



# Mount Vernon Civic Association, Inc.

Summer 2019

[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

*“All will concede that in order to have good neighbors, we must also be good neighbors. That applies in every field of human endeavor.”*

– Harry S. Truman

Please join us at WMES for pizza and drinks at our Wednesday, May 8 meeting. The meeting will start at 7:30 p.m. Our special guest is Supervisor Dan Storck.

Supervisor Storck is excited to bring us up to date on all the local happenings including, the Old Mt Vernon High School project and the adjoining GW Rec Center, the start of the new Grist Mill Park master plan, 235 safety, status of undergrounding the utilities, the Route One expansion, and of course, the ever popular air traffic noise.

### Air Traffic

Speaking of air traffic, your MVCA committee has been hard at work. We sent a letter to Congressman Beyers' office and have officially asked for his help. We will have a copy of the letter on the MVCA website. His office has reached out to discuss the current status, and a representative will be joining us at a meeting soon.

### Monument Maintenance

The MVCA has been servicing our entrance monuments at Cherrytree, Yacht Haven, West Gate and Riverwood as far back as 1971. We are still working on a plan to clean up the flowers and lights, and renovate some brickwork.

We have had a number of our Yacht Haven members reach out to join the committee. We have started a renovation plan which involves repair and painting. We hope to present this plan to the membership soon, but we are just waiting on brickwork quotes. However, we will need to “pass the hat” to help cover the cost of the brickwork, lighting and plants. We will be asking for donations in our dues notice letter. This is all voluntary, so thank you in advance for anything you can give.

### Dues & Directories

The annual membership dues notice was included in our last newsletter. However, membership has been down since we stopped the annual direct mailing. The Board is recommending that we go back to the direct mailing. The cost of the direct mailing is more than offset by the increased number of members. We are slowly increasing our email capabilities, too. If you have already paid your dues, thank you!

Lastly, one of the perks to renewing your membership is receiving the biennial directory. We have a great team wrapping this project up. Please thank neighbors, Jeannine Carrado, Maggie Jones, Jorie MacDonald and Jason Leaver. We have new cover art – compliments of George Washington's Mount Vernon Estate – and our ever-popular local services section. Look for your new copy at the annual picnic.

*Continued on Page 3*

## HEALTH & HUMAN SERVICES

Now that I have been in practice for many years, I realize that I have never seen a case of measles personally. With the recent outbreak of this virus I have gone back to my textbook to familiarize myself with the salient features of this disease so I will not miss a case.

Measles is caused by the Rubeola virus, which has almost been eliminated in the U.S. by widespread vaccination. Due to misunderstanding of the possible problems of vaccination, many parents have unfortunately chosen to forgo vaccinating their children. As a result, there has recently been a resurgence of this disease, with small epidemics in selected areas.

Measles victims are typically children under 15 months of age. Today, however, all non- vaccinated age groups – including adults – are at risk.

Because droplets spread the virus, it is highly contagious. The incubation is typically 9 to 12 days. The disease starts with fever, malaise, sneezing, coughing and nasal congestion (typical flu like symptoms). After 1 to 7 days, a rash begins – it starts as flat red patches on the anterior scalp and behind the ears, and then spreads to the trunk and

extremities. As the lesions coalesce, we term the rash as a “morbilliform eruption.” The entire body can be involved.

A characteristic finding with measles are so-called Koplik spots. These present as white bumps on a red base in the mouth and can precede the skin eruption. Typically, the fever and the skin rash abates after a week and full recovery usually follows.

Pregnant patients are at risk for spontaneous abortion and, of course, need to avoid exposure. Complications include pneumonia, encephalitis, purpra (vasculitis of capillaries of skin with bleeding) and blood coagulation problems. The major differential diagnosis is Rocky Mountain Spotted Fever which can be evaluated by blood test.

After refreshing my measles knowledge, it is my opinion that failing to vaccinate children is due to misinformation regarding vaccines and or the lack of common sense.

So please vaccinate!

**Dr. Marv Chadab**  
*Health & Human Services Chair*

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## Letter From the President

*Continued from Page 1*

### Annual Picnic

Please make a note that our annual picnic is scheduled for June 8. Marty and Maureen Rayman are hard at work organizing this event. Please extend a big heartfelt thanks to them for pulling this popular event together.

We are excited to be back at St James, for Johnny Artis, cornhole and the Cuban pig roast.

This is a great neighborhood event and we look forward to seeing everyone there.

