

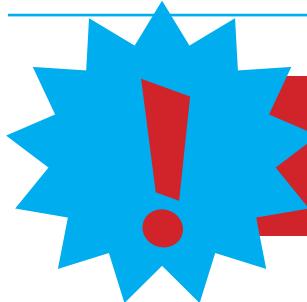
# Mount Vernon Civic Association

WINTER 2026



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

## Real Estate Fraud Alert!



A Fairfax County homeowners association recently alerted the Federation to a real estate fraud scheme that has impacted one of its homeowners. In this incident, a perpetrator allegedly assumed the homeowner's identity and fraudulently listed the homeowner's property for sale on multiple internet real estate platforms. It is believed the original listing appeared on [forsalebyowner.com](http://forsalebyowner.com), with subsequent reposting on sites including Redfin, Homecoin.com, and Zillow. The perpetrator used a fraudulent Outlook email address to communicate with at least one prospective buyer and directed the buyer to visit the property, which is located within a private community. The communications reportedly occurred within the real estate platform's internal messaging system, making it difficult to forward the fraudulent emails directly to Outlook for reporting or investigation. The association has reached out to state and local representatives to request consideration of the following actions:



- Public awareness efforts to alert property owners and conduct town halls outlining this activity and practical steps residents can take to reduce risk.

- Legislation establishing a county-linked fraud alert system tied to the Fairfax County Land Records office and requiring real estate platforms to validate listings prior to posting, with meaningful penalties for noncompliance.
- Investigation and prosecution of individuals and entities that post, facilitate, or benefit from fraudulent property listings.
- Creation of a reimbursement fund to help Fairfax County property owners cover legal fees and related costs incurred to remove illegal listings and protect property rights.
- Stronger security authentication for access to online county property data, comparable to banking-level verification, or a return to more controlled access methods for sensitive property transaction processes.
- Inclusion of Fairfax County in the Virginia Property Notification System so residents can register at [VirginiaPropertyNotification.org](http://VirginiaPropertyNotification.org) to receive alerts when their name or business appears on property-related documents filed in the county, along with a clear process to dispute and address fraudulent filings.

The targeted homeowner has reported the incident and filed IC3 reports with the FBI's Internet Crime Complaint Center (IC3) ([www.ic3.gov/](http://www.ic3.gov/)), submitted information to the Virginia Attorney General's Office Consumer Protection "File a Complaint" portal ([www.oag.state.va.us/consumer-protection/index.php/file-a-complaint](http://www.oag.state.va.us/consumer-protection/index.php/file-a-complaint)), reviewed the Attorney General's identity theft resources ([www.oag.state.va.us/programs-outreach/identity-theft](http://www.oag.state.va.us/programs-outreach/identity-theft)), and contacted the Fairfax County Circuit Court Land Records Division ([www.fairfaxcounty.gov/circuit/land-records/general-information](http://www.fairfaxcounty.gov/circuit/land-records/general-information)). The homeowner has also used local reporting resources as appropriate, including Fairfax County Police's Financial Crimes Online Reporting (FiCOR) portal ([www.fairfaxcounty.gov/police\\_ficor](http://www.fairfaxcounty.gov/police_ficor)). Despite extensive efforts to remove the false listings, the homeowner has reported that the fraudulent listing continues to reappear on new real estate sites. The homeowner has also retained legal counsel to prepare additional documents to protect property rights and has increased alerts across property and financial systems that could potentially be exploited by the perpetrator.





It's not too cold for outdoor recreation! There's an active pickleball group at George Washington Rec Center on Old Mount Vernon Road that meets in the mornings – I see them there around 9am. It's also a great season to go birding, particularly for waterfowl, at Dyke Marsh. Dress warmly and bring water!

And now, my yearly reminder: take it easy when shoveling snow. Put down ice melt the night before – look for brands that have calcium magnesium acetate. They're typically listed as eco-safe or pet-safe, and are better for our river than traditional rock salt. But know that it doesn't work as well if you put it on snow that has already fallen. And then,

when you're out shoveling, take breaks. Set a timer and actually stop when it goes off. Because it's cold, it's harder to know when you're working too hard. Don't think 'I can just go ahead and finish this row/section/sidewalk', take the break.

## Upcoming MVCA Elections

At the upcoming January 14 MVCA Community meeting, we will be electing the executive board officers and directors.

