



SEPTEMBER 2024

*The Newsletter of the Hollin Hall Village Citizens Association (HHVCA), with Information for Association Members & Residents*

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### ***Upcoming events:***

- **HOLLIN HALL VILLAGE FALL FEST - NOV 2**
- **TREE RESCUERS MEET OCTOBER 12**  
*(see article, pg. 3)*
- **EARLY VOTING**  
Sept. 20 – Nov. 2,  
Mt. Vernon Government Center, 2511 Parkers Lane, Alexandria, VA 22306 *(see article, pg. 4)*

## **HOLLIN HALL VILLAGE FALL FESTIVAL SATURDAY, NOV 2**

Bring the family to HHVCA's 2024 Fall Festival and picnic at Mt. Vernon Park on Saturday, Nov. 2 from 2 to 5 PM. We'll update the neighborhood as we get closer, but as a start the event will include a Halloween costume parade and free hot dogs, hamburgers, and soft drinks. Neighbors are encouraged to bring a side dish and adult beverages. If you have suggestions or would like to help with the planning, please let us know.

### **HHVCA NEWSLETTER GOING DIGITAL**

Did you know you can now access all the news that affects our neighborhood online? The HHVCA newsletter is produced quarterly and is now available on our [website](#). In addition, once a year residents will receive a hard copy in their mailbox soon after the start of the new year. Breaking news affecting our community will continue to be distributed via email. Got an idea for an article or questions?

Contact Mary Jane Guffey at [maryjaneguffey@gmail.com](mailto:maryjaneguffey@gmail.com).

### **SCHOOL BOARD PLANS SCHOOL ALIGNMENT REVIEW**

On July 18, the Fairfax County School Board adopted a new school boundary adjustment policy to help provide a clear roadmap for any future boundary changes within the school system. The new policy **does not** change existing school boundaries

but requires a review of school boundaries every five years. Public meetings are expected to begin November/December 2024, with implementation of study results at the beginning of the 2026 school year.

Any proposed boundary change will require school board approval. The policy also requires an advisory committee of community members to be established who will provide feedback throughout the review process.

The school system is now developing a plan on how the policy mandates will be implemented. The reviews are expected to use enrollment capacity, student proximity to schools and transportation routes and other criteria to decide which lines need to be redrawn. After the review, FCPS may develop a boundary adjustment proposal and submit it to the School Board for approval.

**To be clear, this does not mean that changes in our pyramid (West Potomac, Sandberg, Waynewood) are under consideration at this time.** But given the School Board and School System's actions, we should be alert to and involved in the process without delay.

HHVCA's Education Committee will be our lead on the issue. We're looking for volunteers from parents of school-age children to join the Education Committee, monitor and engage in the process, and influence the review process and its criteria. The sooner we get started the better; waiting until decisions are made will be too late.

## **WHAT MAKES HHV UNIQUE? YOU DO!**

Since 1957, neighbors in Hollin Hall Village have joined together to plan, organize, coordinate and lead efforts to keep our neighborhood safe and sound, promote and boost a sense of community and fellowship, and confront challenges that would be disruptive to our community. Over those 67 years, our community association has been the mechanism serving folks who want to make a difference in our neighborhood. Throughout our history, at every level, volunteers have done the work needed to promote and maintain what makes HHV a great place to live and deal with issues that challenge our vitality and safety. That

legacy of involvement - that volunteer spirit - is a tradition that we should be proud of and it is one that needs to continue.

Your involvement in neighborhood affairs is very important, and there are many ways to get involved. Over the past 10 years, many new families have moved into HHV, making it all the more important to reflect the interests of all residents in our leadership.

In addition to leadership positions, HHVCA's standing committee members represent us in education, planning and zoning, environment and recreation, transportation, membership, public safety/neighborhood watch, and budget issues. For those wanting a broader scope, there are opportunities to represent HHV at the Mount Vernon Council of Citizens, an organization that addresses Mount Vernon district-wide issues.

Each of these leadership and committee positions provides an opportunity to apply your ideas, talents, leadership, professional expertise, and other skills to give back in ways that truly make a difference for our neighborhood.