Thank you again for allowing me the opportunity to serve as your President. I want to thank our Board for all their hard work and dedication. They are a great group and it is a pleasure working with them. Have a great summer, and always feel free to email me at [mclucid@verizon.net](mailto:mclucid@verizon.net).

**Sean McCarthy**  
*MVCA President*

## 12th Annual MVCA Picnic

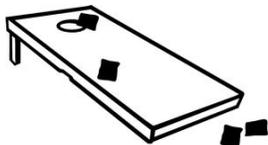
**Where:** St James Episcopal Church,  
5614 Old Mill Rd, Alexandria, VA

**When:** Saturday, June 8, 2019, 1-5 p.m.

**What:** A celebration of great neighbors, community and the start of another fun summer on the banks of the Potomac!

**Details:** Join us for a fun afternoon featuring Cuban BBQ and delicious side dishes. Beverages include soda, water and juice for the kids. We'll have live music, information from area pools and clubs, including MHC and MVYC, scout sign ups, a moon bounce, face painting and the 3rd Annual Corn Hole Championship.

*Prizes galore from our generous local sponsors!*



## A Warm Welcome to Our New Education Chair!

Sarah Fidd has lived in Mt. Vernon for 27 years. She currently lives in Riverwood with her husband and two teenagers, where she has resided since 2000. Prior to that she lived in Sulgrave Manor where she, along with her husband, first moved in 1992. Sarah is married to Thomas Fidd and they have two daughters: Marguerite (15) and Catherine (18).

Sarah recently retired after 32 years of federal service (Army and Navy civilian). Army assignments were at Ft Belvoir, and include Director of Business Management, Director of Business Transformation, and Chief, Resource Management. Prior to that, Navy assignments included Engineer, Naval architect, and Acquisition Manager for various surface ship programs. Most of her career has been in DC area. Other assignments were spent in San Diego, Port Hueneme and Yokosuka, Japan. She holds an MBA from George Mason University and a BS in Civil Engineering from Florida Institute of Technology.

# MEMBERSHIP REPORT

Welcome all new MVCA members and families! We appreciate the support of those of you who have already joined or renewed your membership. The table shows the current number of MVCA members by street – please consider joining, it’s never too late! You can pay your dues online or by mail. Please visit [www.mountvernoncivicassociation.org](http://www.mountvernoncivicassociation.org) for information on how to join/renew. Your membership, attendance and dues allow MVCA to stay engaged in our county, provide you quarterly newsletters with events and topics relevant to our area, support a strong neighborhood watch program and neighborhood picnic, to name a few.

**Maggie Jones**  
Membership Chair

Street Name	Homes	Members	Percent
Allwood Dr. + Ct.	25	10	40%
Belle Rive Terrace	20	7	35%
Belwood Ct.	4	0	0%
Boothe St.	20	5	25%
Brambly Ln.	21	9	43%
Brookmay Ct.	4	0	0%
Carlby Ln.	9	0	0%
Carriage House Ct.	18	7	39%
Cherrytree Dr.	32	9	28%
Chickawane Ct.	14	5	36%
Congressional Ct.	3	0	0%
Continental Dr.	8	1	13%
Coral Ln.	13	5	38%
Craig Ave.	19	6	32%
Densmore Ct.	6	4	67%
Dolphin Ln.	34	7	21%
Fairfax St.	17	3	18%
Ferry Hall Ct.	7	0	0%
Ferry Harbour Ct.	12	5	42%
Ferry Landing Ct.	29	5	17%
Ferry Landing Rd.	52	5	10%
Forest Haven Dr.	35	6	17%
Great Neck Ct.	17	0	0%
Heather Glen Dr.	17	6	35%
Kimbreelee Ct.	10	2	20%
Ludgate Dr.	27	6	22%
Lynnhall Pl.	24	6	25%
Macklin Ct.	7	2	29%
Mavis Ct.	4	0	0%
Maybrook Ct. + Pl.	17	6	35%
Millburn Ct.	11	4	36%
Mt Vernon Mem Hwy	13	2	15%
Neitzey Place	4	2	50%
Nellie Custis Ct.	4	2	50%
Neptune Dr.	51	11	22%
Old Mansion Rd.	18	2	11%
Old Mill Rd.	3	0	0%
Old Mt. Vernon Rd.	39	4	10%
Picardy Ct.	6	2	33%
Presidential Dr.	11	5	45%
Reef Ct.	5	1	20%
Rive Dr.	12	9	75%
Riverwood Ct. + Rd.	45	13	29%
Roberston Blvd.	48	14	29%
Scotland Rd.	11	5	45%
Tarpon Ln.	45	6	13%
Tidewater Ct.	6	1	17%
Volunteer Dr.	47	9	19%
Warburton Ct.	4	0	0%
Washington Woods Dr.	19	1	5%
Westgate Dr.	15	4	27%
<b>Total</b>	<b>942</b>	<b>224</b>	<b>24%</b>

