



# Mount Vernon Civic Association, Inc.

Fall 2018

[www.MountVernonCivicAssociation.org](http://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

*“Civic participation over a lifetime, working in neighborhoods and communities and service of all kinds - military and civilian, full-time and part-time, national and international - will strengthen America's civic purpose.”*

– John McCain

I hope everyone had a fun summer! Please join us Wednesday, October 10, 2018, in the Washington Mill Elementary School library at 7 p.m. for pizza and drinks. The meeting will start at 7:30 p.m. Our guest speaker will be Lt. Jeff Carney, Fire and Hazardous Materials Investigative Services, Fairfax Fire and Rescue Department. Lt. Carney will discuss the recent Mount Vernon Antique Center fire and the details surrounding what happened. It is a fascinating and informative investigation. He will also touch on fire and safety in our community.

As many of you may know, we are the largest civic association in the Mount Vernon Council of Civic Associations. Our volunteers not only represent us to fight for our share of the Fairfax County budget pie, but we also weigh in on issues that directly affect us. Some of these issues include the air traffic noise and the proposed GW Recreation Center changes. In addition to representing us at the MVCCA, we also have neighborhood projects like the picnic, beautification and our directory. It takes a big team to keep our neighborhood organized, well represented and fun. We have a strong tradition of civic-minded volunteers that help keep our neighborhood a great place to live.

However, a big help to the MVCA is to pay the annual dues. We have some major projects coming up this coming year, including the 2019-'20

neighborhood directory, the community picnic and beautification efforts at the entry monuments. If you haven't had a chance to pay your 2018 dues, please take the time to do so. Your dues also help defray the costs of our newsletter printing and mailing.

Speaking of great civic-minded volunteers, our treasurer, Jess Mazur, has moved to Australia. Jess will be greatly missed, but she has assured us that she will join our ranks when she returns. Board Member Jason Leaver has stepped up to help keep the plates spinning while we find our new treasurer. Please thank Jason for his hard work and double duty. However, we do need to find a full-time replacement. Please call or email me directly if you can join our team. We also need an Education Chair. This is an important position, especially because Washington Mill Elementary School has a renovation scheduled. We need strong leadership to help keep this renovation on track. We also have redistricting issues, budget battles and many other educational challenges that we need representation on, so please reach out to me directly to learn more.

Thanks to neighbors Martin and Maureen Raymond for stepping up to chair the Community picnic. I also want to thank neighbor Jeannine Carrado for chairing the Neighborhood directory project. These are both signature MVCA activities that require strong communication and planning skills. Please extend a big heartfelt thanks for their volunteer efforts.

As always, feel free to email me at

[mclucid@verizon.net](mailto:mclucid@verizon.net).

**Sean McCarthy**  
*MVCA President*

## HEALTH & HUMAN SERVICES

Hello neighbors!

My dilemma of what to write about was recently solved by an actual incident that occurred just last week. On returning home, a message was left for me by my long-time friend “Dr. D,” the Orthopedic Surgeon.

It seems D had walked through some vegetation on his neighbor’s property and contracted poison ivy. What to do? Of course, I don’t treat over the phone so a house visit was arranged (professional courtesy so no referral needed).

The lesions were multiple, juicy, red bumps (papules) clustered on both ankles (which had been uncovered on the walk) and thighs (which had been covered by clothing of course). But there were no red streaks or blisters, as would be seen in poison ivy contact dermatitis. And, of course, the bumps were extremely itchy.

So, post symptoms, Dr. D had wisely took a soap shower to wash off poison ivy oil. But what Dr. D actually did was to wash off any residual mites left on his skin. Yes, insect bites... and, in this case, Chiggers.

Chiggers, also known as harvest mites, mowers mites or red bugs, are quite common in our area. My favorite name is “no-see-ems,” which helps denote their tiny size (0.3mm long). These little creatures live in vegetation around our region, and it’s actually the babies that bite. If you are fond of walking near lakes and rivers such as the Potomac this time of year, you should look out for these neighbors.

They particularly enjoy and thrive in temperatures between 77-86 degrees Fahrenheit but die when it’s 42 degrees Fahrenheit or colder. Of course, with this summer’s milder, monsoon-like rains, they are thriving.



