

2024

# The compass

LOOKING BACK | LOOKING FORWARD

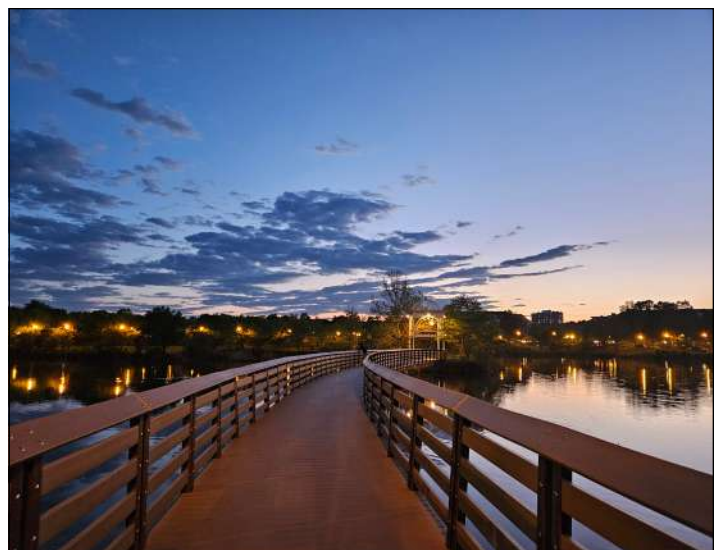


[WWW.CAMERONSTATION.ORG](http://WWW.CAMERONSTATION.ORG)

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# Leading The Community

## Board of Directors, Committees, Civic Association

Email: [boardofdirectors@cameronstation.org](mailto:boardofdirectors@cameronstation.org)

**Andrew Hill**, President

**Megan Christensen**, Vice President and Liaison to the Communications Committee

**Joan Lampe**, Secretary and Liaison to the Architectural Review Committee

**William Blumberg**, Treasurer and Liaison to the Financial Advisory Committee

**Sarah Barnes**, Director and Liaison to the Activities and Events Committee

**Brendan Hanlon**, Director and Liaison to the Cameron Club Facilities Committee

**John Stowe**, Director and Liaison to the Common Area Committee

## Activities & Events Planning Committee (A&E)

Email: [events@cameronstation.org](mailto:events@cameronstation.org)

Andrew Yang, Chairperson

## Architectural Review Committee (ARC)

Email: [arc@cameronstation.org](mailto:arc@cameronstation.org)

Tom Linton, Chairperson

## Cameron Club Facilities Committee (CCFC)

Email: [facilities@cameronstation.org](mailto:facilities@cameronstation.org)

Ray Celeste, Chairperson

## Common Area Committee (CAC)

Email: [commonarea@cameronstation.org](mailto:commonarea@cameronstation.org)

Martha Romans, Chairperson

## Communications Committee (ComCom)

Email: [communications@cameronstation.org](mailto:communications@cameronstation.org)

Tricia Hemel, Chairperson

## Financial Advisory Committee (FAC)

Email: [fac@cameronstation.org](mailto:fac@cameronstation.org)

Takis Taousakis, Chairperson

## Cameron Station Civic Association

Email: [cameronstacivic@gmail.com](mailto:cameronstacivic@gmail.com)

Sunny Pietrafesa, President

## Cameron Station Community Association

General Manager: Steve Philbin, [sphilbin@gocampmgmt.com](mailto:sphilbin@gocampmgmt.com)

Assistant Manager: Patrice Johnson, [pjohnson@gocampmgmt.com](mailto:pjohnson@gocampmgmt.com)

Covenants Administrator: Avante Thomas, [athomas@gocampmgmt.com](mailto:athomas@gocampmgmt.com)

Administrative Assistant: Juana Michel, [jmichel@gocampmgmt.com](mailto:jmichel@gocampmgmt.com)

Facilities Manager: Mark Bondurant, [mbondurant@gocampmgmt.com](mailto:mbondurant@gocampmgmt.com)

## Cameron Station Condominium "The Residences"

Managed by: FirstService Residential Management

Site Office: 703-751-5002; Corporate Office: 703-385-1133

Manager: Angela Luker, [Angela.luker@fsresidential.com](mailto:Angela.luker@fsresidential.com)

Board Contact: [cameronstationboard@yahoo.com](mailto:cameronstationboard@yahoo.com)

## Carlton Place Condominium and Main Street Condominiums

Managed by: Community Association Management Professionals (CAMP)

Corporate Office: 703-821-2267; Phone Line: 571-363-4048

Manager: Lindsay Chickering, [MNSTRCON@CiraMail.com](mailto:MNSTRCON@CiraMail.com)

## Condominiums at Cameron Station Boulevard and Oakland Hall Condominium

Managed by: Community Management Corporation (CMC)

Corporate Office: 703-631-7200

Manager: Gita Lainez, [glainez@cmc-management.com](mailto:glainez@cmc-management.com)

Assistant Manager: Shantree Greene, [Shantree.greene@cmc-management.com](mailto:Shantree.greene@cmc-management.com)

Board Contact: [condos-at-cameron-stationboard@googlegroups.com](mailto:condos-at-cameron-stationboard@googlegroups.com)

## Woodland Hall Condominium

Managed by: Gordon James Realty

Phone: 240-630-5118

Manager: Matias Mazzei, [matias@realtymanager.org](mailto:matias@realtymanager.org)

General Email: [support@gordonjamesrealty.com](mailto:support@gordonjamesrealty.com)

Board Contact: [BoardWHHOA@gmail.com](mailto:BoardWHHOA@gmail.com)

## Letter from *The Compass* Editor

Dear Cameron Station Residents,

As the year winds down, it's a pleasure to share this special end-of-year edition of *The Compass* with you. This year's theme, "Looking Back, Looking Forward," invites us to take a moment to look back at the year we've had and the memories we've created together. From vibrant neighborhood gatherings to the small, daily kindnesses that make our community special, it's clear that Cameron Station is more than just a place to live—it's a place to thrive and belong.

Throughout these pages, you'll find highlights of the year, stories from our neighbors, and shared reflections that capture the spirit of our community. Whether it's recounting moments of connection, celebrating our shared

spaces, or looking ahead to new projects, this collection showcases the unique character and warmth that make Cameron Station feel like home.

As we look to 2025, I'd like to thank each of you for your contributions, big and small, that make our neighborhood such a welcoming and vibrant place. Thank you to everyone who shared stories, volunteered their time, and made a difference. Your engagement strengthens the fabric of our community, and we are grateful to have neighbors as committed and caring as you.

Here's to a bright, exciting new year ahead for Cameron Station, filled with growth, connection, and new memories to create together.

Warmest wishes,  
Emma Watson

## In Memoriam

REMEMBERING OUR  
NEIGHBORS WHO PASSED  
AWAY IN 2024

MILDRED ACAMPORA

JUAN CARDENAS

STEVE FARRAH

ZONIA FARRAH

JOHN JARRELL

SUE KIM

BOB SCHRAMM

STEVE TRETIAK



# Celebrating!



Trivia Night



Spring Eggstravaganza



Spring Yard Sale



Spring Eggstravaganza



Spring Yard Sale



Bingo Night

# Celebrating!



Spring Ice Cream Social



Fourth of July



Pool Party



Tiki Party

# Celebrating!



Fall Ice Cream Social



Fall Yard Sale



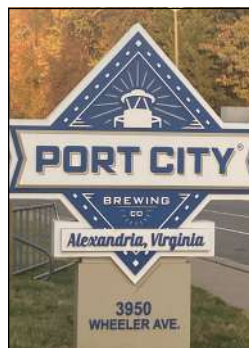
Meet & Greet



Fall Yard Sale



Meet & Greet



Brewery Trip

# Celebrating!



Halloween Party



Holiday Party 2022



Holiday Party 2023



Cameron Café Concert

# In the Spotlight

## 2024 Community Awards

In January 2024, Cameron Station received two prestigious awards from the Washington Metropolitan Chapter Community Associations Institute in their 2023 competition:

### Very Large Community of the Year



This distinguished award highlights the community's excellence in management and its commitment to best practices.

### 2023 Communicator of the Year



This recognition celebrates the community's dedication to effective communication practices, ensuring that residents are well-informed and engaged through accurate, relevant information and meaningful member feedback.

### The Mark Pillow Community Spirit Award

The Mark Pillow Community Spirit Award was created in 2006 in memory of neighbor Mark Pillow, who passed away the previous year. Mark was a kind and generous community volunteer who embodied the spirit of Cameron Station and made it a better, brighter place to live.



Takis Taousakis and Linda Taousakis

The Pillow Award honors good neighbors who add to the quality of our lives. There are those who help the entire community by volunteering on committees, lending a hand at community events, serving on the Board of Directors or the Cameron Station Civic Association. Cameron Station could not function without these dedicated volunteers.

There are also those who help on a more personal level by taking care of pets and plants when you travel, shoveling your driveway, providing rides to doctors and airports – offering ordinary, essential, day-to-day neighborliness that makes such a difference in our lives.

The Pillow Award is presented each year at the Annual Meeting, and nominations are received every October. This year's winner is Linda Taousakis. Begin thinking now of which neighbors you would like to thank with this very special award.



# In the Spotlight

## Volunteer of the Year Award

The Volunteer of the Year Award was instituted in 2016 to recognize residents who have made a significant, positive impact on our community by volunteering their time and energy, regardless of years of service.

Nominations are received in November each year, and the award is presented at the Annual Meeting. This year's winner is Takis Taousakis. During the presentation one year, the President of the Board of Directors shared a quote that had inspired the idea of the Volunteer of the Year Award:

"Volunteers do not necessarily have the time; they just have the heart."

## Neighbor in the News Alyia Gaskins, First Mayor of Alexandria from Cameron Station

On November 5, Cameron Station resident Alyia Gaskins was elected as the next Mayor of the City of Alexandria. Not only is Alyia our mayor, she is also our neighbor. She and her husband Greg moved to Cameron Station in 2016 with their beloved beagle Riley. Then came two little Gaskins, Ezekiel and Eliana.

Alyia's background in public health and urban planning has informed her work on the Alexandria City Council, where she was first elected in 2021. In her role as Councilwoman, she has worked on issues including safety, affordability, and accessibility. As Mayor, Alyia says she will also focus on youth, aging in place, promoting small businesses,



Alyia Gaskins

reasonably priced housing, and the arts.

