

Mount Vernon Civic Association



FALL 2025

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

Virginia Opens Early Voting, Deadlines Approaching

Early Voting Now Underway

Virginia's early in person voting began Friday, Sept. 19, and runs through Saturday, Nov. 1 for VA's Governor, Lieutenant Governor, Attorney General, and House of Delegates as well as School Board Referendums. Voters must cast early ballots within their own registered jurisdiction; each locality sets its own early voting locations and hours, often including "satellite" sites and weekend hours. Curbside voting is available for those with disabilities or mobility challenges. You can vote early at the Mount Vernon Governmental Center (M-F 1-7p, Sat 9a-5p, Sun 1-5p).

Registering & Same Day Registration

The deadline to register or update one's voter registration and still receive a regular ballot is Friday, Oct. 24. However, Virginia now allows same day registration (SDR). After the regular deadline, voters may register in person at early voting sites or on Election Day at their polling place, though they must cast a provisional ballot while their eligibility is verified.

Absentee / Mail Ballots & Deadlines

Any registered voter can request an absentee (mail) ballot, starting Sept. 19. The deadline to request a mailed absentee ballot is also Oct. 24. Returned absentee ballots mailed must be postmarked by Election Day (Nov. 4) and received by the registrar by noon on Nov. 7.

On Election Day

Polls on Nov. 4 will be open from 6 a.m. to 7 p.m. statewide. Westgate precinct votes at Mill Elementary School. Voters who registered or updated after Oct. 24 may cast provisional ballots while their eligibility is confirmed.



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Update on Unified Sanitation Districts

Whether you were a fan of county trash and recycling or a Nightingale loyalist, the Board of Supervisors has indefinitely postponed the public hearing on the Unified Sanitation Districts to 'allow for evaluation of additional options.' Generally, it seems opinions were down the middle – some advantage to having district trash, recycling and compost pickup (like fewer trucks, a wider range of accepted materials), and some downsides (like fees for mismanaged cans and materials). Talking with neighbors who have lived in areas with city trash collection can help you get your debating points ready.

IRS Tax Credit Deadlines

There are three big sets of tax credits available to homeowners who make energy efficient improvements to their homes with deadlines of December 31st, 2025. Included with the description is a shortened link to the IRS page describing the credits.

Tax credits on energy efficient home improvements, like new insulations and windows – <https://bit.ly/4pL1fU3>

Tax credit available for homeowners who install EV chargers at their homes – <http://bit.ly.3K0XUQi>

Tax credit for renewable home energy, like solar panels – <https://bit.ly/46FsqrA>



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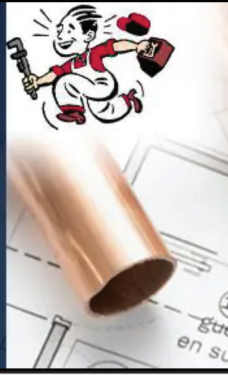
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Stay Protected: Get Your Flu shot and COVID-19 Vaccine Today!

As we head into the colder months, it's more important than ever to protect yourself and your loved ones from the flu and COVID-19. The latest vaccines are now available for the most recent COVID variants, and the anticipated flu strains this year. While some of the federal recommendations have changed, you can still receive a COVID vaccine in a clinic or at pharmacies. Some pharmacies are requiring a prescription for individuals under 65 years old, so call before you go. Check with your primary care clinician about whether they have it in their office. The flu shot and COVID are still currently covered by most insurances and free to patients.

Protect yourself and your community — get vaccinated today!

Directory Distribution

Our biennial update of the community directory is complete! Directories were supplied to the block captains and given to dues-paying MVCA members. If you have not received yours, please reach out to Hannah Wolf so we can make sure you get a copy. You're always welcome to join the MVCA and we will provide you with the community directory.

W⁹ CHRIS WHITE

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This MVCA Transportation Chair joined the MVCCA for preparation of comments on the proposed I495 SouthSide Express Lanes Study. This is only an initial comment as VDOT continues to share information, and schedule public hearings on this environmental study. The study seeks to evaluate the potential extension of the express lanes system on the southern section of the Capital Beltway (I-495) by 11 miles from the Springfield Interchange (I-95/I-395/I-495) in Fairfax County, Virginia, across the Woodrow Wilson Bridge, to the MD 210 Interchange in Prince George's County, Maryland. On April 14, 2025, MVCCA Transportation and Public Safety (PS&T) Committee commented on this VDOT project affecting residents of the Mount Vernon District. The materials shared in the public meetings reported that funding for Metrorail will be years off and that express lanes would support road improvements and provide some additional revenue. While the analysis presented generally showed that the express lanes with bus service would improve traffic flow, the analysis also showed situations where the express lanes would not improve traffic flow. The dedicated lanes on the Woodrow Wilson Bridge were initially reserved for rail, and rail transit is essential for reducing road congestion, traffic already regularly backs up along Fort Hunt Road and Route 1 approaching Interstate 495, especially during the evening rush hour. Should express lanes be pursued, no option should be considered or built that will aggravate congestion, such as crossing local lanes over a short distance to reach express lanes; VDOT should provide an analysis of the impact of added express lanes on local roads, including U.S. 1, Telegraph Road and Van Dorn Street. The next public hearing will be 02Jun25, 6-8pm at Thomas Edison HS, Franconia Road.

