy, although several also had jobs or siblings to take care of in the afternoon.

It seemed that cell phones were owned by students at all age ranges, although I did not find many under 5th grade with such a device. Most told me that they had received them so that their parents could find them when they wanted. So much for having to “get to a phone”! Most students were good about communicating with parents, and found the cell phone to be a great way to always be able to check in with a parent.

Overall, the students I spoke to were quite happy with their after-school situations. Many had schedules that had them in different places on different days, but after only a couple of weeks into school they already had that all figured out. Very few had any chores or tasks that they had to accomplish when they did get home, other than getting their homework done and making sure that their rooms were picked up. Several admitted to trying to finish their homework as quickly as possible to move to other things they would rather be doing, such as playing on their computers or game systems. There were the rare one or two who were trying to get outside to play with their friends, but this seemed to be the exception rather than the rule. I guess it’s just another sign of the changing times!



Please keep your sidewalks clear this winter.



BLOCK PARTIES, POTLUCKS, AND SUSTAINABILITY

By Barbara Costa and Ellen Reed (*Woodland Street*)

The Woodland Street – Lincoln Street neighborhood within our larger neighborhood (plus some abutters on Jason/Gray/Bartlett) has started to plan some neighborhood-building activities, launched with a block party on September 20. More than a one-time event, the block party marked the beginning of an ongoing effort for households to connect on sustainability issues as well as purely social ones.

There was a big board at the block party with ideas about the kinds of things we might do together, and markers for people to add their own – for example, “Sharing on toxic waste drop-offs” and “Sharing expertise on gardening and canning.” Suggestions came from many neighbors. Also on the board were posted photos of individual neighbors taken at the party, printed out and immediately posted, to help put names to faces that were less familiar.

Ideas that have already become reality include the creation of a Google group (shared website), a continuing series of potluck suppers, and a study group of families exploring the “Low-Carbon Diet.” Among other projects also being considered is resource sharing – which can include firewood purchases or locally grown farm (CSA) food shares, or sharing costs of hiring energy audit professionals – as well as actively looking out for new neighbors and those who might be sick or in need of support. The list continues with many other ideas that may or may not come to fruition: book sharing, rotating gardens, plant sharing, storm drain maintenance, carpooling to IKEA – and much more. We hope to maintain our momentum!

*Are there other activities going on in your corner
of the neighborhood? Let us know!*

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“SLEEPING WITH YOUR NEIGHBORS”

By Bill Berkowitz (*Pelham Terrace*)

Do you know your neighbors?

That was the theme of a provocative *New York Times* article appearing back in June. It definitely caught my eye and seemed worth sharing with you, both because it’s a thoughtful take on the state of neighborhood life and because, to say the least, it highlights one creative option for change.

The article’s author, Peter Lovenheim, lives in a middle-class suburb near Rochester, New York. He was stirred into action because two neighbors had died in a violent incident on his own street. Although they’d lived there seven years, few other neighbors had known them, nor was much attention paid to their deaths. This was his wake-up call. Like many other things in life, we often need a jolt to the system to get involved.

Peter realized that like most others on his street, he knew few of his neighbors – but also that he was the poorer for it, that he was missing out on something. Somehow he needed to rectify the situation. But how?

What he did was something unusual – at least I’d never heard of it before. He contacted his neighbors one at a time, and essentially said, “Hi. My name is Peter. I live a few doors down the street. I thought it would be good if we got to know each other better. Can I come over and sleep at your house?”

Imagine yourself on the receiving end of such a request, from someone who is a neighbor, yet basically a stranger. What would you do?

Peter reports that of the nearly 20 neighbors he approached, more than half welcomed him over. The rest of the article details his sleepover experiences at their houses, and what it meant for his life, and for the neighborhood, to get to know his neighbors as three-dimensional people. You can find the link to the full article at www.nytimes.com.

But at least as interesting to me were the 150-plus online comments in response, literally spanning the world, and spanning a full spectrum of opinion, from “I don’t want to know my neighbors any more than to wave at

them” and “Sometimes you end up really, really, really just hating your neighbors,” to “[This] represents the sad state of our society that we are so busy and caught up in our own lives not to know the people around us” and “This should be required reading for everyone, everywhere.” Most agreed with the author; but the range, and the intensity, of the feelings expressed were both striking.

Clearly, the *Times* article struck a nerve. It made me think again about the value of knowing one’s neighbors. How many do you yourself know, or know more than casually? From interviews and surveys I’ve done, the typical neighbor in our neighborhood knows by name about half of those in the ten nearest houses or apartments. Not all that many, and perhaps not very well.

Maybe that is perfectly okay. We are indeed busy; we can’t do everything. And we can lead happy, fulfilling, and virtuous lives without giving neighbors a second thought, or a third. But the key question the article raises is whether our lives would be richer and more satisfying if we came to know our neighbors better – and, if so (with or without sleepovers), how could this feasibly be done?



MODERN DAY GLEANING TO FIGHT HUNGER

By Judy Weinberg (*Venner Road*)

Gleaning: the act of collecting leftover crops from farmers’ fields after they have been commercially harvested, or on fields where it is not economically profitable to harvest.

Hayden Crilley’s house on Old Spring Street in our neighborhood often has boxes of produce in various stages of being unloaded, cleaned, sorted, or readied for delivery. Since joining as co-director of Boston Area Gleaners (B.A.G.) last fall, Hayden has been involved first hand in supplying literally *tens of thousands of pounds* of produce to Boston area shelters and food pantries! It’s an amazing story.