Alyia believes that living in a well-planned, connected community like Cameron Station, where residents are engaged and involved, has helped prepare her for city leadership. The practice of neighbors helping neighbors is something she aims to foster across Alexandria. Alyia plans to continue her Round Table Discussions, engaging the community in conversation and listening to all points of view.

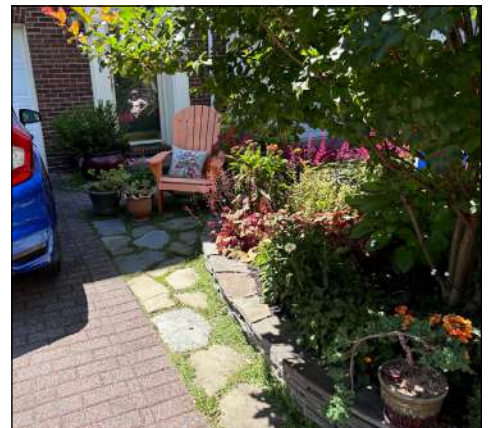
Our Mayor-Elect will be sworn in on January 2, 2025. Alyia would like to thank Cameron Station residents for their support, and asks that you continue reaching out so that we Cameron Station neighbors can continue the conversation.

## Pride of Ownership Contest

In the spring of each year, the Common Area Committee (CAC) recognizes Cameron Station homeowners whose front, or front and side, gardens are exceptionally attractive.

The nominees in the Pride of Ownership contest are chosen in several ways: some homeowners nominate themselves; neighbors often nominate a home because it is a model for everyone on the block; and committee members walk through the community to discover garden gems that have not been chosen before. Categories include: Single-Family Home; Townhouse; End Townhouse; and Condominium. The winners receive generous gift certificates from local businesses.

Now is the time to think about entering your home in next year's Pride of Ownership contest. With a little planning, some garden work, and sun and water, you can create a prize-winning garden that will give pleasure to all.



# 2024

## By The Numbers

**13**  
COMMUNITY  
SOCIAL  
EVENTS

**49**  
THE COMPASS  
BLOG POSTS

**252**  
INSTAGRAM  
POSTS

**81,515**  
CAMERON STATION  
WEBSITE VIEWS

**\$57,651**  
YTD INTEREST  
EARNED

**20**  
PROPOSALS  
APPROVED FOR  
ENHANCEMENT,  
REPAIR, AND  
MAINTENANCE OF  
COMMON AREAS

**8**  
TREADMILLS

**45**  
TREES &  
SHRUBS  
PLANTED

**400**  
POOL PARTY  
ATTENDEES

**1,000**  
EGGS FILLED  
FOR THE  
EGG HUNT

**6**  
CYCLES

**8**  
ELLIPTICALS &  
X-TRAINERS

**#1**  
GOOGLE  
RESULT FOR  
"LEISURE  
WALKING"

YTD  
EXPENSES ARE  
**3.5%**  
LOWER THAN  
REVENUES

**500**  
GOODY BAGS  
FILLED  
FOR THE  
HALLOWEEN  
PARTY

**29**  
STRENGTH  
EQUIPMENT  
IN FITNESS  
CENTER

**250**  
EXTERIOR  
MODIFICATIONS  
REVIEWED  
THIS YEAR

**26**  
THE COMPASS  
CONTRIBUTING  
AUTHORS AND  
VOLUNTEER  
EDITORS

**6,926**  
CAMERON STATION  
FACEBOOK PAGE VISITS

**238.1%↑**  
INSTAGRAM REACH

**14,417**  
VISITS TO THE CAMERON  
STATION WEBSITE FROM  
ORGANIC SEARCHES

**22**  
NOMINATIONS  
FOR PRIDE  
OF OWNERSHIP  
AWARD

**126**  
FAMILIES  
WELCOMED

**10**  
FITNESS  
CLASSES  
OFFERED  
EVERY WEEK

**2/3**  
OF WEBSITE  
USERS USE A  
MOBILE OR  
TABLET

**4**  
PRIDE OF  
OWNERSHIP  
WINNERS

**109**  
DAYS THE  
POOL WAS  
OPEN

**18,850**  
*THE COMPASS*  
BLOG ARTICLE VIEWS

**16**  
STREETS  
REPAVED

**<1%**  
AVERAGE  
MONTHLY  
DELINQUENCY  
RATE

**13**  
LIFEGUARDS

**4**  
POCKET  
PARKS  
ENHANCED  
THROUGH  
REDESIGN,  
VEGETATION  
CLEAN-UP,  
AND TURF  
RESORATION

**2**  
COMMUNITY  
YARD SALES

**5,000**  
AVERAGE TOTAL  
MONTHLY USAGE OF THE  
FITNESS CENTER & POOL

**96%↑**  
FACEBOOK CONTENT  
INTERACTIONS

**26,900**  
GOOGLE SEARCHES  
FOR CAMERON STATION

# Our Community Partners

## Bright Start Learning Center



Bright Start provides care for children six weeks to five years of age. They are at full capacity and maintain a constant waiting list...their services are clearly in demand. Bright Start's philosophy is "learning through play," and there is a lot of learning taking place! Going forward, Bright Start will continue to provide personal interaction and care for the little ones. In 2025, the children will be participating in an exciting new Music in Spanish program.



## Cameron Café

Our coffee shop/cafe continues to flourish, with innovative changes. Owner Dayan Worku added Sundays to the slate (8am-2pm), and patrons enjoying the additional time. In addition to an expanding wine selection, Dayan created the "Gourmet Corner" showcasing a variety of specialty items, which present the perfect opportunity to create unique holiday gift baskets. Stay tuned for more fun stuff including ice cream, more fun nights of games, Bunco, and live music. Dayan says thank you to the neighbors for their support; he's looking forward to many more joyful times.



## Cameron Station Cleaners

Cameron Station residents have had the good fortune of having a dry cleaning establishment in the neighborhood since retailers first came to our community two decades ago. While the current iteration has been with us for only two years, they have 20 years of experience! Owner Bohae, known as "B," is proud to explain that their dry cleaning process is both safe and environmentally friendly, using non-toxic chemicals that avoid hazardous waste. They also provide alterations and have been awarded a Certificate of Excellence from Best Pros in Town. It is not uncommon for B to work on alterations for an entire wedding party! From bridal gowns to comforters, from business suits to leather jackets, whether you need a good cleaning or a few inches taken in or up, Cameron Station Cleaners is ready to help.



## Cameron Station Dental Care

Dr. Abdullah Tikreeti joined our community about a year and a half ago. He runs a full-service dental practice and is available five days a week. Dr. Tikreeti uses the latest digitized technology, leading to higher accuracy in diagnoses. He offers same day crowns, veneers, and Invisalign. All dental services are available. If you need a second opinion or have dental-related concerns, Dr. Tikreeti offers free consultation. He will continue to keep up with the latest technological advances, and he offers a discount to non-insured patients.



# Cameron Station's RESIDENT REWARDS

CAMERON CAFE  
4911 Brenman Park Dr.



**10% off**

10% off Gourmet Corner Products

VALID UNTIL JAN 31 2025

CAMERON STATION CLEANERS  
4903 Brenman Park Dr.



**10% off**

10% off Dry Cleaning with \$50 minimum

VALID UNTIL DEC 31 2024

CAMERON STATION DENTAL CARE  
181 Comay Terrace



Cameron Station Dental Care

**\$99**

Traditional cleaning, exam, x-rays

FOR NEW AND NON-INSURED CAMERON STATION RESIDENTS ONLY

VALID UNTIL FEB 28 2025

CITY KITCHEN  
330 South Pickett St.



**20%**

OFF any Entree Monday thru Wednesday

Dine in Only  
Not Valid with any other discount or Promotion

VALID UNTIL MAR 31 2025

LA CASA RESTAURANT  
4551 Duke St.



**FREE Pizza Slice**

Free slice of pizza  
No other purchase necessary

VALID UNTIL DEC 31 2024

THE BACKYARD BIRD FEEDER  
3225 Duke St.



**20% off**

One Bird Feeder 1 per Customer

Coupon must be presented at time of purchase

VALID UNTIL MAR 31 2025

REYNOLDS STREET BAR & GRILL  
34 S Reynolds St.



**15% off**

15% off Pizza & Appetizers

VALID UNTIL MAR 31 2025

LOS TIOS GRILL  
241 S. Van Dorn St.



**10% off**

Includes catering service

Excludes wine, beer, mixed drinks

VALID UNTIL DEC 31 2024

# Our Community Partners

## West End Farmers Market



In the summer of 2007, former Cameron Station resident Susan Birchler, the owner of Cameron Perks (predecessor of Cameron Café) brought the first West End Farmers Market to Ben Brenman Park, and it has been growing and flourishing ever since. Every Sunday, from 8:30am to 1pm, more than three dozen vendors exhibit their wares, including farm-fresh

vegetables and fruits, fish, barbecue, coffee, lemonade, baked goods, popcorn, flowers, a variety of crafts, clothing, and jewelry. There is truly something for everyone at the West End Farmers Market. In 2023, the market extended its season to April through December. But last month, the city granted permission for the market to be **open all year 'round!**

## IndoChen

IndoChen continues to be a favorite for patrons in Cameron Station and beyond, and is now open seven days a week. Chef Ram Thapa's delicious menu of Indian/Chinese fusion has a number of new items added this year. Also new this year were several Chef's Wine Dinners, including one featuring cuisine from Nepal, the home country of IndoChen's chef and co-owners. New whiskeys have been added at the bar, and Happy Hour has been extended to seven days a week. Stay tuned for news about their second annual Super Bowl Party, plus any new projects for 2025.



## Pawsh Dog Wash

Mary Phillips is celebrating four years as a successful Cameron Station retailer. She is constantly making improvements to provide better and more efficient service, such as the expansion of the tub room, which has resulted in less wait-time and better hot water supply. Mary is constantly giving back to the community and participates in an impressive number of local events. She has partnered with Port City Brewery, the Animal Welfare League, the Vola Lawson Animal Shelter, and many wellness events. If you have a "reactive" dog or cat, no worries – Pawsh offers a private tub room, providing your pet with a "safe place" for services. Mary and Dayan (Cameron Café) have partnered to create "Wine & Wash" on the first Tuesday of the month, when you can enjoy two glasses of wine and a charcuterie board at Cameron Café while waiting for your pet to get spruced up. In 2025, Pawsh is committed to creating greater availability for customers.