My recommendation to Dr. D was a strong (i.e., prescription) cortisone cream and a night dose of antihistamine (Benadryl® 25). If daytime itching was disruptive, a non-sedating antihistamine (hismanal, Zyrtec®, etc.) could be used. Sarna lotion (which is available over-the-counter) and topical antihistamines could also be helpful. In rare and severe cases, a course of systemic steroids could be prescribed but the potential side effects might make this course undesirable.

With all these options available, Dr. D would be on the mend soon. The same symptoms and treatment might be considered for a case of bed bugs. But the location and history of Dr. D clearly ruled them out as the culprits.

So, there you have it: it’s a bad year for insect problems. More water means more insects, means more bites. Be aware, dress for prevention and use insect repellent. But also, stop scratching; secondary bacterial infections can be the so-called second bite that sends you to the doctor.

**Marvin Chadab, M.D.**  
*Health & Human Services Chair*

# BUDGET AND FINANCE



As we roll into a new Fairfax County tax year, here are a few frequently asked questions regarding the budget and County economics. Coincidentally, I received my mortgage escrow statement over the weekend – my monthly payment increased \$12.73 for property taxes.

## Fairfax County Economic FAQs

What will the new tax rate do to my tax bill? New rate, find out here:

<https://www.fairfaxcounty.gov/taxcalc/?value=750000&ctl00%24cphMainContent%24btnSubmit=Submit>

Where do your real estate tax dollars go? Go to bottom of the Fairfax County homepage. Schools are at 52.7% of the budget.

<https://www.fairfaxcounty.gov>

## FFX County Economic Indicators

<https://www.fairfaxcounty.gov/news2/economic-indicators-home-prices-up-unemployment-2-7-percent/>

## What's Up?

*Home prices:* The average sales price of all homes that sold in July 2018 in the County was \$603,920, an **increase of 4.1 percent** over the July 2017 average sales price of \$580,381.

*Tax receipts:* Sales Tax receipts distributed to the County in August for retail purchases made in June were \$16 million, an **increase of 0.4 percent** over August 2017. August is the first month of our FY 2019 Sales Tax receipts.

## What's Down?

*Home sales:* In July, 1,577 homes were sold in the County, a **decrease of 4 percent** from the 1,642 homes sold in July 2017.

*Unemployment:* The County's **unemployment rate is 2.7 percent** and is down 0.5 percent from June 2017.

*Home Sale Listings:* The number of active listings in the county in July was 2,807, a **decrease of 13.7 percent** from the 3,253 listings in July 2017.

## How Much Does it Cost to Plow Snow in the County? Who Pays?

I know it is a bit early in the season, but I was wondering how snow removal works. Fairfax County is quick to tell us in the link below that VDOT is the responsible party, but of course our state tax dollars are paying for the service. I read some old information that VDOT budgets on the order of \$50-\$60 million, but the actual cost could be a lot higher in a big snow winter. The website contains a VDOT Plow Tracker so you can see the coverage after a snow event:

<https://www.fairfaxcounty.gov/snow/>

Please feel free to email me with any budget and finance-related questions at [Jason.Leaver@icloud.com](mailto:Jason.Leaver@icloud.com).

**Jason Leaver**  
*Budget and Finance Chair*

## PLANNING & ZONING

Hello, I hope your summer was a fun one, or at least, an uneventful one. The Planning and Zoning (P&Z) committee had a busy several months.

First, we were briefed on the project at 8800 Richmond Highway. It was a joint meeting with Transportation, VDOT, legal, Land Use and corporate reps. The residential town home development is on the west of Richmond Highway along Dogue Creek between the IMP building and Sacramento Center. This project would provide for 43 townhomes on 3.96 acres of the 8.14-acre site, and 151 parking spaces would be provided – including two-car garages on the lower floor of each unit. The remainder of the site would remain accessible green space. Access to Richmond Highway would be right-in, right-out only. Residences are calculated to generate 128 vehicular movements per day. The unique challenges of this development stem from its location within the 100-year Dogue Creek flood plain, a Resource Protection Area and an Environmental Quality Corridor. It's also a challenge due to the fact that the property has long been used for a range of industrial and commercial uses.