This MVCA Transportation Chair along with other residents continues to follow the FFXCo response to increasing concerns for FAA management of airspace and aircraft safety in the airspace over Mount Vernon and Alexandria. FFXCo joined other county authorities in VA and MD since 2015 for contracted study of noise caused by an increasing density of aircraft operating overhead Mount Vernon and Alexandria. The DCA South of Airport Study (Contractor VIANAIR Inc) provided input to FFXCo representatives attending the Metropolitan Washington Airports Authority (MWAA) Community Noise Working Group (CWG) on 24 Apr. Recall that the above study was only addressing noise related and reported documentation with recommendations for reducing the impact on residents. County representatives provided to CWG for approval on 29 Apr: (CWG) recommends that the FAA engage with the CWG before implementing any changes to helicopter operations and routes in Class B airspace within 10 DME of DCA. While a welcomed recommendation in light of a 29 Jan collision between an Army Helicopter and a commercial aircraft landing at DCA, the delivery of any recommendations to address the noise, increasing aircraft density, varying altitudes of commercial aircraft operations, has yet to be realized. This MVCA Transportation Chair will continue to pursue opportunities for the county to relay air transportation safety concerns to the FAA. The next meeting with Fairfax Co authorities to address this will be 17 Jul 25, 7pm, where a working group will strive to develop recommended modifications to existing airspace and flight procedures in an effort to reduce aircraft noise impacts on our community.



Hi, I'm Hannah Wolf

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Equal Housing Opportunity

Moon Inn, located at 6140 Richmond Highway, is a 35-unit inn with a lot area of over 60,000 square feet. The developer plans up to 114 residential units with approximately 5,000 square feet of ground-floor commercial space. This property will have six stories at the front and, due to grading issues, will have rear steps going down. Parking will be underground. There is potential for a park site which will be together with the Days Inn Project next door.

The Days Inn redevelopment project is located at 6100 and 6130 Richmond Highway. The property is currently a three-story motel with 108 units and a one-story commercial site (Hawaiian Pool and Spa). The two parcels of land are approximately 194,000 square feet. The developer plans up to 420 residential units. There are no commercial/retail enterprises planned at this property. This property will have seven stories above grade but will appear as three-four stories with the rear grade change. There is the potential for a park site with the Moon Inn property next door. The garage will serve as a retaining wall for the neighborhood.

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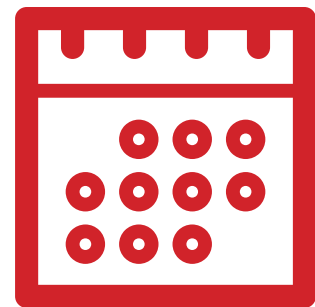
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Discussions at the P&Z committee meeting included the entry into the projects, frontage, and parking. We also talked about the effect of the sun on the property and its neighbors. Pasternak mentioned that they will return several times to this committee for additional information as the project progresses. Both projects are now considered active tier 1 projects. The County has requested a task force to work on the project.

MVCCA will have some members on this task force. Lastly, MVCCA co-chair 3 gave an update on the situation at 6801 Derrell Ct. which is a single-family residential property that is in disrepair and had been cited for multiple code violations. There is also an allegation of criminal activity. The MVCCA and P & Z committee need to decide on our next steps, if any. Co-chair 3 mentioned that he will present a summary of our options.



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.

October 8: Mark and Michael White, Redevelopment of Grist Mill Barn
Upcoming Meetings: January 14, 2026 • March 11, 2026

Mount Vernon Civic Association, Inc.

Officers

President: Alison Huffstetler757-303-2254,
alison.n.huffstetler@gmail.com
1st Vice President: Jason Leaver703-799-6739
2nd Vice President: Karan Cerutti703-778-4442
Secretary: Alexis Waters.....703-780-8910
Treasurer: Amy Reitz202-735-6710

Directors

John Hurley703-799-9353
Dan Rinzel703-360-4627
Sean McCarthy703-360-0372

Committee Chairs

Block Captain: Hannah WolfHannahlwolf@gmail.com
Budget and Finance: Brian Paroparobrian@gmail.com
Communication: David McCarthy.....mccartdj@gmail.com
Education: Vacant
Environment & Recreation: Christina Reitz.....812-618-8524
Health and Welfare: Peter Bernad202-437-6874
Membership/Directory: Marcelle Brown703-371-7552
Neighborhood Watch: Bryan Wood ..mvcaneighborhoodwatch@gmail.com
Newsletter: Alison Huffstetler757-303-2254
Picnic: Mary Jo Jensen248-245-7224
Planning & Zoning: Karan Cerutti703-778-4442
Public Safety: John Hurley703-799-9353
Transportation: Mark Yonchak703-283-7224
Web: The Hollands.....www.MountVernonCivicAssociation.org