# Cameron Station's RESIDENT REWARDS

INDOCHEN  
4906 Benman Park Dr.



**10%**  
IN STORE  
ONLY

10% DISCOUNT  
OFF FOOD

VALID UNTIL  
DEC 31 2024

PAWSH  
DOG WASH  
4907 Brenman Park Dr.



**\$10**  
off

\$10 off  
All  
Services

NO EXPIRATION

NOTHING  
BUNDT CAKES  
4553 Duke St.



**BOGO**  
Buy One  
Bundtlet,  
Get One Free

- Alexandria Location Only
- Limit One Coupon per Customer
- Must present original coupon at time of purchase

VALID UNTIL  
DEC 31 2025

ALDO'S ITALIAN  
KITCHEN  
2850 Eisenhower Ave.



**10%**  
DINE-IN OR  
CARRY OUT

Mention  
Cameron  
Station for  
10% off

NO EXPIRATION

LOS  
TOLTECOS  
4111 Duke St.



**15%**  
off

Show Coupon  
for 15% off

Excludes wine, beer,  
mixed drinks

NO EXPIRATION

VIRGINIA  
VACUUMS  
3640 King St. #A



**20% OFF**  
Vacuum Bags

**\$10 OFF**  
Vacuum  
Repairs

**\$50 OFF**  
\$500+ New  
Vacuums

VALID UNTIL  
DEC 31 2024

FRANKIE'S  
KITCHEN AND  
COCKTAIL BAR  
823 S. Washington St.



**FREE**  
appetizer

One Free  
appetizer per  
table with  
entree

Must present  
original coupon

VALID UNTIL  
JAN 31 2025

NAILS BY TINI  
3207 Duke St.

**NAILS**  
*by Tini*

**25%**  
off

25% off  
All  
Services

VALID UNTIL  
FEB 28 2025

# Our Community Partners

## Samuel W. Tucker Elementary School

The Samuel Tucker Elementary PTA had a busy first quarter and is looking forward to many upcoming fun events. The PTA was excited to spearhead our school's newest addition, Tucker's Community Garden and Outdoor Classroom, working in coordination with Lancaster Landscapes. After an abundance of summer produce and project-based learning for the students, we've prepared the beds for winter. Keep an eye on the area this spring for "Amsterdam of the West"!



The Washington Wizards came to visit in August, hosting a pep rally for our fourth and fifth graders. They brought SPIRIT, backpacks, and books for kids in attendance!

Falloween took place in October. Students participated in pumpkin decorating, costume contests, and games, ate wonderful food, and enjoyed live music.

The Reflections Art Contest takes place annually. This year's theme is "Accepting Imperfections." In October, Tucker, with support from The Magic Art Bus, hosted an Art Night to encourage participation. In November, all the artists were celebrated.

Heritage Night took place in November and provided the opportunity to celebrate the rich culture and diversity that makes Tucker such an amazing place to learn.

### Opportunities for Cameron Station Residents

The Tucker PTA is so grateful for the support Cameron Station neighbors have shown Tucker Elementary. From Gobble Gobble, to Adopt-A-Family, to tutoring, to helping in our library...Cameron Station's involvement has been an important part of the school's success.

Here are a few more ways you can help support the children:

#### Harris Teeter TIE:

Tucker will benefit when you connect your VIC card to Samuel Tucker. All you have to do is:



1. Go to the Harris Teeter website or app.
  2. Enter the email associated with your VIC account.
  3. Enter the one-time passcode sent to your email.
  4. Search for your school and click "add" to the link.
- This process needs to take place each year as the program goes through May 31. Each card can add up to five schools. For questions, please contact [vpfundraising@tuckertigerspta.org](mailto:vpfundraising@tuckertigerspta.org).

#### Box Tops for Education:

An easy way to contribute to Tucker is to collect your box tops. To do so, download the Box Top app and identify Samuel Tucker as your school. For more information, contact [vpfundraising@tuckertigerspta.org](mailto:vpfundraising@tuckertigerspta.org).

#### Restaurant Nights:

The Tucker PTA partners with area restaurants in a dining-for-dollars program where they give a portion of the day's sales to Tucker's PTA. Those funds are used to support teacher classroom grants, teacher appreciation, and events. Keep an eye on weekly Cameron Station email blasts for dates.

#### Book Vending Machine

The PTA is raising funds for a Book Vending Machine to be installed in the school in an effort to encourage literacy and reward positive behavior! If you'd like to contribute, please email [ptaboard@tuckertigerspta.org](mailto:ptaboard@tuckertigerspta.org).

#### Matching Funds

Does your company participate in a matching fund? Tucker is looking for corporate partnerships and volunteer matching opportunities. Please email [ptaboard@tuckertigerspta.org](mailto:ptaboard@tuckertigerspta.org) for more information.

From the Tucker PTA:

*"Thank you again, Cameron Station neighbors, for all you do for our Tucker Tigers! We are so grateful for your ongoing support."*





# Taste of the Town

Thanks to Cameron Station Foodie Carla Besosa for sharing some of her favorite "new" restaurants.

We are fortunate to live in an area where we have a plethora of culinary options. While old favorites are cherished, it's always fun to explore new venues. I'd like to share with you some of the "new kids in town" in our restaurant world.

**PADAEK** replaced Delia's at 2931 S. Glebe Road and serves an innovative fusion of Thai and Laotian dishes. Definitely try the Nam Khao Thadeau, a fried coconut rice salad with an excellent blend of flavors and textures.

**THE ROYAL** has been at 730 N. St. Asaph Street for decades. Now under new ownership, they've added some new dishes. They also have a newly instated Happy Hour, which includes delicious Smashburger Sliders.

**PIECEOUT**, at 2419 Mount Vernon Avenue, was temporarily closed while expansion and renovations were underway. The new and improved Piece Out is back in business! I love their pizza, but many other options are available as well.

In Shirlington, **CORSO ITALIAN** and **OUR MOM EUGENIA** deserve to be on your "to do" list. Italian and Greek, respectively, these delightful restaurants take you to Europe without the expense of a plane ticket. I particularly like sampling the variety of appetizers, and each establishment has a top-notch Happy Hour.

Replacing Faccia Luna at 823 S. Washington Street, we now have **FRANKIE'S KITCHEN & COCKTAIL BAR**. The Bianco Veggie pizza is delicious, and the Baked Artichoke Dip is the best I've ever had. Enjoy Happy Hour with friendly bartender, Kevin.

**MacMILLAN SPIRIT HOUSE** resides at 500 Montgomery Street. I have only been for Happy Hour, but the menu seems replete with whiskey and food options. The patio looks like fun, and appears to be multi-seasonal.

I can't say enough good things about one of my new favorites, **FAVA POT**. This is a family-owned-and-operated establishment at 7393 Langston Boulevard, serving Egyptian and Middle

Eastern delights. The Koshary Bowl is a must, blending many exquisite flavors and textures. "Eat Like an Egyptian"!

Thomas Harvey is the owner/chef of the alluring **HARVEY'S**, at 513 W. Broad Street. With a friendly, neighborhood feel, **HARVEY'S** offers fresh and innovative creations with Chef Thomas' personal touch. Patio and bar seating are available, as well.

**ZUKI MOON** replaced Kaizen Tavern at 1909 Mount Vernon Avenue in Del Ray. Filipino food is not so plentiful within our local orbit. **ZUKI MOON** serves up a unique mix of plates from Japan and the Philippines. Their Happy Hour is entertaining, featuring an eccentric array of signature cocktails.

Next door to Zuki Moon, at 1905 Mount Vernon Avenue, **ROSEMARIO D'ITALIA** has returned after a brief hiatus. Stylish creations from the "Bel Paese" will gratify, and there's a newly added little bar.

**THE FALLS** is a new discovery at 370 W. Broad Street. The bar is expansive and friendly, offering Happy Hour daily. There is a wide variety of food to explore, and Freddie and Fernando keep the bar hopping!

**DELLA J's**, at 7692 Richmond Highway, is a spacious venue with a southern flair. Selections include such things as Fried Green Tomatoes, Cornbread, Chicken & Waffles, Jambalaya, Sweet Potato Pie and Sweet Tea. Enjoy down-home dining, and live jazz on Thursdays.

.....  
Although my new dining experiences are plentiful, my "to do" list is full of local restaurants yet to be explored:

Founding Farmers, Mystic BBQ & Grill, Call Your Mother Deli, Bloom Tea, Ben Yays, Osteria Costa, Voltaggio Brothers, Ginger, L'Italiano Vero, Benny DiForza's Pizza, Atlas Brew Works, Kiln, Pitango Gelato, Pupatella-Slaters Lane, Kajiken, and Thai Lemon. Finally, a shout-out to Ruby's Jamaican Kitchen which supplied the spread for the Cameron Station Tiki Party.

## Days to Celebrate

Thanks to Carla Besosa for sharing these fun celebrations.

### December 13: NATIONAL VIOLIN DAY

Put on Fritz Kreisler's "Praeludium & Allegro" and crank it up!

### December 15: NATIONAL CUPCAKE DAY

Try Alexandria Cupcake on King Street, Lavender Moon on Royal Street, and Buzz Bake Shop on Slaters Lane.

### December 17: NATIONAL UGLY SWEATER DAY

You know you have one!

### December 20: NATIONAL SANGRIA DAY

I'm rather fond of Los Tios' sangria!

### December 27: NATIONAL FRUIT CAKE DAY

You know there's only one, and it just keeps getting passed around!

### December 28: NATIONAL CHOCOLATE CANDY DAY

Try the dark chocolate salted caramel candy bars at Cameron Café.

### December 29: NATIONAL CELLO DAY

My top two pics would be Hauser and Zuill Bailey.

### January 2: SWISS CHEESE DAY

Check out the Reuben at Stage Door Deli on King Street.

### January 4: NATIONAL SPAGHETTI DAY

Aldo's Italian Kitchen, definitely! Tell them you're from Cameron Station for 10% off!

### January 12: STICK TO YOUR NEW YEAR'S RESOLUTION DAY

Anyone else find it humorous that this is allocated to one day?

### January 20: NATIONAL USE YOUR GIFT CARD DAY

Remember, you put it somewhere where you could find it!