It goes without saying that times are quite different than they were in 1957. Issues are more complex, the time demands of family and work never seem to lessen, and we all have interests and

activities that are important to us. But somewhere in your day-to-day activities, being involved in matters affecting your home and your neighborhood should have a place. After all, a vital and forward-thinking neighborhood plays a huge role in enhancing our lives.

If you are interested in serving or learning more, please contact Leo Milanowski at [HHVCA.org](http://HHVCA.org) and discover how you can take HHV into the future.

## **VILLAGERS TURN OUT FOR ICE CREAM SOCIAL**

More than 60 HHV residents of all ages gathered May 4 to celebrate HHVCA's ice cream social at the Senior Center.



*Membership chair Kirstin Demiel greets a resident at the ice cream social.*

The event featured games for the kids, a historical montage of Hollin Hall and exhibits on choosing native plants over invasives in the home landscape. HHVCA Tree Rescuers were on hand to explain their work to

rescue community trees from invasive weeds.

## **BECOME A HHVCA MEMBER**

Support our efforts to protect and connect Hollin Hall residents by becoming a member! Send a \$10 check made out to "HHVCA" to P.O. Box 7022, Alexandria, VA 22307 – or pay online at [www.hhvca.org](http://www.hhvca.org) via PAYPAL (please include your address & phone number). Questions? Contact Membership Chair Kirstin Deimel at [krdeimel@gmail.com](mailto:krdeimel@gmail.com).

## **LOCAL TRAFFIC CHANGES COMING**

### *Huntington Avenue*

The county is proposing a "road diet" for the stretch of road between Telegraph Road and Rt. 1. The current 4 lanes will be reduced to 2 lanes. Turn lanes, bike lanes and a refuge island (a median in the middle of the road) will be added as needed. There is a public meeting on Wed., Oct. 9th. The Huntington community was reported as being generally supportive of this plan.

### *Rollins Rd/Ft. Hunt Rd Intersection*

A July public meeting discussed a plan to do away with left turns from Ft. Hunt Rd. onto Rollins Rd. An island will also be added on Ft. Hunt Rd. to provide additional safety for pedestrians. VDOT is

planning to implement the change sometime next year.

### *Wellington/Ft. Hunt Road Intersection*

HHVCA is also inquiring how to improve visibility for vehicles crossing Ft. Hunt from Wellington Road. More info to follow.

### *G.W. Parkway*

The National Park Service reports the next phase for changes to be implemented on the GW Parkway includes extension of the "Road Diet" (i.e., reduction to 1 lane) past Tulane Drive all the way to Mt. Vernon Mansion. Crosswalks are planned at some intersections.

### *Route 1 Widening*

In the 3 mile stretch between Jeff Todd Parkway and Sherwood Hall Lane, the roadway will be widened, sidewalks will be added, medians added and left turn lanes will be added in some locations with signal lights. The roadway will also provide lanes for planned Bus Rapid Transit. Work will be done in 2 phases: Phase 1 will encompass Jeff Todd Parkway to the Frye Road area (near the Bestway). Phase 2 will include Frye Rd to Sherwood Hall Lane (near Costco).

## **AIRPORT NOISE STUDY**

Area residents have expressed concern that the noise mitigation project lacks transparency regarding what is being done to address the problem. If greater visibility is not provided, the Mt.

Vernon Council of Citizens will present the issue to the FAA.

## **TREES FLOURISH AFTER WEED REMOVAL**

Thanks to the work of more than 30 Tree Rescuers this past spring and winter, the trees along Park Spring Parkway are leafing out after being trimmed of ivy.

The next group work day will be October 12 at Fairfax Rd. and Paul Spring Parkway. Register here to receive updates for the work day: [https://volunteer.fairfaxcounty.gov/custom/1380/opp\\_details/186710](https://volunteer.fairfaxcounty.gov/custom/1380/opp_details/186710)

Anyone who would like to work independently to remove invasive vegetation in the Park is encouraged to become an approved Fairfax County Park Authority (FCPA) Tree Rescuer at this site: <https://bit.ly/3VsDQJL>

For more info, contact Dorothy at [dorothy.keough77@gmail.com](mailto:dorothy.keough77@gmail.com)

## **PAUL SPRINGS STREAM RESTORATION MOVES FORWARD**

Fairfax County has issued a new contract for the streamway restoration, with tentative construction to start 7/1/2025. The County is expected to move quickly through the pre-construction work.

