AURORA HIGHLANDS CIVIC ASSOCIATION

NOVEMBER 2026 NEWSLETTER



A NOTE FROM THE PRESIDENT

Dear Neighbors,

Our November meeting is on THURSDAY, November 12, 2026 instead of the usual Wednesday due to Veterans Day. There is no newsletter or meeting in December.

AHCA ELECTIONS will be held during our November meeting.

Nominated:
President: Alex Chakrin
Vice President: Stacy Meyer
Secretary: Nick Giacobbe
Treasurer: Ben Watts

Nominations will also be taken from the floor. Only members who are in good standing can vote at the November meeting.

We will hear from Rock Recovery, a non-profit that makes eating disorder treatment and support accessible to all.

Kimco, the owner of the Costco site, is requesting a change to an approval just given two years ago - to now allow Costco to occupy the site in perpetuity without the site improvements originally proposed, including greenspace on the parking lot area. We invited the County staff to come to the meeting to speak on the topic and answer questions, but they declined. Abbey Oklak and Greg Reed from Kimco will explain their request to us at the November meeting.

Zell who is developing the TSA site (12th & Hayes) office to residential conversion is now proposing one of the buildings for elderly housing. Lunch & Learn Nov 18, 2026. For details: https://www.arlingtonva.us/Government/Projects/Project-Types/Site-Plan/601-701-12th-Street-Amendment

See inside for details on the new Arlington Micro Transit Project which just started October 15 here in Aurora Highlands and for a rather concerning letter we just received from the new tenant association at Crystal House regarding deteriorating living conditions there. **We will discuss a motion to support the Crystal House Tenant Association during the AHCA Business portion of our meeting, and vote on the Feburary motion to reduce the quorum. Please show your support for our neighbors at Crystal House by attending this meeting, in person or online. There will be refreshments sponsored by the National Landing BID. Thank you!**

Regards,

Stacy Meyer
President



Next Regular Meeting:

THURSDAY, Nov 12, 2026

Aurora Hills Community Center
735 18th St S
7:00-9:00 pm

	AGENDA
6:30	Doors open - social
7:00 pm	Visitor Introductions & Announcements
7:05	Rock Recovery
7:15	Kimco on Costco Site Change
7:45	REGEN Questions Follow Up
8:00	AHCA Business - Elections & Crystal House Tenant Assoc.
9:00 pm	Adjourn (Latest)

Optional: Register via Zoom
https://bit.ly/2026AHCA

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Letter From the New Crystal House Tenant Association

November 3, 2026

Crystal House is one of Arlington County's landmark affordable housing properties, with 75% of its residential units set aside under committed affordable and workforce housing agreements.

Residents at Crystal House are calling on Arlington County leadership, the Arlington County Board and our civic neighbors for urgent support and executive oversight regarding poor living conditions, safety breaches and administrative failures across our property. Living in committed affordable housing should never mean that severe neglect, administrative failure and unsafe conditions are accepted as standard.

Structural Neglect & Disregard for County Recommendations

Following the departure of previous property management, the Arlington County Tenant-Landlord Commission (TLC) issued clear recommendations for transparent community communication—including regular community newsletters and monthly town halls. Avenue5 (on-site management) and Washington Housing Conservancy (WHC), the owner, have failed to honor the intent of these directives:

- While a first newsletter was recently distributed after months of delay, it failed to meet the Tenant-Landlord Commission's recommendations—focusing almost entirely on social events rather than providing essential information, updates, or actionable plans to address ongoing safety,maintenance, and administrative failures.
- Last week's town hall was the first held in months—and rather than providing clarity, on-site staff appeared to arrive entirely unprepared, with some residents feeling that staff conducted themselves unprofessionally toward residents seeking basic accountability.

We are witnessing what appears to be a pattern: WHC appears to be setting up Avenue5 to fail by starving property operations of necessary financial and operational backing, forcing a skeleton crew to manage a massive multi-building complex without adequate resources.