### January 28: NATIONAL BLUEBERRY PANCAKE DAY

Some options are Bob & Edith's, Van Dorn Diner, and Table Talk.

### January 31: NATIONAL HOT CHOCOLATE DAY

Cameron Café makes a mean one!

# Beyond Our Community

## Cameron Station Civic Association:

### What We Have Done...and Are Doing...for You

The Cameron Station Civic Association (“Civic Association”) is a volunteer organization formed in 2000 to disseminate relevant information to residents and to help influence City of Alexandria officials to ensure that we have a prominent voice in city policies and decisions that have an impact on our quality of life and/or property values. Issues the Civic Association has been involved in include climate change and the environment, crime and public safety, education, health services, infrastructure, land use development, open space, tree canopy, traffic, and transportation.

The Civic Association was formed because the scope of the Cameron Station Homeowner’s Association (a separate entity which you must join upon acquiring property in our community) is limited to being within the boundaries of Cameron Station and is primarily focused on maintenance and the running of our community. The Civic Association has played a significant role in many projects, including getting the city to:

- halt plans to put the Wilson Bridge staging area near our community;
  - install speed tables in Ben Brenman Park;
  - reprogram the traffic lights on Duke Street and Cameron Station Boulevard to make street crossings safer;
  - get a tot-lot built in Ben Brenman Park;
  - require the Virginia Paving Company to make environmental upgrades and commit to vacating its premises by January 1, 2027 (given its nearly two dozen past city, state, and federal environmental violations);
  - enforce violations by tractor trailers parking on South Pickett Street near the back entrance to Cameron Station; and
  - not make the zoning changes issued under its Zoning For Housing initiative, passed in 2023, applicable to our Coordinated Development District (“CDD”).
- This year has been a busy year for the Civic Association. We were involved in:
- expediting the repairs to the Ben Brenman pedestrian bridge;
  - commenting on the Eisenhower Avenue transportation study to try and lessen traffic congestion on South Van Dorn Street;
  - commenting on the Ben Brenman bikeshare station to try to persuade city staff not to put the bikeshare in the road on Ben Brenman Drive near Somerville Street;
  - commenting on and developing allies to persuade city staff and City Council not to remove a car lane in each direction of South Pickett Street from Duke Street to Edsall Road;

- successfully persuading city staff not to remove a car lane in each direction of Cameron Station Boulevard as part of their repaving of that road; and



- commenting on the Vulcan Materials redevelopment project across the street from Virginia Paving Company to try and lessen the adverse impacts on traffic along South Pickett Street.

As of the time this article was written, the Civic Association is actively involved in meetings with City Council to try and persuade them to impose proven safety measures such as

reducing posted speed from 35 mph to 25 mph and adding new crosswalks and streetlights rather than removing car lanes on South Pickett. The Civic Association is also actively lobbying the city manager to try and overturn the decision by the staff of the Department of Transportation and Environmental Services of placing a bikeshare on the street in Ben Brenman Park rather than on the grass or some other location in Ben Brenman Park where such placement would not raise safety issues and be closer to bike paths. We expect a decision to be made on both of these matters in 2024.

In 2025, we expect to be heavily involved in the Housing Master Plan 2040 and the Tucker Elementary School Safe Routes to School initiative. It is also possible that, in 2025, the city will be checking to see what progress has been made by Virginia Paving Company on its required departure in 2027, launching more zoning changes as part of Zoning For Housing Phase 2; and there will likely be new redevelopment projects nearby, since much of Alexandria’s future redevelopment is slated for the West End. If any of these matters take place, we will be heavily involved in monitoring and providing input designed to promote our quality of life and property values.



Over the past two decades, the Civic Association has developed long standing relationships with the City of Alexandria mayor, city manager, city department heads, city staff, and the presidents of many other civic, condo, and homeowner associations throughout the city. As a result of an enormous amount of hard work from dedicated volunteers, the Cameron Station Civic Association has been told by numerous city officials that it is one of the most prominent and respected civic associations in Alexandria. In order to maintain this status, we need to continue to grow and add new blood to the organization, and we would welcome not only new members, but particularly those of you reading this article willing to roll up your sleeves and help us preserve our quality of life and property values.

# Beyond Our Community

## West End Neighborhood Update

### Inova Campus

On September 30, 2024, groundbreaking was held for the 1,000,000-square-foot Inova Alexandria Hospital Campus on the WestEnd site (former Landmark shopping mall). Dr. Stephen Jones, President of Inova, said, "This is an incredible milestone not only for Inova, but also for the health of our community. Once complete, our Eastern Region will have expanded clinical programs and services housed in state-of-the-art health care facilities. These new care sites will greatly enhance healthcare access, offering a broader array of clinical programs and services to a larger segment of our community, improving access to world-class Inova Care." Expected to open in 2028, the Inova Alexandria Campus will be home to comprehensive programs and services that include larger emergency facilities, private patient rooms, and the Schar Cancer Center offering full cancer services, including radiation and infusion. A specialty care center will allow 50 physicians to see patients on the same campus. The ramp from I-395 into the hospital campus is awaiting VDOT funding approval.

### WestEnd

WestEnd will have several apartment buildings with retail components, one medical office building, a park, and community gathering space. Folger Pratt is completing the infrastructure on the site, and will begin construction of the buildings in the first/second quarters of 2025. In addition, Van Metre Companies just received approval on 110 townhomes adjacent to the transit center. The townhomes will be priced in the mid-\$900,000s range. The townhomes should begin construction in 2025. Van Metre was one of the original builders in Cameron Station.



### Edgewood Towns

Edgewood Towns has been constructed on Stevenson Avenue. The site of these homes had been occupied by a burnt-out, dilapidated building for approximately two decades. Several developers, including Habitat for Humanity, have tried to design and construct projects on this site for over 15 years without success. Matt Gray is the developer, and there are seven four-story townhomes on this site for sale in the \$800,000s.

### Landmark Overlook

Landmark Overlook, at the corner of Duke and Walker streets, is currently in the demolition stage. The plan for this project, on the former Big Lots site, features townhomes, stacked units, 362 apartments, and a hotel. The infrastructure and construction of the 88 townhomes is expected to begin in 2025.

### Passport Mini Cooper

Passport Mini Cooper is adding an 1100-square-foot addition to their showroom on the corner of Duke and Walker street. The enlargement of their existing showroom is designed to modernize the facility and enhance the customer experience. Construction is expected to begin in early 2025.

### Olympus

SP Stevenson, LLC, is redeveloping an existing office building and surface parking lots at the corner of Stevenson and Whiting streets into a seven-story building with 270 units. This mid-rise residential building will contain 23 committed affordable housing units. The project will include wider sidewalks, street trees, streetscape, and pedestrian improvements.



# Serving Others

## Adopt-A-Family

For the past 24 years, the Cameron Station Community has helped those less fortunate have a Merry Christmas through the "Adopt-A-Family" program. Neighbors have "adopted" hundreds of families from Samuel W. Tucker Elementary School, who without our help might not have any Christmas celebration at all.



In order for families to participate in this program, their needs are screened by the social worker and principal at Tucker. Lists of needs, some as basic as dishes and socks, along with children's

books and toys, are compiled by the school into a "wish list." These families are then "adopted" by Cameron Station residents, as well as local businesses and organizations.

We have neighbor Mindy Lyle to thank for helping coordinate this program for our community for more than a decade. If you would like more information about this wonderful Christmas tradition, please email [adopttuckerfamily@comcast.net](mailto:adopttuckerfamily@comcast.net)

## The Alexandria Tutoring Consortium

The Alexandria Tutoring Consortium (ATC) has been matching community volunteers with early elementary school students in need of reading help since 1997. In that time, ATC has helped over 4,000 children learn to read, starting with 80 kids in four Alexandria City Public Schools (ACPS) in 1997-1998 and gearing up to serve 275 children in 14 of 14 ACPS elementary schools this school year.



ATC has been a part of the Samuel W. Tucker community for many years, tutoring there when the school opened in 2000 until 2011, then returning under the leadership of ATC Book Buddies Coordinator and

Cameron Station neighbor Debbie Glenn in 2018. Dozens and dozens of Cameron Station residents have been involved as volunteers and donors, and at least 12 residents are tutoring this year. (For a first-hand account of neighbor Diana Jarrett's tutoring experience, check out *The Compass* blog at *The Compass*. If you'd like to join these great folks helping a child learn to read, go to [alexandriatutors.org](http://alexandriatutors.org).

## Friends of Beatley Library

Friends of the Beatley Library have made a real difference in 2024. As a nonprofit all-volunteer group, the Friends raises funds to advance the mission of the library and support programs that would not otherwise be funded. Through their 2024 spring and fall book sales, the Friends raised nearly \$65,000 for the library. In addition to providing new comfy blue and lime green chairs to our central library, these funds supported many of the library program offerings for children, teens, and adults, such as tai chi, author events, and crafting activities. These funds also support Summer Quest and allow library staff to attend conferences.



According to Kay Brown, Friends Board President, Cameron Station residents played a big part in this effort! In addition to donating gently used books, many Cameron Station residents became members of the Friends, volunteered to sort donated books, worked at the books sales, and currently serve on the Board of Directors.



Since the library is located right across Duke Street from our community, you've probably seen the ongoing construction on the exterior of the building. The City of Alexandria is making repairs to flashing near the windows to prevent water incursion and is replacing windows and doors. The goal is to complete repairs, clean, and repaint by early December 2024. To complement this

effort, the Friends will be supporting significant improvements to the interior reading garden. Next up, the Friends hope to fund improvements to the teen section. Stay tuned!

Finally, something else new and very exciting: The Beatley Friends, along with Friends of Duncan Library, have funded a new opportunity for all of us to hear virtual interviews with best-selling authors and thought leaders. Check out the schedule at [libraryc.org/alexlibraryva](http://libraryc.org/alexlibraryva).

To learn more about becoming a member of this dynamic organization, or how to volunteer, see [beatleyfriends.org](http://beatleyfriends.org).

## Operation Gobble Gobble

Operation Gobble Gobble, under the direction of neighbor Donna Kenley, is a Cameron Station community-wide Thanksgiving project that has been providing families at Samuel W. Tucker Elementary School with grocery gift certificates for Thanksgiving meals for more than a decade. The goal has been to provide



# Serving Others

100 families with \$100 gift certificates, but for several years this goal has been surpassed thanks to the generosity of neighbors, local businesses, philanthropic organizations, and the school community. The additional funds are contributed to the Tucker Adopt-a-Family program.