The nominating committee consists of Hannah Wolf, Brian Paro, and Mary Jo Jensen.

The slate for the executive board officers and directors are as follows:

President: Alison Huffstetler

1st VP: Jason Leaver

2nd VP: Hannah Wolf

Secretary: Alexis Waters

Treasurer: Amy Reitz

Directors (3): Jed Bullock, Sean McCarthy, and one open nomination position.

The Fairfax County Board of Supervisors Budget Policy Committee received the FY 2027 fiscal forecast during a December 2 joint meeting with the School Board. The forecast is based on existing tax rates and early estimates of available revenue using current economic information. Staff acknowledged that federal policy changes continue to create significant uncertainty for the county's economic outlook. Revenues are expected to grow by roughly 3 percent next year (approximately \$225 million), driven by slower residential real estate appreciation and stable local tax sources. However, required expenditures continue to rise faster than projected revenue. Employee compensation commitments, benefit costs, inflation in contracted services, and debt service are placing pressure on the County's operating budget. As a result, Fairfax County faces a preliminary budget gap of \$163.8 million even after accounting for anticipated revenue growth. (This figure does not include the School Board forecast amount.) County departments have already absorbed more than \$90 million in reductions over the past several budget cycles, limiting the County's flexibility for further cuts without affecting service levels. County staff noted that they are planning conservatively for FY 2027 and have asked agencies to identify additional savings options while efforts continue to streamline operations. Both boards emphasized continued coordination as they work toward balanced proposals. The County Executive will release the Advertised FY 2027 Budget in February, followed by public hearings in April and final adoption in May.

## Transportation

The following is from the 08 Dec Mount Vernon Council of Civic Association (MVCCA) PS&T Meeting and the MVCA PS&T Chair of interest to MVCA.

This 08 Dec MVCCA PS&T meeting covered staffing changes in Supervisor Dan Storck's office, a flooding concern along the Route 1 bike trail, the FCDOT Transportation Open House, and ongoing debates about safety at the Belle Haven/ Bellevue Blvd. intersections and in the Hollin Hall area.

FCDOT held a Transportation Open House, on 10 Dec, at the Gerry Hyland Government Center. This PS&T Chair attended the open house, which focused on developments in the Route 1 Bus Rapid Transit (BRT) project and first of 2 initial phases with development starting mid-2027. The open house presentation materials are available at: <https://www.fairfaxcounty.gov/transportation/sites/transportation/files/Assets/Documents>

This MVCA PS&T Chair is further supporting the MVCCA PS&T Committee as a subject matter expert for understanding and communicating the FFxCo Department of Transportation interests and project priorities to MVCCA and MVCA members. This effort is further in response to MVCA interest in and support to public safety in air transportation, which has little current FCDOT representation in safety of residents living within (and beneath) the airspace under federal control by FAA. This PS&T Chair will continue seeking evidence of FCDOT representation of MV residents concerns and risks resulting from the FAA inadequate management of airspace, and presence of commercial air carriers, and helicopter activity in vicinity of Reagan National Airport.

# W<sup>•</sup> CHRIS WHITE FAMILY REAL ESTATE OF LONG & FOSTER

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# President's Message

Happy New Year to all of my Mount Vernon neighbors! I hope that each of you was able to take some time to recharge and connect with family, friends, or loved ones in the last few weeks. At work today, someone asked me if I was feeling ready for another year of productivity. I gave it a quick thought and responded that my battery went from red to yellow over a short time away from work, but I might not be in the green yet.

Let's find ways to get in the green for 2026. What brings you joy? What fills your cup without overflowing it? As a full-time mom and full-time doctor, I have found that balancing is a myth and what I'm really hoping for is peace in both places. After reading *Before the Coffee Gets Cold*, I reflected that the things that bring me peace are listening and feeling listened to - which requires time. I encourage you to reflect on what makes you feel fulfilled in order to stay healthy in 2026.

If volunteering fits your time, brings you happiness and encourages you to do good, consider working with Fairfax County Public Schools as a volunteer - maybe even at Washington Mill - [www.fcps.edu/get-involved/volunteer-fcps](http://www.fcps.edu/get-involved/volunteer-fcps). There is also a robust GW Parkway cleanup program (<https://mountvernontrail.org/events/>) that is always looking for volunteers if you'd like to get out, pull some weeds, and be active. We have the community Scouts (scoutmaster@bsatroop1509.org) that you can consider working with or, get on Next Door and offer to help when someone needs assistance, moving furniture or picking up groceries.