Recent Emergencies & Safety Failures

Lack of oversight has appears to have resulted in several safety hazards:

Emergency Security Failures: On October 3rd, residents report a security breach involving over 100 individuals resulted in mass trespassing, property damage and unmonitored access to an open 12-story rooftop. Residents also report that responding police officers found entrance hardware unlocked, the emergency maintenance phone line disconnected and only a single staff member on-site—forcing resident leadership to personally escort officers through the property.

Property Safety & Retaliation: Residents report regularly enduring security threats from squatters occupying vacant units, unauthorized trespassers roaming residential corridors and dog attacks. Meanwhile, residents who speak up report feeling retaliation from staff alongside systematic censorship on our community portal.

Unmonitored Vendor Access: Avenue5/WHC appears to lack a tracking system for third-party contractors. Residents report unidentifiable vendors entering private apartments without resident consent nor forewarning and leaving units unlocked afterward.

Deceptive Leasing & Operational Backlogs: Residents report facing lease execution delays up to two years for countersigned leases. New tenants report what appears to be bait-and-switch unit assignments, while mandatory amenity fees remain full price despite residents reporting equipment being quietly removed without notice or credits.

2026 AHCA Officers

President Stacy Meyer
Vice President Alex Chakrin
Treasurer Ben Watts
Recording Secretary Nick Giacobbe
Corresponding Secretary Lexi Tinker

Newsletter

Editor Sushma Subramanian
Delivery Les Garrison

Report a Problem

If you see problems you can report them to the County. Try it: https://www.arlingtonva.us/Government/Topics/Report-Problem

CONTACT INFO: Email president@aurorahighlands.org if you are curious, or interested in volunteering, **or just show up at a meeting!** Please don't be shy!

Any and all help is welcome and appreciated.

AHCA is committed to inclusivity and open, civil dialogue.

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Life Safety & Health Code Hazards: Residents report key stairwells routinely lack functioning emergency exit lighting. Several residents report having experienced water leaks causing unaddressed black mold and ceiling collapses without temporary relocation support, and that severe rat and cockroach infestations persist.

Proactive Steps & How Civic Neighbors Can Help

The Crystal House Tenant Association is taking active, responsible steps to enforce accountability. We have initiated meetings with management aiming to put regular monthly operational meetings on the docket, and we have an upcoming meeting scheduled with the COO of WHC. We continue to work closely with the Tenant-Landlord Commission, and we have consulted with BU-GATA and Legal Aid Justice Center (LAJC) regarding tenant rights and legal options under Virginia law.

We are asking our neighbors across Aurora Highlands to stand with us in demanding that Arlington County enforce strict code compliance, demand adequate funding and staffing from WHC ownership and ensure that Crystal House provides a safe, accessible and dignified home for all residents.

For more information or to connect with the tenant association, please reach out to crystalhousetenantassociation@gmail.com.

Best regards,
Samantha Young
Representative, The Crystal House Tenant Association

The following notice is provided per AHCA ByLaws Article X, Section 2.

During the AHCA business portion of the November meeting we will consider the following motion:

The Aurora Highlands Civic Association supports the November 3rd, 2026 letter from the Crystal House Tenant Association, and will send a letter in support to the Arlington County Board to require strict code compliance, adequate funding and staffing, and a safe, accessible, dignified, market rate equivalent home for all residents.

Live Now: Micro Transit Pilot!

Arlington MICRO – Zone 2 (Aurora Highlands) launched Oct 15

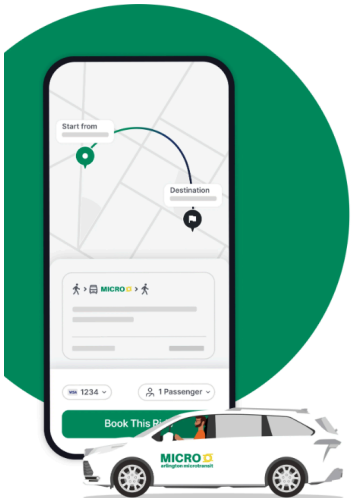
Arlington County's MICRO program is an on-demand shared transportation service that gives residents an easy way to get around without driving. It's a small, flexible shuttle service that you request when you need it, rather than waiting for a regularly scheduled bus.

