



Mount Vernon Civic Association, Inc.

Winter 2016

www.MountVernonCivicAssociation.org

Belle Rive • Ferry Landing Estates • Ferry Landing Villa • Ferry Point Estates • Mount Vernon Forest • Mount Vernon Grove • Mount Vernon Park • Oxford • Riverbend • Riverwood • Vernon Square • Washington Woods • Westgate • Wycliffe on the Potomac • Yacht Haven Estates

PRESIDENT'S MESSAGE

Happy New Year everyone! Please join the MVCA Board and MVCA members at the 2016 MVCA Annual Meeting scheduled for Wednesday, January 13, in the library at Washington Mill Elementary School at 7:30pm. Pizza and beverages will be served at 7:00pm prior to the start of the meeting. Our speaker for the evening will be a representative from the Mount Vernon Country Club who will share with us the club's efforts to resolving ponding and draining issues on their property and how their improvements could affect our neighborhood. As many of you are aware, flooding has increased within our neighborhood over the past few years. We look forward to providing you with updates on this important matter.

The Annual Meeting will include the election of MVCA directors and officers to serve on the association's board for the next two years. A slate of positions and candidates recommended by the Nomination Committee is posted on Page 5 of this newsletter; however, nominations offered during the meeting from the floor will also be included in the elections. The MVCA Board positions include President, First Vice President, Second Vice President, Secretary, Treasurer and three at large Directors.

Several familiar faces will be relinquishing their positions from the MVCA board. Please join me in offering thanks to John Skudlarek,

MVCA

Membership Meeting and Election of Officers

Wednesday, January 13, 2016

Washington Mill Elementary

7:00 PM pizza and soda, 7:30 PM program

*Featuring a Guest Speaker from
Mount Vernon Country Club*

Discussing

Ponding and drainage issues on Country Club property and how their improvements could affect our neighborhood

Ken Poortinga and Bruce Kitchen for their services to our community. John served for many years as president, vice president, director and committee chairman. Ken served multiple terms as a director, membership committee chairman and is probably best recognized as the boss man for 5 of our 9 MVCA community picnics. Bruce, who relocated to Richmond, served as vice president and education committee chairman. Thank you all!

I want to recognize Dr. Tom Cleary, the MVCA treasurer for his many years of leadership to the MVCA community. Tom will be stepping down from his position this month after serving in many capacities on the MVCA board since the early 1970's. His wisdom and experience has guided our community through many challenging

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matters during the past 40 years and I personally thank him for the assistance that he has provided me over the past four years. Although Tom will continue to be involved in Mount Vernon issues while serving other venues, we will miss the dedication, care and professionalism he provided to our civic association. We give Tom our thanks and wish him all the best – many of us consider Tom of being our current-day George Washington in the Mount Vernon community. He will be missed.

I, too, will be stepping down from my position as president. I want to thank the MVCA

membership and board for providing me the opportunity of serving our community. While our community was presented with many challenges over the past four years, we could not have experienced our successes without the contributions exhibited by our neighbors along with the efforts by county, commonwealth and federal officials. I join our community in supporting and wishing the new board continued successes. Thank you all!

*Paul Schray, President
Mount Vernon Civic Association*

Winter Safety Checklist

Long periods of darkness Outdoor house and garage motion-activated lights for security and safety. Extra batteries for radios and flashlights in case of electric power outages. Sand or similar for icy spots on walkways and driveways as falls can be fatal. Wear lights and/or reflective gear or belts. Carry a flashlight, cell phone and whistle if on walks. Remember that cars may be unable to turn and brake without sliding.

Fire Safety Safety checks of chimneys and fireplaces. Proper and safe disposal (NOT in house or garage) of fireplace ashes. Ensure that fresh batteries are in smoke and carbon monoxide (CO) detectors. Fire and Rescue Company 24 at 8701 Lukens Lane (NON-emergency number 703 780 0110) will check on-site and if necessary provide smoke detectors and/or batteries. (Earlier in 2015 they visited a number of our neighborhoods re smoke detectors.) Do not store flammable liquids in house or garage. Keep flammables away from open flames as in some hot water heaters. Do not "warm up" cars in garages due to potential carbon monoxide leakage into home. Carbon monoxide can be fatal. Fire extinguishers need to be checked and residents need to know how to use them.

Call 911 for Police, Fire, Rescue/Ambulance emergencies. Be sure to give correct address. Advise 911 operator which is the best door for access. If a Police-related emergency be as specific as possible particularly re description of a suspect vehicle.

Motor Vehicle Accident Prevention Use extreme care near School Buses and their passengers. STOP at STOP signs, do not speed, do not turn "right on red" if forbidden by posted signs, do not tail-gate nor make left-turns against fast moving oncoming traffic (several very recent crashes on Route 235), clear away snow, ice and frost from all car windows before driving, Keep a blanket, flashlights, and water in car. Do not run engine if exhaust tailpipe is blocked by snow. *Allow extra space for braking.*

All best wishes for a Safe, Healthy and Happy New Year.