If you're lacking time, but have a few dollars to spare, consider donating to the Food4Thought, which provides meals for students on the weekends. <https://britepaths.org/our-services/food4thought/help-our-partner-schools/> Have you heard of Donors Choose? <https://www.donorschoose.org/> You can provide funding that is teacher requested for specific classrooms and projects. Right now, Ms. Saulnier at WMES is seeking funds to help with tools for cardboard projects in her classroom!

Join in some community activities this year. We look forward to our four MVCA community meetings, our spring picnic, and hopefully some kid, friendly events for parents to get together and share the load.

As my family welcomes a newborn in just a few short weeks, I am grateful for Jason Leaver, who will be keeping the MVCA on track during my absence. I also like to thank each of our board members and committee chairs who help provide insight into what's going on in our neighborhood and Fairfax at large. In such a hustle and bustle town, what a gift it is to have neighbors who care about what's happening close to home.

Feel free to reach out with any recommendations or thoughts about how the civic association can improve our community well-being. You are always welcome to call or email me and I'll do my best to be prompt even with the growing family. But patience is always appreciated!

Good wishes for a fruitful start to 2026 and a year of thoughtfulness, kindness, and growth.



Information was shared regarding a joint Fairfax County Budget and Education Committees meeting of December 2, 2025. The fiscal year 2027 budget forecast was presented. Attendees were reminded that the forecast budget is a conservative projection and that the numbers are not final. The County is expecting a \$131 million gap between the FCPS and Fairfax County budgets. They are also expecting lower growth in real estate taxes and are uncertain about the future of federal funding. Projected revenue from the meal tax that will go into effect in January 2026 was not included in the budget forecast. The school board will hold a hearing on its 2027 budget in February and will be followed by the MVCCA Education Committee. A link to the recorded joint meeting of the Budget was also shared and can be accessed here: [https://video.fairfaxcounty.gov/player/clip/3979?view\\_id=9&redirect=true](https://video.fairfaxcounty.gov/player/clip/3979?view_id=9&redirect=true)



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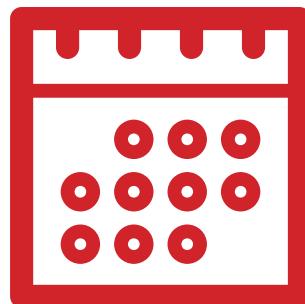


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Mount Vernon Civic Association, Inc.  
P.O. Box 61, Mount Vernon, Virginia 22121



## Mark Your Calendar!

Join Us For Association Meetings

All meetings will take place at Washington Mill Elementary School  
7:30 pm • Pizza and drinks served at 7 pm.

Upcoming Meetings: January 14, 2026 • March 11, 2026

## Mount Vernon Civic Association, Inc.

### Officers

President: Alison Huffstetler ..... 757-303-2254,  
alison.n.huffstetler@gmail.com  
1st Vice President: Jason Leaver ..... 703-799-6739  
2nd Vice President: Karan Cerutti ..... 703-778-4442  
Secretary: Alexis Waters ..... 703-780-8910  
Treasurer: Amy Reitz ..... 202-735-6710

### Directors

John Hurley ..... 703-799-9353  
Dan Rinzel ..... 703-360-4627  
Sean McCarthy ..... 703-360-0372

### Committee Chairs

Block Captain: Hannah Wolf ..... Hannahlwolf@gmail.com  
Budget and Finance: Brian Paro ..... parobrian@gmail.com  
Communication: David McCarthy ..... mccartdj@gmail.com  
Education: Shane Morris.. Shane@beautifulmajesticdolphin.com  
Environment & Recreation: Christina Reitz ..... 812-618-8524  
Health and Welfare: Peter Bernad ..... 202-437-6874  
Membership/Directory: Marcelle Brown ..... 703-371-7552  
Neighborhood Watch: Bryan Wood ..mvcanighborhoodwatch@gmail.com  
Newsletter: Alison Huffstetler ..... 757-303-2254  
Picnic: Mary Jo Jensen ..... 248-245-7224  
Planning & Zoning: Karan Cerutti ..... 703-778-4442  
Public Safety: John Hurley ..... 703-799-9353  
Transportation: Mark Yonchak ..... 703-283-7224  
Web: The Hollands ..... www.MountVernonCivicAssociation.org