Information on Gobble Gobble 2025 will be found next fall in *The Cameron Station Connection*.

## Little Free Library

On Saturday, May 4, 2019, Mayor Justin Wilson cut the ribbon to open our neighborhood's first Little Free Library, located in the median on Ben Brenman Drive, across from the Cameron Station Boulevard Circle. The library is the result of the generosity of former neighbors David and Stephanie Thorpe, who purchased, built, and installed it, and hosted the opening ceremony. The goal of the Little Free Library is to inspire a love of reading, build community, and spark creativity by fostering neighborhood book exchanges. The Little Free Library gets a lot of activity, and a second structure has been installed at



the rear of the community, at the corner of Cameron Station Boulevard and Tancreti Lane. Be sure to take advantage of this great neighborhood amenity, spread the word, visit often, and don't forget to share!

## Snow Removal

Every kid loves a good snow day. But there are those in our community who do not have the luxury to play all day. They may require medical attention, emergency home repairs, or need to report to work. These and other situations require clear driveways and walkways for safety, but not everyone is physically capable of shoveling snow. The Cameron Station snow removal contract only requires the contractor to clear snow from Cameron Station roads and communal areas. To fill this gap, volunteer snow shovelers mobilize to help those who may not have a shovel, are physically incapable, or are out of town when the snow falls.



If you are capable, please lend a hand to your neighbor during the next snow event. If you do, be sure to hydrate, wear appropriate winter weather gear, use your legs (not your back) when shoveling, and use a serviceable snow shovel. The rewards include getting a full body workout, the satisfaction of making roads and walkways safer, and the gratification of helping your fellow Cameron Station neighbor.

For a first-hand account by one of our snow-shoveling neighbors, check out Chris Mulder's full article on *The Compass* blog at *The Compass*.

## StepALIVE! Walkathon

In October of every year, walkers from Cameron Station join hundreds of other Alexandrians to support ALIVE!, the City of Alexandria's oldest and largest safety net organization, by participating in the annual StepALIVE! Walkathon. Proceeds from the event are used to provide food, shelter, emergency financial assistance, furniture, and housewares to struggling Alexandrians.



StepALIVE! 2024 took place on October 24. Following a walk through various Alexandria neighborhoods, participants returned to ALIVE! for live music, snacks, a raffle, and the awarding of prizes to teams participating in the event. The Cameron Station team, the Cameron Station Striders Plus, led by neighbor Mary Eileen Dixon, earned an award as the community (non-congregational) team with the largest number of supporters.

Learn more about ALIVE! at [www.alive-inc.org](http://www.alive-inc.org).

## Potomac Watershed Clean-Up Day

The Washington Metropolitan Chapter Community Associations Institute brought the local community together on Earth Day 2023 to collect and remove trash from our environment. The focus areas were Ben Brenman Park, Linear Park Trail, Armistead Boothe Park, and Holmes Run Watershed, and many dedicated volunteers showed up to make a difference in Cameron Station.



The Watershed Clean-Up project is not only important to our parks and the environment, it is also a great opportunity to meet neighbors in and around the community.

# Celebrating the Holidays

## Tasty Treats for Your Tastebuds

No matter the time of year or the holiday being celebrated, we all know that when a celebration is on the agenda, something special is coming our way. Get your mouth ready to enjoy some favorite holiday recipes shared by members of the Cameron Station community. These recipes represent traditional foods from various regions, based on the diversity in our neighborhood. Did you try a new recipe? If you liked what you ate – and they all look good! – send a note to *The Compass* blog at [thecompass@cameronstation.org](mailto:thecompass@cameronstation.org) and share your thoughts on your new favorite.

### Baklava

From Linda Taousakis

#### Ingredients

##### Baklava

- 4 cups of chopped walnuts (approx. 1 ½ lbs.)
- ½ cup of sugar
- 2 tbsp. of cinnamon
- 1 lb. of filo (I prefer no. 7)
- 1 stick of unsalted butter

##### Syrup Mixture

- 3 cups of sugar
- 3 cups of water
- 2 cinnamon sticks
- Juice of ½ lemon
- 6 oz. honey

#### Simple Syrup with Honey Preparation:

Step 1. Mix sugar, water, cinnamon sticks, and lemon.

Step 2. Cook on stove top for about 20 minutes.

Step 3. Add honey and simmer for about 15 minutes or so.

Step 4. Set aside and cool. (Can be made ahead of time and saved in refrigerator. When needed, heat it.)

**Reminder:** Hot baklava/room temperature syrup. Room temperature baklava/hot syrup.

#### Baklava Preparation:

Step 1. Crush walnuts to a fine texture or whatever texture you desire. A food processor works well for this. Add cinnamon and sugar.



Step 2. Take your filo dough and lay 12 sheets to cover the pan. On each layer spread a very thin layer of melted butter. Once you have laid the sheets, add the nut mixture to cover filo. Add 3 more sheets, repeating the laying process. Do this 2 more times. For the top layer, finish off with 12 sheets.

Step 3. Cut diagonally into diamond shapes and bake at 325 degrees for about an hour until you have reached a golden-brown color.

Step 4. Remove from oven and let cool. Add hot syrup slowly to baklava; don't forget the corners. Let baklava soak up the syrup. If you feel it needs more syrup, add more to taste. Store for about 3 weeks.

### Cranberry Orange Relish

From Nicole Gauvin

#### Ingredients

- 12 ounces of cranberries, fresh or frozen
- 1 orange, unpeeled, rinsed and sticker removed
- ¾ cup sugar or equivalent

#### Preparation

Step 1. Cut the orange into eighths, removing all seeds.

Step 2. Add cranberries and orange to a food processor or blender/grinder. Process until evenly chopped and pour in sugar.

Store in the refrigerator; may also be frozen. Makes 3 cups.



### Ravani (Sweet Sponge Cake)

From Linda Taousakis

#### Ingredients

- ½ lb. butter
- 3 ½ cups sugar
- 2 tbsp. baking powder
- ¼ tsp. salt
- 6 eggs, well beaten
- 1 large orange rind and ½ cup orange juice
- 1 cup chopped almonds
- 1 cup farina or cream of wheat (not instant)
- 1 cup baking flour

#### Preparation

Step 1. In mixer: First cream butter, sugar, and farina and gradually add eggs one at a time until smooth. Sift all dry ingredients and set aside. Mix in orange rind/juice and almonds. Add dry ingredients and mix until smooth.

Step 2. Pour into 11"x7" greased pan and cook at 350 degrees for 40 minutes.

Step 3. Cut into triangles after cooling.

Step 4. Add hot simple sugar syrup slowly until completely immersed in syrup. Make sure you put on the outer part of the cake as it can be the drier part.

This can be stored for a week in a cool area or refrigerated.



# Celebrating the Holidays

## Mango Sticky Rice

From Tip Neer

### Ingredients

- 350 grams of glutinous rice
- 1 box coconut milk
- $\frac{3}{4}$  cup granulated sugar
- 1 +  $\frac{1}{4}$  tsp. salt
- 1 tsp. rice flour
- 4-5 pandan leaves
- Ripe mango

### Preparation

**Step 1.** Wash the glutinous/sticky rice and soak it in water overnight.

**Step 2.** Add water to a steamer and place over medium-high heat. Wait until the water boils. Then drain the sticky rice and wrap it in a thin cloth. Place about 2 pandan leaves in the steamer and steam. Steam for about 30 minutes until the sticky rice is cooked.

**Step 3.** Set aside  $\frac{3}{4}$  cup of coconut milk. For the remaining milk, put it in a small pot. Add sugar and 1 tsp. of salt. Then put it on low heat. Add the remaining pandan leaves to the coconut milk pot. Stir continuously with a spatula until the sugar dissolves. Do not let the coconut milk lump. Wait until the coconut milk boils, then turn off the stove and set aside.

**Step 4.** Scoop cooked sticky rice into a mixing bowl, pour in hot coconut milk, stir quickly, then cover and let the sticky rice stay warm for about 15 minutes.

**Step 5.** Mix  $\frac{3}{4}$  cup of coconut milk that has been set aside with rice flour and salt. Bring to a boil and stir continuously until the coconut milk thickens and boils. Use this part of the recipe for the topping.

**Step 6.** Scoop sticky rice onto a plate, pour the prepped coconut milk topping over it, and serve with ripe mango.



### Preparation

**Step 1.** In a saucepan over medium heat, melt butter. Add onion and cook until soft, about 10 minutes. Transfer to slow cooker.

**Step 2.** Add the squash puree, apple, stock, bay leaves, and the 3 tsp. salt to the slow cooker and stir to combine. Cover and cook for 2 hours according to the manufacturer's instructions.

**Step 3.** Remove the bay leaves and discard. Add the crème fraiche. Using a stick blender, puree the soup directly in the slow cooker until it is smooth. Stir in the coriander and ginger. Add the freshly ground pepper to taste.

## Mom's Enchilada Sauce

From Carmen Mead

A red enchilada sauce with the smoky spicy flavor of New Mexico red chili. This recipe was taught to mom by my paternal grandmother the old-fashioned way; watch, not a lot of measuring, taste as you go to ensure the texture, spiciness, and flavor meets your taste.

### Ingredients:

- Olive oil
- White flour
- Garlic powder
- New Mexico chili powder (should be bright red)
- Tomato sauce
- Water
- Salt
- Corn tortillas
- Grated cheddar cheese
- Diced white onions



### Preparation

**Step 1.** Brown some flour in the oil until light blond, then add garlic powder. Continue browning until medium blond/brown.

**Step 2.** Take the pan off the heat. Add some chili powder and stir. Begin adding tomato sauce, continuing to stir. Add a bit of water and salt. Put back on low/medium heat, cooking and stirring until it reaches your desired thickness.

**Step 3.** Add more water or sauce as needed while cooking. Keep testing for flavor as you go, adding chili powder, garlic powder, or salt as needed.

**Step 4.** Start softening the tortillas in the sauce. It is important to add more olive oil to the mixture at this time as it helps to keep the tortillas flexible. The ratio can be 1 part oil to 3 parts sauce or 2 parts to 2 parts depending on your taste. After softening, place the tortillas on a plate. Don't do too many at one time; try to fill while warm.