## EDUCATION REPORT

The Mount Vernon Council of Citizens Associations (MVCCA) Education Committee Update:

The MVCCA Education Committee, chaired by Judy Harbeck, met April 3. The following Associations were represented: Mt. Zephyr, Huntington, Mount Vernon Civic, Newington Forest, Wellington, Woodlawn Manor and Stratford Landing.

The main topic for the meeting was the results of the 2018 Youth Survey, which is a comprehensive, anonymous and voluntary survey given annually by FCPS to all 6th, 9th and 11th grade students during a designated class period. It analyzes behaviors, experiences and other factors that influence the health and well being of Fairfax County's youth. The anonymous survey covers a wide range of topics including risky behaviors (alcohol and drug use, smoking, sexual behavior, suicidal thoughts), safety issues, bullying, and whether the student has "assets" such as school staff, available parents or outside resources to offer help if needed.

The presentation was given by Bethany Koszselak, School Psychologist at West Potomac High School, who discussed the survey results and school-specific responses. The survey analyzes trends County-wide which can be targeted for response. An additional focus area was mentioned – while FCPS does some screening of all students for depression, anxiety and suicidal thoughts, survey data enables stronger targeted response and staff training for schools and staff. The data is available on the Fairfax County website:

<https://www.fairfaxcounty.gov/health->

[humanservices/fairfax-county-youth-survey](https://www.fairfaxcounty.gov/health-humanservices/fairfax-county-youth-survey)

"Three-To- Succeed" Initiative (Fairfax County)

This initiative is a great thought-provoking tool, applicable no matter where your child goes to school. The Fairfax County Youth Survey results indicate that when children and youth have three or more positive, "protective factors" in their lives, they are more likely to manage stress, make better choices and develop healthy habits.

The many factors that help children and teens succeed include:

- Having community adults to talk to
- Performing community service
- Participating in extracurricular activities
- Having teachers recognize good work
- Having parents available for help

To learn about this initiative and the many "protective factors" that help children and teens succeed, visit:

<https://www.fairfaxcounty.gov/health-humanservices/3-succeed>

### Way Ahead:

The second half of the school year is very busy for our students as they balance classroom activities, spring sports, plays, concerts and more. It is an exciting time. We look forward to a successful 4<sup>th</sup> quarter for our neighborhood children and teens!

# ENVIRONMENT & RECREATION REPORT

## Two New Resolutions

### 1. Joint Resolution # P&Z-E&R-2019-J02

Mount Vernon Council of Citizens' Associations, (MVCCA), Planning & Zoning and Environment & Recreation Committees

SE-2019-MV-001 8625/8629 Richmond Highway, Alexandria, VA 22309 7-11 Site

**Whereas**, the applicant is seeking a to redevelop an existing 7-11, demolish the old building and replace with a new building and;

**Whereas**, the applicant is seeking a Special Exception, (SE), to add 8 gas pumps to the site;

**Whereas**, Fairfax Green Initiatives are under way to create energy related initiatives, such as, "Comprehensive Plan and Zoning changes that would incentivize and support more environmentally sustainable development; Building design and code changes, including the International Green Construction Code, that could inspire and expedite energy savings practices on all new construction and significant renovations;"

**Therefore, be it resolved**, the MVCCA supports the redevelopment of the existing 7-11;

**Therefore, be it resolved**, the MVCCA does not support the Special Exception without the following development conditions:

- Building placement and gas pumps should be placed in a manner that creates a pleasing line of site from the frontage, and protect the community in the back of the property from light pollution
- Cost analysis and benefits for this site to utilize



solar energy

- Leed Certification
- Electronic charging stations, or build the infrastructure for future electronic charging stations
- No pylon signage, monument signage is recommended
- Gas pumps are to be state of the art, and include no escape valves

- Assure adequate space for gas trucks to get in and out with the least disturbance to the surrounding buildings and traffic
- Undergrounding of utilities, or contribution to the future undergrounding of utilities along Richmond Highway