The town home developers are willing to fund accommodation of the challenges and the neighbors welcome the development. All townhomes will be a minimum of five feet above the 100-year flood plain. The 55-foot frontage along Richmond Highway will accommodate planned widening of the highway and VDOT's planned 11-foot higher redesign of the bridge over Dogue Creek. Current on-site storm water management is practically nonexistent and will upon completion of the project meet or exceeds today's high standards. While the developers are required to resolve flood plain elevation, and to reduce the pollutant burden of waters draining from the site, they are not required to control water velocity leaving the property along Dogue Creek or its impact downstream on the east side of Richmond Highway. Even though these townhomes are built of wood frame construction, the developers are not required to install a sprinkler

system. Both the Transportation and the P&Z committees voted to support the project.

### **Request for Special Education, Tae Kwon Do Private School**

The Tukong Academy is requesting a special exception to permit a private school of special education for a Tae Kwon Do school and waiver of minimum district size. The proposal is for a two-story building with a cellar. Access to the site is proposed from Richmond Highway with 25 parking spaces toward the side and rear of the building. The Academy offers before and after school classes, a Saturday program and a summer program. Their plans include Leed certification and have proffered \$40K to improve conditions at the front of the property, dedicating an 89-foot frontage.

Gum Springs and Hybla Farms residents oppose the development and favor a residential presence. Their biggest concerns are the increased traffic on Fordson and Boswell. Mr. Flannigan said that in the case of special exceptions, eight points must be addressed, but the main one includes the comprehensive planning with a 70 percent residential requirement. The P&Z committee recommended to not support the special exception request.

### **Request for Private School on Lukens Lane**

The applicant, Gobi Gapiath, is trying to establish a private school of general education at 8728 Lukens Lane. A Special Exception is required because the property is designated R2 and is currently a single family home. The applicant proposes to use the subject property solely for the purpose of operating a small private school with a maximum of 24 students, K-3, with an incidental use of an extended hour child care program, limited to students enrolled in the school. No proposed new construction or land disturbing activity is necessary

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## PLANNING & ZONING

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on the site. The school's proposed hours of operation will be 9 a.m.-2:30 p.m., Monday-Friday. Extended childcare will be available from 6 a.m.-9 a.m. and from 2:30 p.m.-6 p.m. on school days.

The project did not require an Access Management Exception, (AME), which determines special requirements for getting in and out of a site. It was determined by VDOT that the trips were less than 24 during peak hour. The Planning Commission date is October 4, 2019, The Board of Supervisors: TBD. The draft resolution was requested from the P&Z Committee in September. As the resolution was being reviewed by the committee, Mr. Doug Jones, resident of Lukens Lane, expressed his concerns with the application that included noise from the children during outside breaks, signage, esthetics and traffic. It was explained to Doug that the traffic analysis concluded that the school generated traffic volumes are relatively low and not anticipated to impact Lukens Lane. In addition, sight distances from the intersection to the subject property are sufficient, no turn lane or taper is required and no adverse traffic safety implications would result with this application. With regards to concerns of noise disruption from children and sign esthetics, it was suggested that Gobi speak with Doug about these two concerns, and that Doug come to the next MVCCA General Council meeting and speak during public time (Lukens Lane residents do not have a CA or HOA). The committee has a draft resolution supporting the special exception.

### **Rezoning Proposal at 2426 Huntington Avenue**

Sara Mariska, representing Northpoint/Huntington Crossing regarding application no. RZ/FDP 2018-MV-006, gave a brief overview of the property located at 2426 Huntington Avenue. Huntington Crossing is located between Cameron Run and Midtown Avenue on the north end of Richmond

Highway. The request is to rezone approximately 6.32 acres from the C-3 District to the PDH-12 District to permit up to 62 multi-family dwellings.