**Step 5.** In a 13" x 9" pan, drizzle a bit of sauce on the bottom so the enchiladas don't stick. Place a softened tortilla down, place one to two tablespoons down the center and a sprinkle of diced onion. Roll and place seam side down. Fill the tray, then pour the leftover sauce on top and top with more grated cheese.

**Step 6.** Bake in a 375-degree oven until melty, then enjoy. The sauce is also good to have on hand just to put on eggs, tacos, or burritos.

## Butternut Squash Soup

From Maria Pastrana

### Ingredients:

- 1 tbsp. unsalted butter
- 1 yellow onion, thinly sliced
- 4 cups butternut squash puree
- 1 Granny Smith apple, peeled, cored, and thinly sliced
- 2 cups chicken stock
- 2 small bay leaves
- 3 tsp. salt, plus more to taste
- $\frac{1}{2}$  cup crème fraiche
- $\frac{1}{4}$  tsp. ground coriander (optional)
- $\frac{1}{4}$  tsp. grated peeled fresh ginger
- Freshly ground pepper to taste



# Celebrating the Holidays

## Holiday Traditions

### Christmas in Ireland

*Thanks to Brendan Hanlon for sharing his personal Irish tradition.*

From the spirited celebrations in Latin America to the cozy gatherings in Europe, each country brings its unique flavor to holiday festivities. Despite the variations in customs, the underlying themes of love, family, and community resonate universally, reminding us of the joy and hope that this season brings. As people around the globe gather to celebrate, they create lasting memories that highlight the true spirit of Christmas—togetherness and goodwill across cultures.



For my part, being born and raised in Ireland, my traditions were greatly influenced by family and religion. In the weeks leading up to Christmas Day, the primary tasks were baking a Christmas cake and Christmas pudding, and wrapping the many boxes of biscuits that my family gave as presents. Then on Christmas Eve, my father drove my brothers and me from house to house so we could deliver the biscuits. While we were at

this task, my mother and my sisters stayed home preparing the feast for the next day.

On Christmas Day, the first and primary duty was to go to Mass. This was followed by visitation to local graveyards to decorate family graves. Following this began the first of many “Christmas visits,” stopping into the homes of family and friends to wish all the joy of the season.

Here in Cameron Station, we have a multicultural neighborhood with celebrations by residents based on their cultural origin. But one aspect of the holiday that I believe is shared widely by Cameron Station residents is the underlying themes of love, family, and community spirit.

Whatever your beliefs, I hope everyone enjoys the season and can find enough joy in your heart to share with others.

*An article by Brendan on holiday traditions around the world will be published on The Compass blog in mid-December 2024.*

### Philippine Christmas Traditions

*Thanks to Ava Avila for sharing these holiday traditions.*

Due to the country's history and predominant religion, the Philippines has been known to observe the world's longest Christmas season. Anecdotally, Filipinos celebrate Christmas six months of the year. The other six months? They are spent preparing for the next holiday season. It is not surprising that starting the first of September, Christmas songs are already playing in people's homes, throughout the malls, and in vehicles everywhere.

One Christmas tradition that has been around since the 16th century is the *Simbang Gabi*, a series of nine days of masses held mostly in the early hours of the morning from December 16 to 24. Introduced by Spanish friars, this arrangement allowed the

farmers to hear mass before heading to the fields at sunrise. Across the country, the tradition continues to be celebrated to this day. It is a popular belief that whoever completes the nine *Simbang Gabi* masses can make a wish and it will come true.



Putting up a *parol* outside the house, in the office, and along the streets is another hallmark of Christmas in the Philippines. A *parol* is a lantern that comes in various sizes and is usually star-shaped to represent the Star of Bethlehem. While traditionally created using bamboo strips and Japanese paper, modern *parols* can be constructed using other materials such as metal or plastic. Another tradition is the display of the *belen*, a tableau depicting the nativity scene.

Like most celebrations, food takes center stage in all Christmas festivities. After the *Simbang Gabi* mass, churchgoers partake of the local delicacies such as *puto bumbong* and *bibingka* (rice cakes), purchased from vendors who set up shop by the parish entrance. On Christmas Eve, families gather together and share a *Noche Buena* feast that may consist of *lechon* (roasted pig), *lumpia* (fried spring rolls), and *pancit* (stir-fried noodles), accompanied by drinks along with plenty of music and laughter.

### Chinese New Year

*Thanks to neighbor Xiaoying Michelle Li for sharing these traditions for the New Year.*

Chinese Lunar New Year, also known as the Spring Festival, is the most important traditional holiday in Chinese culture. Celebrated on the first day of the Chinese lunar calendar, which falls between January 21 and February 20, it marks both the start of a new year and the arrival of spring. The festival is a time for family reunions, paying respects to ancestors, and wishing for prosperity and good fortune in the year ahead.



Preparations for the celebration begin weeks in advance, with families cleaning their homes to sweep away bad luck and decorating with red lanterns, couplets, and banners, symbols of happiness, wealth, and longevity. On New Year's Eve, a lavish family dinner takes place, featuring dishes like dumplings, fish, and rice cakes, each symbolizing wealth, harmony, and good health.

In my family, traditions like playing Mahjong and watching the “New Year's Gala” on television are cherished. Children are especially excited, as it's the one time of year they're allowed to stay up late until the clock strikes midnight. At that moment, we all go outside to light fireworks together, ushering in the new year with joy and celebration.

On New Year's Day itself, people give red envelopes filled with money to children and unmarried adults, a gesture believed to bring luck and happiness. Throughout the day, families, friends, and neighbors visit one another, exchanging greetings and well wishes for the year ahead.



# Happy New Year

## A Fresh Start: Reflecting and Setting New Year's Resolutions

By Emma Watson

It's that time of year again, when the familiar adage "new year, new you" holds both promise and perhaps a bit of pressure. For a long time, I thought New Year's resolutions were a little overrated. My logic was, "Why wait until January to make a change?" But in recent years, my perspective has shifted. There's something powerful about setting intentions alongside others, joining friends and family as they strive for positive change. More than just looking forward, it's also an opportunity to pause, reflect on the year's joys, growth, and even missteps, and to celebrate these moments together.

If New Year's resolutions have always felt a bit stale to you, try reframing this annual tradition. Rather than just focusing on what you hope to change, think of it as a chance to thank 2024 for its memories and look ahead to the possibilities 2025 might bring. Here are a few thoughtful prompts to guide this process, especially enjoyable when shared with friends and family over the holiday season.

### Reflecting on the Past Year

Reflection is a powerful way for us to celebrate accomplishments and learn from challenges. Set aside time, perhaps with some hot cocoa or over a meal, to take turns answering these questions:

- **What's one new thing you tried this year?** This could be anything from cooking a new recipe to exploring a new hobby. Remembering these experiences helps us appreciate our adaptability and curiosity.

- **What's a moment from this year that made you feel happy or grateful?** Recalling happy memories not only strengthens gratitude but can also reveal traditions or activities to carry forward.

- **What did you learn about yourself?** Whether big or small, life's lessons offer growth for everyone—whether you're 9 or 90!

### Setting Intentions for the New Year

When it comes to setting resolutions, a few thoughtful questions can spark ideas that are meaningful and realistic:

- **What's one new thing you'd like to try next year?** This could be a skill, a new place, or even a hobby. This question invites fresh experiences and personal growth.

- **What's a small change that would bring you joy?** Even minor adjustments—like spending a bit more time outdoors or exploring a hobby—can have a positive impact.

- **How would you like to support others next year?** Whether it's helping family members, volunteering, or simply being a more present friend, supporting others creates a lasting ripple effect.

- **What's something you can do to take better care of yourself?** This could mean setting aside more time for exercise, relaxation, or focusing on mental well-being. Everyone benefits from prioritizing their health.

New Year's resolutions don't need to be huge. Simple goals that align with your values can keep everyone motivated and connected, making the journey as enjoyable as the destination. With a bit of reflection and intention-setting, you'll be ready to welcome 2025 with a fresh perspective and a heart full of gratitude.

## New Year's Traditions

In the Philippines, when the clock strikes midnight and the New Year begins, children are encouraged to jump as high as they can in hopes of getting taller. There's no science behind it, but many Filipinos, including adults, have done it and continue to do so.

To welcome the New Year, Filipinos wear clothes or any accessories with a polka dot pattern as it is believed to bring in good fortune. The round shapes symbolize money and wealth.

– Ava Avila

Every New Year's Day, my family goes out to enjoy a delicious bowl of Pho; you know what they say, "long noodles, long life!" Extra points for green or round additions to the bowl as they signify prosperity for the upcoming year.

Some people believe eating black-eyed peas on New Year's Day will bring a year's worth of good luck and financial success. Here's an easy recipe courtesy of Bush's Beans: [www.bushbeans.com/en\\_US/bean-recipes/hopping-john-over-rice](http://www.bushbeans.com/en_US/bean-recipes/hopping-john-over-rice)

– Carmen Mead

Every New Year's Eve, my husband and I write down our predictions for the year ahead. We cover a range of categories like politics, celebrity news, world events, and personal milestones. We then place our predictions in envelopes, seal them, and tuck them away with our holiday decorations. The following New Year's Eve, we open them to see if any of our predictions came true!

– Tricia Hemel



# Carla's Picks

(Thanks to neighbor Carla Besosa for this variety of activities and entertainment, including many holiday events.)