Started in 2004 by Oakes Plimpton, also from Arlington, B.A.G.’s mission is to harvest excess crops from area farms that would be left to rot in the fields, and deliver them to food pantries and shelters. There are numerous reasons why these crops would not be harvested for sale: the farmer miscalculates the market and overplants, there

isn’t enough labor to pick and process the crops, the crops get slightly damaged by frost and would be difficult to sell, or they are otherwise imperfect from a marketing – but not edible – standpoint.

Hayden has long been a “gentleman farmer,” enjoying gardening on as large a scale as his time and resources would allow. For years he tended to a large plot of land in Hayden Woods (no relation!) in Lexington. When Oakes contacted him last year to get involved with B.A.G., he enthusiastically agreed, and together they have tirelessly worked to increase the volume and distribution of the organization.

Here are some numbers:

~ In its first 4 years of operation (2004-2007), B.A.G. gleaned approximately 23,700 pounds of produce.

~ For 2008 to date, they have gleaned over *13,000 pounds*, including over 2,000 pounds of apples, 1,600 pounds of squash, 1,300 ears of sweet corn, 2,500 pounds of potatoes, and 200 quarts of strawberries.

They’ve also gleaned peaches and pears, peppers and eggplant, parsnips and cabbage, kale and collard greens. The list goes on and on.

Arlington Farmer’s Market has brought farmers from Massachusetts to our town, which has enabled B.A.G. to make connections and arrangements with these growers. They currently glean at 10 farms, most within the I-495 belt. One of the largest recipients is Food For Free, a food bank and distribution center in Cambridge that supplies a large number of food pantries and shelters. B.A.G. also delivers directly to Rosie’s Place, Pine Street Inn, N.E. Veteran’s Shelter, and several other needy organizations.

If you’d like to help out, there are several ways you could get involved. There’s still produce in the fields and harvesting can continue through the end of November; B.A.G. just doesn’t have the manpower, and they’re always looking for more volunteers to assist with the harvesting and/or delivery. The organization’s largest expense is transportation, so monetary donations are also welcome.

Boston Area Gleaners provides a hands-on way to help alleviate hunger. If you would like more information about B.A.G., please feel free to contact Hayden directly at haycrill@comcast.net.



SERVICE REFERRAL LIST

Check out the service referral list on our website and contact our list-master Marianne Curren at mgcxx@verizon.net.

THE HOUSING MARKET

By Judy Weinberg (*Venner Road*)



Arlington has done it again! I'm often asked to comment on the state of the real estate market, but because of the negative financial news we're being bombarded with, people are expecting to hear the worst. I'm sure people think I'm putting realtor-spin on my answer when I continually reply that Arlington is doing just fine, but the September 7 *Boston Globe Magazine* article entitled "Bidding Wars? Quick Sales? It's Happening!" reinforces what I've been seeing all along.

It highlighted a handful of communities that are surviving - and even thriving - in this real estate slump, and Arlington was at the top of the list. This is one of about a half dozen articles that have appeared sporadically in various Boston area publications, specifically mentioning Arlington outperforming the market. For 2008 YTD, there have been 185 single-family home sales (a 25% volume decrease from the same period in 2007), for an average sale price of \$508,228 (only 1% lower than last year), and an amazing average 48 days on market (average DOM for Middlesex County during this time frame was 116). Supply and demand is definitely in play here; the inventory level of properties for sale is very low, so the demand for Arlington is driving up interest and sales activity.

One great attribute of our town is location, but that alone will not guarantee a quick sale. Instead of "location, location, location" the adage should be "location, price, condition." All three factors need to work together, but in these times, price is probably the most important element. The news though, is that the buyers are out there and houses in Arlington are selling. And that's good news indeed.

It's been a while since I've included the sales history from our neighborhood, so the following represents all transactions in our neighborhood from February 18, 2008 through October 24, 2008:

Real Estate Sales

Single Family Homes

64 Churchill Ave	\$800,000
15 High Haith Road	\$554,000
26 High Haith Road	\$665,000
28 Hillsdale Road	\$802,500
45 Jason Street	\$950,000
90 Jason Street	\$951,400
192 Jason Street	\$620,000
4 Kensington Park	\$676,000
21 Kensington Park	\$735,000
22 Kensington Park	\$1,350,000
32 Kensington Road	\$920,000
211 Pleasant Street	\$600,000
235 Pleasant Street	\$839,900
24 Pleasant View Road	\$775,300
9 Wall Street	\$485,000

Multi-Family Homes

204-206 Pleasant Street	\$1,545,000
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Condominiums

77 Bartlett Ave, #1	\$437,500
77 Bartlett Ave, #2	\$510,000
72 Gloucester Street	\$359,000
82 Gloucester Street	\$425,000
9-11 Irving Street, #2	\$445,000
40 Pleasant Street, #2	\$410,000
60 Pleasant Street, #311	\$156,000
105 Pleasant Street, #1	\$435,000
114 Pleasant Street, #102	\$209,000
114 Pleasant Street, #405	\$214,000
128 Pleasant Street, #3	\$174,000
128 Pleasant Street, #107	\$215,000
128 Pleasant Street, #306	\$190,000
152B Pleasant Street	\$725,000
9 Temple Street	\$425,000
31 Windermere Ave, #1	\$360,000

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We always welcome your letters, articles, or suggestions, as well as any donations you might be able to make. To contact Mary Cummings, Editor:

Write to: 135 Jason St.

E-mail: Jhitesnews@comcast.net

Website: www.neighborhoodnewsletter.org

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