In October 2016, the Board of Supervisors adopted an out-of-turn site specific Comprehensive Plan amendment to allow an option for up to 360 units on the subject site. The property was then subsequently sold and the new applicant now proposes to implement the adopted Plan recommendation. The proposed plan is designed to avoid impacts to the adjacent floodplain and Resource Protection Area as well as provide a trail connection and passive recreation area. These are designed for owner occupied units with two over two or integrated condominiums. The applicant appeared before the Planning Commission in late September. They will come back to the P&Z committee at the July 9 meeting for final questions and request for/to resolution.

Northpoint Services proposes a rezoning from the C-3 to PDH12 District to permit up to 62 multi-family dwelling units. The Committee was briefed on two options: 1) Back to Front which consists of a garage and walk-up in the front; 2) Two over two consists of a garage in the back and a walk-up in the front. The proposal includes open space in the form of two fitness stations, a recreation lawn, an eight-foot concrete sidewalk, benches and a 10-foot wide asphalt rail that will extend the existing trail along Cameron Run and connect to the Cameron Run Levee. The recommendation from the Committee was to look at drain spouts into the storm water retention area instead of standard gutters to prevent storm water run-off into the stream. The Committee supports the project.

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# PLANNING & ZONING

*Continued from Page 5*

## Revitalization Districts and Areas (CRD's/ CRA'S)

Urban design guidelines help implement the Comprehensive Plan vision for the character of streetscapes, public spaces and development projects.

Fairfax County is modernizing its urban design guidelines for CRD's and CRA's. The guidelines are being produced in two volumes. Volume I is a best practices guide that applies holistically to all CRD'S and CRA's. A volume II district-specific set of guidelines will be customized for each CRD and CRA. The guidelines are not requirements but are intended to address unique site constraints.

Developers, citizens, County staff, committees, the Planning Commission and the Board of Supervisors can use the broad guidelines in Volume I when either proposing or reviewing development proposals in CRDs and CRAs. Volume I: Design Guidelines for Fairfax County Commercial Revitalization Districts and Areas; Annandale, Baileys/Seven Corners, McLean, Merrifield, Richmond Highway and Springfield. Volume II: District Specific Guidelines, customized to an individual CRD/CRA. Volume I and II complement one another and should be used together to inform urban design decision making. Volume II, (district specific) can override Volume I, (county wide).

References to the guidelines are being incorporated into the Public Facilities Manual, (PFM) so that the guidelines will override the PFM where appropriate. Volume II Guidelines, specifically for Richmond Highway, will be completed in the coming year and OCR will be conducting outreach on this volume when that process gets underway.



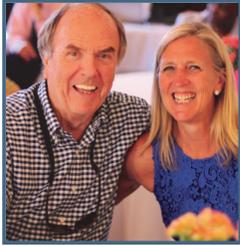
To review the draft guidelines and provide feedback visit: [www.fcrevite.org/programs/UDGupdatevol1.html](http://www.fcrevite.org/programs/UDGupdatevol1.html) or contact Joanne Fiebe at OCR: (703) 324-9300 or [joannefiebe@fairfaxcounty.gov](mailto:joannefiebe@fairfaxcounty.gov).

### Hollin Hall Village

P&Z heard a presentation from Mr. Frank Stearns for the property located at Lafayette Centre, 1300-1301 Lafayette Drive in Hollin Hall Village. They have applied for a rezoning from C-2 to a C-5. They have asked to waive several of the requirements of a C-5, such as size of the structure and setbacks. A 40,000 sq ft property is established as a C-5 and they have 20,332 sq ft. Setbacks for a C-5 are 400 ft and they have 50 ft. They are not changing the building, parking or surrounding area except to add additional plantings for screening on Ft. Hunt Road. Additionally, they applied for a waiver for stormwater management as there is no measurable existing stormwater from this site.

The residents from Lafayette Drive are still in negotiations with the owner on what types of business is desirable within a C-5 rezoning. The committee supported the project.

**Karan Cerutti**  
*Planning & Zoning Chair*



# CHRIS & PEGGY WHITE

“THE AREA’S LEADING REAL ESTATE TEAM”



Consistently leading the Mt. Vernon Area in real estate sold. See what your neighbors are saying about the services we provide!

★★★★★ Highly likely to recommend

02/18/2017 - [hirates](#)  
Sold a Single Family home in 2017 in Alexandria, VA.