## ALDEN THEATER (McLean)

Dec. 15 L'Chaim II: A Tribute to the Jewish Legacy of Broadway (& Christmas)  
Dec. 21 It's a Jazzy Christmas!  
Jan. 2 Junwen Liang, Piano  
Jan. 18 Collage Dance Company: RISE Project

## ALEXANDRIA

Nov. 17-Jan.1 Cameron Run/Eisenhower Avenue Ice & Lights  
Nov. 29-Jan.10 Winter Wonderland - courtyard between The Alexandrian Hotel and Jackson 20 (King Street)  
Dec. 1-2, 8-9, 17 Mount Vernon by Candlelight  
Dec. 6 Taste of Scotland with Whiskey, Wine, & Food (Atrium, 277 S. Washington Street)  
Dec. 7 Torpedo Factory Holiday Festival - shopping & music  
Dec. 7 Holiday Home Tour  
Dec. 7 Scottish Christmas Walk  
Dec. 7 Alexandria Boat Parade of Lights - Waterfront  
First and third weekends in Dec. - Holiday Market at John Carlyle Square  
Dec. 8 Holidays on the Avenue/Del Ray - tree and menorah lighting, Santa, carolers, late shopping hours  
Dec. 10 Alexandria Harmonizers: Old Town Carol Crawl (from Market Square to Chadwick's)  
Dec. 14 Yuletide by Candlelight, Gadsby's Tavern Museum (134 N. Royal Street)  
Dec. 14 Del Ray Candy Cane Bar Crawl  
Dec. 14 Del Ray Holiday Pop-Up Market (Mount Vernon Avenue)  
Dec. 14-15 A Victorian Christmas (Lee-Fendall House)  
Dec. 15 Colonial Handbell Ringers Holiday Concert (Lyceum, 201 S. Washington Street)

Dec. 21 Visit Santa & Mrs. Claus - Hooray for Books (1555 King Street)  
Dec. 24 Santa Waterskiing - Sightings beginning at 1pm  
Dec. 26 Grand Chanukah Memorial Lighting (Lyceum, 201 S. Washington Street)  
Dec. 31 First Night Alexandria (Old Town)

## ARENA STAGE (DC)

Nov. 22-Dec. 29 Death on the Nile  
Dec. 13-22 StepAfrika!'s Magical Musical Holiday Step Show  
Jan. 31-Mar. 16 The Bedwetter

## BARN AT WOLFTRAP (Vienna)

Jan. 21, 22, 24, 25, 26 The Del McCoury Band  
Feb. 7 Ari Shapiro

## BIRCHMERE (Arlandria)

Dec. 18 A John Waters Christmas  
Dec. 22 Luther Re-Lives "Holiday Show"  
Dec. 26 Voices of Motown "Christmas Concert"  
Dec. 27 Charles Esten  
Dec. 28 A Very MAYSA Christmas  
Dec. 31 New Year's Eve with the Seldom Scene  
Jan. 16 Herman's Hermits

## BETHESDA THEATER (Bethesda)

Dec. 20 Maggie Rose Christmas Concert

## CREATIVE CAULDRON (Falls Church)

Dec. 6-22 Madeline's Christmas

## FIRST STAGE (Tysons)

Dec. 12-29 Laughs in Spanish

## FORDS THEATER (DC)

Nov. 21-Dec. 31 A Christmas Carol

## GMU CENTER FOR THE ARTS (Fairfax)

Dec. 21-22 The Nutcracker - Fairfax Symphony Orchestra & Fairfax Ballet  
Jan. 25 Silkroad Ensemble

## THE HAMILTON (DC)

Dec. 15 Emmylou Harris with the Milk Carton Kids  
Dec. 21 Yellow Dubmarine

## HARMAN HALL (DC)

Nov. 30-Dec. 29 Leopoldstadt

## JAMMIN JAVA (Vienna)

Dec. 23 Todd Wright's 22nd Annual Santa Cluster-f@%! Christmas Spectacular

## KENNEDY CENTER (DC)

Dec. 15-22 A Candlelight Christmas  
Dec. 16-24 O Night Divine!  
Dec. 26 Messiah Sing-Along

## KLEIN THEATER (DC)

Dec. 6-29 All the Devils Are Here

## LITTLE THEATER OF ALEXANDRIA (Old Town)

Dec. 6-22 A Christmas Carol

## NATIONAL THEATER (DC)

Dec. 20-22 The Hip Hop Nutcracker  
Jan. 24-26 TINA - The Tina Turner Musical

## ROUNDHOUSE THEATER (Bethesda)

Nov. 20-Dec. 22 A Hanukkah Carol, or Gelt Trip! The Musical  
Jan. 15-Feb. 16 What the Constitution Means to Me

## SIGNATURE THEATER (Shirlington)

Oct. 29-Jan. 12 A Funny Thing Happened on the Way to the Forum  
Jan. 28-Mar. 16 Job

## STRATHMORE (Bethesda)

Dec. 15 Washington Bach Consort: *The Christmas Story*  
Dec. 29 Salute to Vienna New Year's Concert  
Jan. 3 The Princess Bride in Concert  
Jan. 11 BSO: *The Planets*, with Heyward  
Jan. 18 *An Evening with Swan Lake*  
Jan. 23 Yamato: The Drummers of Japan  
Jan. 24 BSO: Dancing in the Street: Music of Motown

## THEATER J (DC)

Jan. 8-26 Out of Character

## WOOLLY MAMMOTH (DC)

Nov. 13-Dec. 23 Public Obscenities  
Feb. 4-Mar. 3 The Sensational Sea Minkettes

## LITTLE THEATER OF ALEXANDRIA (Old Town)

Dec. 6-22 A Christmas Carol

## Deck the Halls of the Cameron Club

Let's add some holiday cheer to the Cameron Club by displaying your finished coloring page on our "Holiday Gallery Garland"! After adding your creative touch, bring your masterpiece to the Cameron Club, sign it, and use the clothespins provided to hang it proudly in the hallway for everyone to enjoy. Need more copies? Visit *The Compass* blog on our website or stop by the management office for extras. Let's fill the halls with color and community spirit!

# Management: Making It Happen

Thanks to General Manager Steve Philbin for this update.

FY2024 has been a very productive year. The management team has initiated and managed \$1 million in reserve projects that have significant impact on the community, while managing all day-to-day operations within a \$2.5 million budget.

Among the 2024 accomplishments was the completion of a three-year paving project. This year was exceptionally challenging due to the need to coordinate the paving of Cameron Station Boulevard with the city of Alexandria. Once the city completed its work, we finished Phase 3 of the community streets within Cameron Station, within budget and with minimal inconvenience to residents.

Prior to initiating the white coat process on the pools, we began replacing the Cameron Club flat roof and shingled roof. In addition, the Cameron Club interior was painted, and new carpeting installed throughout the club. In the Victoria Hebert Great Room, we completed some moisture barrier



Front Row: Juana Michel, Patrice Johnson, Avante Thomas. Back Row: Mark Bondurant, Steve Philbin

work. We continue to complete LED light rehabilitation in the clubhouse, which should produce savings to the Association's electric expense.

Other 2024 projects included power washing and painting the Cameron Station fence along Duke Street; completing the third year of a bench replacement project (we complete approximately six benches per year); and replacing two HVAC systems in the Fitness Center and Great Room, both within budget and with minimal inconvenience to the community. The community streetlight LED retrofit continues as current lights fail, with expected

savings to electric bills based on the work completed.

The majority of the reserve projects for the year have been successfully completed, and we are now planning for FY25. All of these projects help your property values by maintaining a positive impression of the community and helping to ensure that Cameron Station remains as beautiful tomorrow as it is today!

## It Takes a Committee...

### Activities & Events Committee

The Activities and Events Committee (A&E) organized another year full of exciting events for Cameron Station. The fun began with Trivia Night in March, which aligned with St. Patrick's Day, followed by the popular "Eggstravaganza" Egg Hunt near Easter. Residents also enjoyed the return of Bingo Night, a lively Fourth of July Celebration, the annual Pool Party, a Tiki-themed Party, and a Halloween Party. A festive Holiday Party is planned for December to close out the year.

We extend special thanks to Aaron Podolsky for sponsoring the Fourth of July celebration and to Irina Babb for sponsoring the Halloween party and ice cream socials.

Looking ahead to 2025, A&E plans to continue hosting many of the same popular events, including the semi-annual yard sales in spring and fall, potential shuttle trips, and more ice cream socials. These activities wouldn't be possible without the help of our volunteers. Your support at events is always appreciated! A&E is excited to bring another year of memorable and fun-filled events to Cameron Station in 2025.

### Architectural Review Committee

The Architectural Review Committee (ARC) is responsible for reviewing homeowner applications for any modification or improvement to their property in Cameron Station. The

committee has had a busy 2024, with over 125 applications review to date. Typically, the applications submitted by homeowners are to replace landscaping, paint shutters and doors, install solar panels, or a myriad of other property improvements. The majority of applications this year were for roof replacements, because the average age of roofs in Cameron Station is over 20 years, which is at the end of a roof's practical lifespan. The ARC has an expedited review process if a homeowner unexpectedly needs their roof quickly repaired and/or replaced.

Our new CAMP on-site covenants administrator is Avante Thomas. Avante provides support to the ARC during its regular meetings and assists homeowners in preparing applications for the ARC's review.

Lastly, the ARC is heavily involved in the revisions to the Design & Maintenance Standards (DMS). Some of the proposed changes include streamlining the approval of straightforward ARC applications and revising requirements for exterior décor, lighting, and storage.

The ARC looks forward to working with residents in 2025 to help them realize their vision that will further enhance the architectural character of Cameron Station!

*(Continued on page 29)*

## Common Area Committee

The Common Area Committee (CAC) is committed to enhancing our community's common areas and addressing the needs and concerns of our residents.

### Year in Review

Donovan Pocket Park: The decline of the original linden trees led to a redesign of the park, which features cherry trees around the perimeter and updated landscaping, while retaining the turf area at the center.

California and Helmuth Pocket Park: The cleanup of this park has enhanced its usability and beauty.

Conservation Garden: Donated by Lancaster Landscapes, this project in the common area of Barbour Drive will help manage storm water runoff, benefit the environment, and add native plants and beauty to the area.

Drainage Improvements: These were a key focus this year and involved regrading and adding swales to reduce erosion across the community.

Ongoing Maintenance: Monthly walk-throughs were conducted to review the condition of common areas and identify problem spots.

### Looking Ahead

Pocket Park Refurbishments: Refurbishing one or two parks to address declining vegetation and enhance their beauty and functionality.

Existing Irrigation System Review and Assessment: Plus research into technologies that may better serve our community in the future.

Continued Management of Common Areas: Including replacing declining trees and trimming trees as needed, plus ongoing reviews of areas that require attention. We look forward to another productive year and appreciate your continued support and involvement.

## Communications Committee

As we close out 2024, the Communications Committee (ComCom) reflects on a successful year of keeping our community informed and engaged through new initiatives. We published our first blog post for *The Compass* in February, revamped the Cameron Station website, and enhanced our weekly email blast, now rebranded as *The Cameron Station Connection*. Over 130 new households were welcomed by our dedicated Welcome Committee, and a successful in-person Welcome Event introduced them to the community.

*The Compass* published over 50 blog posts, highlighting community stories and events. Our newsletter team worked tirelessly on this 32-page printed issue, capturing the year's biggest moments. Social media engagement grew as more residents contributed photos for *The Cameron Station Connection* and social media, showcasing the beauty and spirit of Cameron Station.