### 2. Joint Resolution # P&Z-E&R-2019-J03

Mount Vernon Council of Citizens' Associations, MVCCA Planning & Zoning and Environment & Recreation Committees'

Proposed Zoning Ordinance Amendment

Articles 2,3,6,8,10,18,20 of the Zoning Ordinance regarding COMMUNITY GARDENS, FARMERS MARKETS, GARDENING AS AN ACCESSORY USE AND RELATED CHANGES

**Whereas**, the ZMOD process has recommended amendments to the above Zoning Ordinance(s);

*Continued on Page 7*

## ENVIRONMENT & RECREATION REPORT

*Continued from Page 6*

**Whereas**, the ZMOD process has recommended amendments to the above Zoning Ordinance(s);

**Therefore, be it resolved;** the Mount Vernon Council of Citizens' Associations supports the Zoning Ordinance Amendment with the following conditions in regards to GARDENING AS AN ACCESSORY USE:

- It is made clear, either written in the Zoning Ordinance, and/or explained at the Planning Commission Hearing and the Board Hearing that HOA regulations, CA Covenants and Condominium Associations that prohibit gardens, (not landscaping), in the front yard takes precedence over this Amendment
- Removing the 15ft setback from the front lot line, or allow for variance depending on lot depth

### **Recommendation for Community Gardens and Farmers Markets**

Community Gardens Staff proposes to create a new community garden use and identify use standards that would mitigate any potential impacts on surrounding properties. The definition of a community garden specifically precludes the use from being considered agriculture, as it is not intended for community gardens to be exempt from building code or other state requirements. The definition also permits community gardens to be located both on the ground and on building rooftops, lending flexibility to the growing methods and in order to promote green building. Community gardens are not to be permitted on lots containing single family dwellings; however, the location of personal gardening for single family residential properties is expanded in this amendment to provide for further flexibility for the cultivation of herbs, fruits, flowers, vegetables, or ornamental plants that do not meet the definition of landscaping.

The proposed amendment revises the definition of open space to permit community gardens in common open space by right when located on a lot with a principal use. Currently, only the PRC district permits garden plots (to be renamed to community gardens with this amendment) in common open space. Therefore, by expanding the definition of open space to include community gardens, homeowners or condominium associations will be able to establish community gardens subject to the proposed use standards, but without additional regulations, provided that proffers or other development conditions do not specifically preclude the use. Similarly, the proposed amendment permits non-residential developments, such as places of worship, office, and other commercial and industrial developments, schools, et cetera to establish community gardens by right as accessory uses in open space, subject to the proposed use standards.

When a community garden is proposed as a principal use on land not designated as open space, then it could be permitted administratively with a Temporary Special Permit (TSP) provided that the garden area will occupy not more than two acres. Standards pertaining to parking, adequate ingress/ egress, bulk and location regulations, noise, hours of operation, signage and maintenance are addressed by the proposed amendment. A standard of 250 square feet, cumulatively, for accessory structures, such as sheds and message boards/kiosks, is also proposed and is advertised with a range of up to 750 feet for the Board's discretion.

An analysis of the Fairfax County sponsored community gardens on parkland shows that the majority of the existing gardens occupy less than two acres. However, a proposed community garden that will occupy between two and less than five acres, could be permitted by special permit with approval by the Board of Zoning Appeals.

*Continued on Page 8*

## Environmental & Recreation Report

*Continued from Page 7*

This process ensures that a larger garden, which could have larger visual, transportation and noise impacts would have the appropriate community review. An application fee of \$435 for review by the BZA is proposed, which is commensurate with the lower application fees for items such as home child care facilities, accessory dwelling units, modification to the limitation on the keeping of animals and an increase in fence or wall height in the front yard. A range between \$0 and \$910 has been advertised for the BZA application fee for the Board's consideration.

In consultation with staff from both Land Development Services (LDS) and the Northern Virginia Soil and Water Conservation District (NVSWCD), staff also recommends that a conservation plan be developed for each community garden with more than 5,000 square feet of disturbed area to ensure proper environmental controls and that no erosive condition is created. Staff believes that a two-year permit would be appropriate to establish and maintain the garden while providing a sufficient timeframe for periodic review. There is no fee for obtaining such conservation plan and staff from both agencies have committed to developing educational materials to help guide residents through the process and to establish guidelines for best practices.