- Local knowledge: ★★★★★
- Process expertise: ★★★★★
- Responsiveness: ★★★★★
- Negotiation skills: ★★★★★

Chris White is an exceptional real estate professional. In January 2017, Chris White sold our home three days after he listed it. Our home languished on the market for 6 months from June to December 2016, we made a change in agents, and Chris White sold our home at our full asking price.

He is a consummate professional. We highly recommend using him. We would use him again.[Less](#) ^

★★★★★ Highly likely to recommend

02/07/2017 - [viju nasir dilley](#)  
Bought and sold a Single Family home in 2017 for approximately \$4/5K in Alexandria, VA.

- Local knowledge: ★★★★★
- Process expertise: ★★★★★
- Responsiveness: ★★★★★
- Negotiation skills: ★★★★★

Chris and his team are simply the best! We talked to Chris back in November about making an offer on a house and getting our current house sold. Last week we settled on both properties and it would not have been possible without Chris. Anyone who knows the Mount Vernon area is familiar with the pages of properties The White Team is credited with selling in the weekly Gazette. Knowing how busy he is, everyday time we communicated with Chris either via email or phone we always felt as if we were his only customer, knowing full well he was very busy. He worked tirelessly on our behalf, negotiating with the other realtors and always had our best interests in mind. We have two small children and two dogs and would try to make showings as convenient and stress-free as possible. We have referred many friends to Chris who are looking to buy and sell just as we did. The Whites are the best realtors around, we could not have asked for better agents![Less](#) ^

Your home is your most valuable asset! When it is time to sell, don't take a chance— always call CHRIS & PEGGY WHITE — THE AREA'S PROVEN LEADERS!

CHRIS & PEGGY WHITE ● (703) 283-9028 ● [Chris.White@longandfoster.com](mailto:Chris.White@longandfoster.com)

# Mount Vernon Travel, Inc.

## Upcoming Weekend Trips

### Lancaster Day Trip

Saturday, November 18, 2018

\$120 per person

### New York City Day Trip

Saturday, December 8, 2018

\$75 per person

*(bus transportation only)*

**Call today to reserve your seats!**

**703-799-9400**

**8601 Richmond Highway  
Alexandria, VA 22309**

## **Block Captain Update!**

A big thank you to all of our Block Captains. Your efforts help make the Mount Vernon community a very special place to live!

We still need volunteers for the following neighborhood streets:

Brookmay Ct.  
 Carriage House Ct.  
 Ferry Landing Ct.  
 Mavis Ct.  
 Nellie Custis Ct.  
 Neptune Dr. (4700s)  
 Old Mt. Vernon Hwy. (9300s)  
 Old Mill Rd.  
 Riverwood Ct.

Visit [mountvernoncivicassociation.org](http://mountvernoncivicassociation.org) block-captain-program to sign up, or email [mvblockcaptains@gmail.com](mailto:mvblockcaptains@gmail.com).



*For those of you who have not paid your 2018 dues, please visit our website at [MountVernonCivicAssociation.org](http://MountVernonCivicAssociation.org). Instructions can be found online.*

*Thank you for your continued support!*

## **Fall Public Safety**

### **School Bus Safety**

- Do not pass school bus displaying flashing red lights
- Watch for children running to/from school buses

### **Bicycle Safety**

- Helmets, lights and reflectors can prevent accidents

### **Jogger/Walker Safety**

- Use reflective and/or "High Viz" clothing, whistle, ID and always carry cell phone

### **Fire Safety**

- Check smoke detectors, carbon monoxide detectors, fire extinguishers
- Create exit plans in case of fire

### **Crime prevention**

- Lock parked cars and garages
- Install motion-sensitive exterior light(s)

### **Crosswalks**

- MVCCA is working to install new and/or improve existing pavement markings, signage and more

### **911**

- Call 911 in event of fire, rescue/ambulance need or police emergency

*Your Neighbor,  
 John A. Hurley*

## Two Great Ways to Support Our Neighborhood Elementary School!

### ***Collect Those Box Tops for Education!***

Washington Mill Elementary School is having its first Box Tops Collection of the school year. The Box Tops program helps raise money for the school each year.