Looking ahead to 2025, we'll continue improving the website, maintaining *The Cameron Station Connection* as a timely source of updates, and expanding Welcome Events to twice a year. *The Compass* blog will keep sharing stories, and we'll launch a "TechTalk" to help residents navigate the website. We welcome your ideas and contributions as we strive to make 2025 our best year yet!

## Financial Advisory Committee

The Financial Advisory Committee (FAC) advises the Board of Directors on issues affecting the financial position of Cameron Station Community Association. We have been very fortunate to have a robust, financially sound community and very low delinquency rates of lower than 1 percent (typical range is 3% to 5%). Following is a look back at some of FAC's 2024 activities and our plans for 2025:

Throughout the year, on a monthly basis, the FAC meets and reviews the financial statements prepared by CAMP, our management company. The reviews are line-by-line and focus on the month's actual vs. budgeted expenses, as well as year-to-date and year-end projections and variances. The FAC also reviews the expenditures and commitments of the other Master Association committees and is available to assist other committees, as requested, with regard to budget and/or other financial matters.

The FAC is responsible for maintaining the appropriate balances for the Repair and Replacement Reserve Fund (R&R Fund), as well as the Operating Reserve Fund, and recommending investment strategies for both.

And last, though by no means least, the FAC reviews the annual budget as prepared by the managing agent and makes recommendations to the Board of Directors. The 2025 budget (including reserve contributions) will be in the range of \$3.0 million.

## Cameron Club Facilities Committee

### Where We Have Been

This has been a very productive year as the Cameron Club Facilities Committee (CCFC) continues to work at making our residents' clubhouse experience an even better one. Over the last 20 years, the CCFC has developed a replacement plan for our fitness equipment, which ensures all our items are budgeted for.

- We replaced three elliptical machines due to their usage rate and age.
- We replaced one of our two Pelotons.
- We added an 11th complimentary fitness class.
- We extended the early-morning, weekday pool swim hours by a full hour: they are now 6am-9am.
- We also added an additional swim lane in the evening, Monday-Thursday, to accommodate residents' desires for more swim lanes.

### Where We Are Going

The CCFC strives to be proactive in supporting residents' well-being and health. We continually examine fitness center equipment needs, and we always appreciate our residents' feedback. Our pool furniture is weathered and dated, so we are also looking at more comfortable pool furniture.

Finally, we would like to shine a spotlight on these tremendous assets to our community:

Psy Scott, our superb fitness instructor, has led hundreds of fitness classes here and offered outstanding fitness advice to hundreds of our residents. Psy is a true Cameron Station icon to be thanked and appreciated.

Assistant Community Manager Angles Robles has moved on, and he will be greatly missed. We appreciate all the work he did on our behalf, and we wish him well.

Last, but not least, Mark Bondurant, our maintenance technician, works on a broad range of issues both in the clubhouse, on the pool deck, and throughout Cameron Station. We are grateful for his skill and tireless efforts to maintain and improve our cherished community!

# It's a Date

## Cameron Club Fitness Class Schedule

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
10:30 am - 11:30 am <b>Stretch &amp; Core</b> Core-strengthening with stability balls, weights, and stretching for flexibility	8:30 am - 9:30 am <b>Yoga II</b> Gentle, slow yoga focused on relaxation and breathing	10:30 am - 11:30 am <b>Stretch &amp; Core</b> Core-strengthening with stability balls, weights, and stretching for flexibility	9:00 am - 10:00 am <b>Gentle Yoga</b> Relaxed yoga with soft movements and breathing focus	10:30 am - 11:30 am <b>Total Body Weights</b> Strength training for toning and metabolism boost	9:00 am - 10:00 am <b>Zumba*</b> Fun, easy-to-follow dance workout with fast and slow rhythms.
6:30 pm - 7:30 pm <b>Vinyasa Flow Yoga</b> Flowing yoga, moving smoothly with your breath	6:30 pm - 7:30 pm <b>Boot Camp</b> Intense, full-body workout for strength and endurance	6:30 pm - 7:30 pm <b>PomSquad Fitness</b> High-energy dance with pom-poms for fun and toning	6:30 pm - 7:30 pm <b>Boot Camp</b> Intense, full-body workout for strength and endurance	<b>Swimming Pool</b> <b>OPEN</b> May 17 - September 28	

The Cameron Station Fitness Center is under the direction of Fitness Director Psy Scott. It is a welcoming and dynamic fitness space designed to support all levels of fitness, from beginners to seasoned athletes. The facility boasts a wide variety of equipment, including free weights, cardio machines, and functional training areas. There's also a zone for stretching, cool down, and recovery. You are invited to try out the basketball court, and during the summer months take a refreshing dip in our luxurious outdoor pool. The gym offers a diverse range of classes that cater to different fitness goals and preferences.

For detailed information on the fitness classes, many of which are free, including a monthly calendar, please go to Neighborhood Amenities on the community website, [www.cameronstation.org](http://www.cameronstation.org).

## 2025 Dates to Remember

Mark your calendars for a year packed with community events and important meetings!

### Events

<b>MARCH 14</b>	Trivia Night
<b>MARCH 26-31</b>	Spring Library Book Sale
<b>APRIL 5</b>	Spring Meet & Greet
<b>APRIL 19</b>	Eggstravaganza
<b>APRIL 26</b>	Spring Yard Sale
<b>JULY 4</b>	Patriotic Parade
<b>AUGUST 9</b>	Pool Party
<b>SEPTEMBER 20</b>	Fall Yard Sale
<b>OCTOBER 15-20</b>	Fall Library Book Sale
<b>OCTOBER 18</b>	Fall Meet & Greet
<b>OCTOBER 25</b>	Halloween Party
<b>DECEMBER 7</b>	Holiday Party

### Meetings

<b>BOARD OF DIRECTORS</b>	Last Tuesday of month
<b>ACTIVITIES &amp; EVENTS</b>	First Wednesday of month
<b>ARCHITECTURAL REVIEW</b>	Third Wednesday of month
<b>CAMERON CLUB FACILITIES</b>	Second Thursday of month
<b>COMMON AREA</b>	Second Monday of month
<b>COMMUNICATIONS</b>	Second Wednesday of month
<b>FINANCIAL ADVISORY</b>	Monday before Board meeting
<b>CIVIC ASSOCIATION</b>	February 5, May 7, September 3

Dates can change, so stay updated through the weekly *Cameron Station Connection*, our social pages, or the website calendar - link here! →





# 2025 Bucket List Challenge

Join the 2025 Bucket List Challenge! Check the boxes and mark the dates as you complete each item on your list. Once you've conquered all 25, submit your dated list to the Cameron Station Management Office by December 31, 2025, for a chance to win a bucket of prizes! A random drawing will be held the first week of 2026, and the winner will be announced shortly after. All neighbors are eligible to participate!

## 25 Ways to Explore, Engage, and Enjoy Our Community

## Date Completed

- | 25 Ways to Explore, Engage, and Enjoy Our Community  | Date Completed |
|--|----------------|
| <input type="checkbox"/> Capture a photo at the iconic Cameron Station gazebo                      | ____/____/____ |
| <input type="checkbox"/> Attend a Board of Directors (BOD) meeting in person or via Zoom           | ____/____/____ |
| <input type="checkbox"/> Explore the scenic Holmes Run Trail nearby                                | ____/____/____ |
| <input type="checkbox"/> Participate in the semi-annual Community Yard Sale                        | ____/____/____ |
| <input type="checkbox"/> Attend a Cameron Station Civic Association meeting                        | ____/____/____ |
| <input type="checkbox"/> Take a fitness class at the Cameron Club                                  | ____/____/____ |
| <input type="checkbox"/> Attend an HOA committee meeting   | ____/____/____ |
| <input type="checkbox"/> Savor a new dish at IndoChen  | ____/____/____ |
| <input type="checkbox"/> Take a bike ride or a long walk through Ben Brenman Park                  | ____/____/____ |
| <input type="checkbox"/> Deck out your home with holiday decorations                               | ____/____/____ |
| <input type="checkbox"/> Suggest an article idea or contribute an article to <i>The Compass</i>    | ____/____/____ |
| <input type="checkbox"/> Participate in Spring Eggstravaganza, July 4th Parade, or Halloween Party | ____/____/____ |
| <input type="checkbox"/> Explore new equipment at the Cameron Club gym                             | ____/____/____ |
| <input type="checkbox"/> Participate in the weekly <i>Cameron Station Connection</i> survey        | ____/____/____ |
| <input type="checkbox"/> Enjoy a cup of coffee, wine, or an event at Cameron Café                  | ____/____/____ |
| <input type="checkbox"/> Take a ride on the community shuttle bus                                  | ____/____/____ |
| <input type="checkbox"/> Like and follow Cameron Station on Facebook and Instagram                 | ____/____/____ |
| <input type="checkbox"/> Submit a photo to be featured in the weekly <i>Connection</i>             | ____/____/____ |
| <input type="checkbox"/> Stroll through the West End Farmers Market                                | ____/____/____ |
| <input type="checkbox"/> Visit the Charles E. Beatley, Jr. Central Library                         | ____/____/____ |
| <input type="checkbox"/> Volunteer at a community event or on a committee                          | ____/____/____ |
| <input type="checkbox"/> Visit all Cameron Station pocket parks                                    | ____/____/____ |
| <input type="checkbox"/> Welcome new neighbors at a community Meet & Greet                         | ____/____/____ |
| <input type="checkbox"/> Subscribe to <i>The Compass</i> blog to have it sent to your email        | ____/____/____ |
| <input type="checkbox"/> Donate a book to one of the two Little Free Libraries in the neighborhood | ____/____/____ |



200 Cameron Station Blvd  
Alexandria, VA 22304

# Stay Connected!

Keep up with everything happening in Cameron Station. Whether you prefer quick updates or detailed news, we've got you covered:



## Website

Find all the details you need, including contact info and a calendar of all events, any time.



## *The Connection*

Get updates in your inbox every Friday—don't miss out. Sign up below!



## *The Compass*

Get the latest news and stories from your neighbors delivered to your inbox.



## Facebook

Your go-to for news and updates—stay informed with the latest community info.



## Instagram

See the beauty of our neighborhood and get highlights on what's happening.