Your Neighbor, John A. Hurley, Public Safety Committee

ENVIRONMENT AND RECREATION

The MVCCA Environmental and Recreation Committee has been learning about two possible developments on the northern portions of Route 1 near Huntington Metro. In both cases, that of an apartment building and a storage unit, the project managers described the main challenge will be dealing with building in and around flood zones.

The apartment building, planned to have 356 units, would be right next to Cameron Run. Because of past flooding, the Army Corps of Engineers is working on levees that the developer would be incorporating into the design. Additionally, the area would include a walking path and native plantings so that a park would be included on the site.

There was some concern among the committee members about how the building

would affect storm water run-off, but as the presentation was informational only, no further action was taken at the time.

Just further south on Route 1, a second development is proposed to remove the hotel at 6001 Richmond Highway and replace it with a storage facility. At first glance, this might not appear to beautify or improve the area. Further explanation, though, uncovered a building design that looks more like an office building than a storage unit and one that will improve the land use from a run-down motel to a cleaned up lot. The developer is also proposing the use of environmentally sound building techniques, to include a green roof (gardens on the rooftop), innovative water retention on site, and pervious concrete.

As in the previous presentation, this development is still in the early stages. The committee was intrigued with the pervious concrete; it is a newer idea in paving that allows water to flow through while still providing a hard surface for car traffic. It will be interesting to see if the developer will continue with these plans and what lessons we can learn to improve the water management in our own community.

*Louise Sloan
Environment and Recreation Committee*



PLANNING AND ZONING

Strobel, Walsh, and Colucci presented their project at 2426 Huntington Avenue. They plan to construct a six-story, 356-unit residential rental building. Twelve percent of the units will be allocated to workforce housing. The applicant will be seeking a change in zoning from a C-3 to a PRM, (Planned Residential). While the County requires 20% open space, the plan includes 49% open space. Because the project impacts surrounding flood plain, they are requesting a Special Exception and working closely with Fairfax County Levy Project. The County Levy Project currently plans to fill in 30%-40% of the RPA, Resource Protection Area, around the applicant's project. Currently, there are no planned Planning Commission or BOS dates. They plan to start construction in early 2017.

Strobel, Walsh and Colucci presented Mount Vernon Country Club (MVCC)'s request for a Special Exception Amendment, (SEA), 97-V-033-02, that asks for: dredging of two ponds on the SE portion of the property along fairways 3, 4 and 14, reconstruction/ construction of associated stone walls, removal of one pond on the NE portion of the property, creation of an artificial stream, and a reconnection to an existing steam channel along fairway 6 and its' associated green. Additionally, the request includes filling in areas on the southern portion of the property within and near fairway 15. They also plan to modify other portions of the golf course's topography to correct drainage and provide reliable irrigation. Lastly, they want to relocate certain cart paths and bridges throughout the golf course. These actions are necessary because of the buildup of silt in the storm water ponds over time and the subsequent poor drainage and unexpected

flooding. They will do the necessary work, if approved, to not unnecessarily negatively impact native wildlife that rely on the ponds.

For more information on drainage issues and how they may affect our community, attend the MVCA meeting on January 13, 7:30 PM at Washington Mill Elementary School.

The Morningstar Daycare Center project is deferred indefinitely. The applicant is speaking with the owners of the new hotel on the corner of Rt.1, Woodlawn Ct, and Woodlawn Shopping Center in hopes of gaining inter-parcel access.

Cedar Knoll has reopened with a new tenant, Andrew Holden and partners with the Joy of Eating. No improvements could be made to the outside because its current use is nonconforming, but is grandfathered. This means no changes to the external structure can be made except through ADA Compliances. The Planning and Zoning staff(s) at all levels will continue to work to effect necessary changes to zoning, Comprehensive Plan, etc., to allow improvements.

Update on Extenet Distributed Antennae System (DAS) – The document and map is now available at www.mvcca.org on the P&Z webpage.

Walsh and Colucci presented the storage facility project at 6001 Richmond Highway, Brookside Motel. The end product will look like an office building and only be operational during normal work hours. It will be manned during normal work hours plus operational security cameras at all

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times. It will not provide room for 18 wheelers – only the normal rental trucks. They have included plans for the flood plain in the rear of the proposed project area.

The applicant of the Huntington Club project had previously requested a reduction in the office component due to lack of end users.

The Staff requested that the office component remain. A compromise was reached - the office component would remain undeveloped, and phased in during the last part of construction.

*Karan Cerutti
Planning and Zoning Committee*

NEIGHBORHOOD WATCH

Recent incidents in our neighborhood include a burglary on Heather Glen Drive, theft of building materials from a site on Rive Drive, and the defacing of Mount Vernon signs along the MV Highway (including the sign for Yacht Haven).

If you plan to be away for any length of time, inform your neighbors (authorizing them to intercept parcels that might sit on your doorstep), and curtail mail and newspaper deliveries. 90% of residential burglaries occur during the day when the offenders know the homeowners are away and there is little chance of a confrontation. Be very careful about letting strangers—such as casual contractors, installers, or delivery services—know about your intended absences.