Please collect your labels and send them into to the school or to class with a local student! We will be collecting from October 15-19. Note: Please trim the labels and be sure to check the expiration dates!

If you have questions, or would like to help with counting Box Tops, please contact [washingtonmillpta@yahoo.com](mailto:washingtonmillpta@yahoo.com).

### ***The Food For Thought Program***

The Washington Mill Elementary School Food For Thought program provides weekend food packs to school families who are in need.

Please consider donating a nonperishable food item into the program's collection box located in the front lobby of the school. Any donation is helpful, but we are always looking for protein sources and vegetables. Other ideas include macaroni and cheese, tuna and other canned meat, soups, shelf milk and cereals.



Thank you for your generosity to our school community! Please contact [washingtonmillpta@yahoo.com](mailto:washingtonmillpta@yahoo.com) with any questions or for more information.

# Cedar Knoll



*With seasonal menu changes, a waterfront patio, and a fireplace in each room, Cedar Knoll is the perfect setting for a romantic evening, a gathering of family and friends, or special events small and large.*

Lunch, Dinner, and Brunch service weekly. See our website or call us for more information.

Ask us about our private event space! Walk-ins Welcome, Reservations Recommended 703.780.3665  
reservations@cedarknollva.com 9030 Lucia Lane Alexandria, VA 22308 www.cedarknollva.com

# *Yacht Haven Garden Club's 35<sup>th</sup> Annual Fashion Show and Luncheon*



The Yacht Haven Garden Club is presenting their 35th annual Fashion Show and Luncheon “Autumn Glory” on Thursday, October 11, 2018, at 10 a.m. at the Mount Vernon Country Club in Alexandria. Retailer, Details of Occoquan, will provide a variety of fashions for women of all sizes during the event.

The Yacht Haven Garden Club works to further education in horticulture, floral design and conservation among its members and the surrounding community.

To achieve these goals, the Club’s proceeds will be divided among the following projects and organizations:

- The American Horticulture Society (River Farm)
- The University of Maryland (honey bee project)
- The National Arboretum Friendship Garden and Youth Garden
- The National Arboretum Fern Valley
- The USO Wounded Warrior Healing Garden
- The Woodlawn Plantation Rose Garden
- Mason Neck Wildlife Refuge State Park
- The Sherwood Hall Library Garden
- Mount Vernon Post Office beautification
- Yacht Haven Neighborhood Entrance beautification

In addition, the Club has a scholarship fund for students pursuing an education in horticulture.

Tickets to the luncheon are \$40 per person.

For further information, contact: Kathy Ichter at [Ichter@verizon.net](mailto:Ichter@verizon.net).

# MVCA Membership Meeting

Wednesday, October 10, 2018

Washington Mill Elementary School  
7 p.m. pizza & soda; 7:30 p.m. program

Our guest speaker will be  
Lt. Jeff Carney, Fire and Hazardous  
Materials Investigative Services, Fairfax  
Fire and Rescue Department.

Lt. Carney will discuss the recent Mount  
Vernon Antique Center fire and the  
details surrounding what happened.  
It is a fascinating and informative  
investigation. He will also touch on fire  
and safety in our community.

# Mount Vernon Civic Association, Inc.

## Officers

President: Sean McCarthy .....703-360-0372  
1st Vice President: Jason Leaver .....703-799-6739  
2nd Vice President: Karan Cerutti .....703-778-4442  
Secretary: Lisa Faustlin .....303-396-5164  
Treasurer: VACANT

## Directors

John Hurley .....703-799-9353  
Dan Rinzel .....703-360-4627  
Paul Schray .....703-619-9377

## Committee Chairs

Budget and Finance: Jason Leaver.....703-799-6739  
Education: VACANT  
Environment & Recreation: Gale Curcio... .....703-360-3621  
Health & Human Services: Marv Chadab.....703-360-9537  
Membership/Directory: Maggie Jones .....703-360-4750  
Neighborhood Watch: Ted Thompson .....703-780-1972  
Planning & Zoning: Karen Cerutti .....703-778-4442  
Public Safety: John Hurley .....703-799-9353  
Transportation: John Reiser .....703-780-4824