Temporary special permits are currently subject to a yearly fee of \$205, therefore staff believes that a two year permit with an initial fee of \$205 and a bi-annual renewal fee of \$50 is reasonable, however staff has advertised a range of fees and permit validity to accommodate Board consideration of alternatives to this recommendation. Any expansion of an existing community garden, as determined by the Zoning Administrator, would also require a full review, at the \$205 fee, and the issuance of a new temporary special permit.

**Gail Curcio**

*Environment & Recreation Chair*

## *Planning & Zoning Update*

The Committee discussed and supported the motion on the resolution on the Special Exception for the 7-Eleven at 8629 Richmond Highway.

Points of interest are:

1. Escape valve for gas
2. Look at design with respect to protecting the community behind the project
3. Adequate space for gas trucks
4. Electronic charging stations
5. Appropriate barrier between project and community
6. No pylar signage - monument sign would be more appropriate
7. Use of solar power
8. Undergrounding of utilities or contribution to a fund for undergrounding of utilities along Richmond Highway
9. Leed Certification

A second motion was made and seconded, to not support the Special Exception unless the above nine points are considered, along with the following three:

1. Use of solar considerations is made
2. Consider moving the building and gas pumps as far from the community behind the project as possible, and
3. No pylar sign, monument sign is preferred.

The committee discussed and supported the proposed zoning Ordinance Amendment regarding community gardens, farmers markets, gardening as an accessory use and related changes. It was made clear that HOA regulations, CA covenants and Condominium Association rules supersede the Zoning Ordinance Amendment.

**Karen Cerutti**

*Planning & Zoning Chair*

### MVCA Neighborhood Watch Program

Ted Thompson is our MVCA Neighborhood Watch coordinator. The MVCA Neighborhood Watch Program is a visible, vibrant community service, recognized by the Fairfax County Police as one of the “best and most active” in the County.

In partnership with the Fairfax County Police Department, Mount Vernon District Station, the purpose of the MVCA Neighborhood Watch is, simply put, to use citizen observers to deter crime in our neighborhood by keeping a watchful eye on our neighbor’s homes and reporting to the police any noted suspicious activities or crimes to the police. Our physical patrols, at varying times at least once a day, serve as a visible notice to would-be criminals and others that residents are concerned about crime. We will call the police when we detect unusual or

suspicious activity and we take an active part in protecting our homes.

We have recently lost several neighborhood watch participants through attrition and moves out of the area. While we still have a dedicated team where the participants are sanding a one-week “watch,” conducting patrols of the neighborhood approximately once every 14 weeks, we are actively seeking to expand the team with new volunteers to keep the program strong.

We encourage you to become involved as a member of this important volunteer action team.

Please call Ted Thompson to learn more and to join our dedicated team. 703-780-1972 (H), or contact Ted at the dedicated neighborhood watch email at [mvcaneighborhoodwatch@gmail.com](mailto:mvcaneighborhoodwatch@gmail.com).

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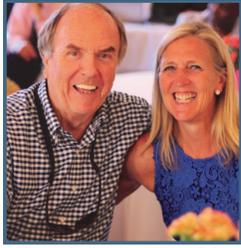
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• Appetizers • Soups • Salads • Brick Oven Pizza • Gyros • Paninis • Greek Wines and  
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# CHRIS & PEGGY WHITE

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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

02/01/2017 - [viju nasir dilley](#)  
Bought and sold a Single Family home in 2017 for approximately \$475K 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!

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# 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: Mary Jo Jensen ..... 248-245-7224

## Directors

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

## Committee Chairs

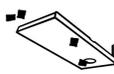
Budget and Finance: Jason Leaver ..... 703-799-6739  
Education: VACANT  
Environment & Recreation: Gale Curcio... ..... 703-360-3621  
Health & Human Services: Marv Chadab..... 703-360-9537  
Membership/Directory: Maggie Jones ..... 703-360-4750  
Neighborhood Watch: Ted Thompson ..... 703-780-1972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

## MVCA Membership Meeting

Wednesday, May 8, 2019

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

Our guest speaker will be Supervisor Dan Storck. Dan will bring us up-to-date on local happenings including, the Old Mt Vernon High School project and the adjoining GW Rec Center, the start of the new Grist Mill Park master plan, 235 safety, status of undergrounding the utilities, the Route One expansion, and air traffic noise.



*See details inside  
this newsletter!*

**Join Us For Our  
12th Annual MVCA Picnic!**