Install keyed deadbolts, outside lights, and lock doors between the garage and the inside of your home. Make fence gates difficult to open from the outside. Check to see that the streetlights are working. To report street light outages, call (703) 324-5111 with the nearest street address or pole number. For example, the pole number outside my home, 4309 Neptune Drive, is CO909 (street) and JK36 (pole).

New volunteers for the many Watch programs in South Alexandria attended a very informative orientation session at the Mount Vernon Police station on November 17, conducted by Officer Urps. Thanks to all.

MVCA 2016-2018 CANDIDATES

The following individuals have volunteered to serve Mount Vernon Civic Association for the next two-year term. The election will be held at the January 13, 2016 annual meeting.

Nominations offered during the meeting from the floor will also be included in the elections.

MVCA Candidate Slate

February 1, 2016 – January 31, 2018

President: Louise Sloan

1st Vice President: Sean McCarthy

2nd Vice President: Open

Secretary: Karan Cerutti

Treasurer: Jessica Mazur

Director: Dan Rinzel

Director: Paul Schray

Director: Open

We are scheduled through the end of January; any current volunteers desiring a release or any new volunteers, please get in touch so that the February-July can be expedited: (703) 780 5218 / cowens7@gmu.edu

*Cóilín Owens,
Neighborhood Watch Coordinator*

BUDGET AND FINANCE

I hope everyone had a relaxing and fun Holiday season. I wish all of you a safe and productive 2016.

The 2017 budget discussions are underway. Our budget and finance committee had a lively discussion with our new Supervisor Dan Stork. Here are some of the highlights of the discussion.

Although Fairfax County (FC) is projecting moderate growth of about 2.3% over the next couple of years, our expenses are outpacing the increased revenue. As a result, FC is projecting budget deficits over the next couple of years. The full year 2017 shortfall is projected at \$85.04 million assuming critical and priority items are funded. The full year 2018 projected budget shortfall is projected at \$78.98 million

Like most residents of FC, Supervisor Stork expressed his concern that FC is not receiving its fair share of tax dollars paid to Richmond. He believes that the composite index and local ability to pay calculations unfairly penalize FC. He advised that they were actively pursuing legal challenges to bring more of this money back to the school system. Any additional monies will help to offset projected budget shortfalls.

A minor bright spot is the passing of the Federal debt ceiling limit through March of 2017 with increases on domestic and military spending over the Sequester caps. This should be positive for the local economy.

The largest increase in our budget is for our public schools. The bottom line is that we have more students coming into the system relative to the underlying population base. Fairfax County Public Schools (FCPS) is projecting a 2,400 to 2,900 student increase per year through 2020.

Along with the increase in students in the system, the demographics are changing, which come with increased needs according to the FCPS budget presentation. To meet these challenges, the FCPS is requesting more money than the County is able/willing to provide. Discussions are taking place on which cuts to make in the school budget.

With FC budget shortfalls projected in 2017 and 2018, we also have State budget deficits to consider. The projected state budget deficit for 2015 was \$2.4 billion dollars. This adds to the pressure of funding the school systems around the state.

FC is also seeing increased spending on employee compensation plans, funding county retirement plans, debt service requirements, fund critical public safety and human Services needs and increase reserve requirements.

I will continue to track how the County is planning on closing these budget gaps. The County will need to raise taxes or cut spending. Supervisor Stork seems to favor a meals tax. Some members of our committee would like Business, Professional and Occupational License fees increased to match surrounding counties and locales. Others would like to raise property taxes.

I continue to push for a return of our tax dollars from Richmond. We need to find a way to recalculate the composite index that is fair to the people of FC. We also need greater transparency in the shifting demographics in our school system and push for our fair share of federal aid where appropriate.

As always, please feel free to email me at mclucid@verizon.net. The 2017-2018 budget discussion documents can be found online at fairfaxcounty.gov/dmb.

Sean McCarthy, Budget and Finance Chair



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**Happenings in and Around
Mount Vernon**

MVCA Annual Meeting and Elections

Wednesday, January 13, 2016
Washington Mill Elementary School
7:00 PM pizza, 7:30 PM meeting

MVCA Membership Meeting

March 9, 2016
Washington Mill Elementary School
7:00 PM pizza, 7:30 PM meeting

MVCA Membership Meeting

May 11, 2016
Washington Mill Elementary School
7:00 PM pizza, 7:30 PM meeting

Mount Vernon Civic Association, Inc.

Officers

President: Paul Schray(703) 619-9377
1st Vice President: Vacant
2nd Vice President: Sean McCarthy(703) 360-0372
Secretary: Karan Cerutti(703) 778-4442
Treasurer: Tom Cleary(703) 360-3903

Directors

Ken Poortinga(703) 360-7740
Dan Rinzel(703) 360-4627
John Skudlarek(703) 704-5213

Committee Chairs

Budget and Finance: Sean McCarthy(703) 360-0372
Consumer Affairs: Vacant
Education: Vacant
Environment & Recreation: Louise Sloan(703) 360-6038
Health & Human Services: Vacant
Membership/Directory: Ron Leffler.....(703) 593-4149
Neighborhood Watch: C oil n Owens(703) 780-5218
Planning & Zoning: Karan Cerutti.....(703) 778-4442
Public Safety: John Hurley(703) 799-9353