Arlington Transit New Pilot Service-MICRO Zone 2 covers five neighborhoods: Aurora Highlands, Arlington View, Columbia Heights, Douglas Park, Green Valley and connects residents to important destinations: Pentagon City Metro, Crystal City Metro, Long Bridge Aquatics & Fitness Center. Fort Scott Park, Walter Reed Community Center, but you can go to any destination within the zone. The pilot is funded through 2027.

First six rides FREE No promotional code required
One-way fare $3.00
Seniors, K-12 students, people with disabilities $2.00
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Headlines

- McComick & Schmick's Closed in Crystal City in October (WBJ)
- Crystal City Wine Shop Closing (Patch)
- **Okinami Sushi & Poke** opening 244 19th Court S - next to Toastique
- New **Crystal City Metro Entrance** to open Spring 2027 (Patch)
- LaSalle Investment Management to subdivide 2.3 acres at **1401 S Clarke Street** for development (WBJ)
- Arlington is **suing to block the Trump triumphal arch** which is reported to be lighted with stadium level light posts and "FAA mandated high intensity searchlights at the top". (Wash Post)
- **Dominion Next Era Energy merger** will be heard by the SCC - testimony is open through Nov 9 at the SCC Public Witness Registration Portal. https://www.scc.virginia.gov/case-information/webcasting/public-witness Case PUR-2026-00112. Written comments are open through Nov 9. https://www.scc.virginia.gov/case-information/submit-public-comments/cases/pur-2026-00112.html
- Arlington County **charging electric car rates** are 30 cents /KWH, up from 17.6 cents
- The new RPP **(Residential Park Permit)** program is underway https://www.arlingtonva.us/Government/Programs/Transportation/Parking/Residential-Permit-Parking
- **Missing Middle:** the Virginia Supreme Court heard arguments Oct 28. A ruling is expected by mid-Dec. If homeowners prevail, the case could go back to the appeals court to reinstate the 2024 decision to strike Missing Middle down. The developer has indicated it no longer wants to pursue the appeal, and did not appear at the Oct 28 hearing because a separate ruling has protected its previous projects.

Calendar

- NOV 10 Last EatLoco Met Park Farmer's Market of the season
- NOV 10 CivFed 7 pm, Hazel Conference Center, Virginia Hospital Center
- NOV 11: Veteran's Day Arlington National Cemetary. Ceremony begins at 11 am preceded by a music prelude at 10:30 am. Free parking at the Welcome Center at 8 am with tram service to the event.
- NOV 11 - 14: Leaf Collection FIRST PASS Aurora Highlands
- NOV 11: Grapevine Wreaths workshop Met Park, 11 - 2 pm.
- **NOV 12: AHCA Meeting 7 pm, Aurora Hills Library**
- NOV 14: Arlington County Board meeting
- NOV 15: Crystal Drive Waterpark Fall Market 1 - 5 pm.
- NOV 18: Lunch&Learn Elderly Housing 601-701 12th Street
- NOV 27: Thanksgiving
- DEC 6: Holiday Ornaments workshop Met Park, 11 am - 2 pm
- Through NOV: Museum of Contemporary Art 525 14th Street S has a series of community programs - pet portraits workshop, holiday crafts, drop in knitting, and wellness Wednesdays.



More events & info:
https://www.nationallanding.org/events#calendar
https://mocaarlington.org/events/
https://www.profsandpints.com/washingtondc
https://web.arlingtonchamber.org/events?ce=true
Events are subject to change - double check before you go!




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