HHVCA will continue to monitor and provide updates on the project. You can learn more about the project at the County's web site:

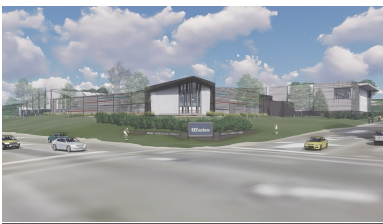
<https://www.fairfaxcounty.gov/publicworks/stormwater/plans-projects/paul-spring-branch-sherwood-hall-stream-restoration>

## **NATIVE PLANT GARDEN OPENS AT MT. VERNON GOVERNMENT CENTER**

A native plant garden at the Mt. Vernon Government Center opened to the public May 4, 2024, the result of a transformation that began in 2018 to turn the grass lawn into native perennial gardens. A full garden plant list is available on their [website](#).

## **MT. VERNON REC CENTER ON TRACK FOR 2025 OPENING**

Construction is proceeding on schedule for a spring 2025 reopening of the Mt. Vernon Rec Center, according to Fairfax County officials. Framing has been completed for the new main entrance, ice rink and atrium leading to the 2<sup>nd</sup> floor.



This fall exterior upgrades, including masonry, siding and glass, will be evident as

interior work continues. When completed, the facility will include 2 NHL-size ice rinks, an expanded, 2-level fitness area, a refurbished pool, a new entrance closer to the parking lot and an upper level walking track. [Learn more.](#)

## **MOUNT VERNON DISTRICT PLANNING & ZONING PROJECTS**

### *Lukens Lane*

The County Board of Supervisors is considering rezoning of property on Lukens Lane to permit 11 single family detached homes.

### *2704 Beacon Hill Road*

Brilliant Kids, a child care learning center facility, was previously approved for a special permit for child care use but the special permit expired. Brilliant Kidz Learning Center is requesting approval of a special exception to allow them to provide child care for up to 40 children. Site improvements and enhancements will be accomplished as a condition of this special exception. The P&Z committee unanimously supports this learning center.

### *Gum Springs*

The West Ford Family Legacy Foundation proposes to paint a mural on one of the water tanks on Fordson Road. The West Ford family inherited land from Washington's estate that later became Gum Springs.

The design would need to be approved by Fairfax County Water.

### *Alexandria Crossing*

Belle Haven Civic Association (BHCA), presented concerns about the County's plan for a sewer upgrade made necessary by the increase in residential density. A wooded buffer between Route 1 and the Belle Haven community had previously been deeded to the County to retain the buffer as green space. The County now wants to encroach into the buffer to upgrade the sewer. The Association estimates that the County proposal will result in deforestation of 3.8 acres (20% of green space) and significantly reduce the buffer. BHCA wants the County to consider alternatives for placement and have an arborist make recommendations to the County on how to preserve the green space.

### *8550 Richmond Highway*

The latest iteration of a long-running effort to develop the site of the IMP building (near Jeff Todd Highway and Roy Rogers) proposes several options for the space. In order to proceed, the property must be reclassified from a Tier-3 (office Buildings & Hotel) to a Tier-1 to allow for other viable options such as residential / mixed use. The P&Z committee supports this change; however, Supervisor Stork prefers development of a hotel and offices. Past



attempts at commercial development have not succeeded. If the zoning does not change, the project will not move forward. This project also affects the nearby resource protection area.

#### *2550/2560 Huntington Ave*

The County approved is evaluating proposed development of the existing property at Huntington Avenue and Metroview Parkway to allow residential space with retail on the ground floor.

## RESIDENT EXPLAINS TAX ASSESSMENTS

Over the past three years, real estate assessed values have increased across the County by an average of 4.25% in 2021, 9.57% in 2022, and 7% in 2023. In Hollin Hall Village, one home's assessed value increased by 10.23% in 2021, 6.11% in 2022, and 9.15% in 2023.

At HHVCA's March meeting, resident John Spears shared his experience challenging Fairfax County real estate assessments.

The Notice of Real Estate Assessment provides a bottom-line number but no explanation of the process the County uses to determine the assessed value. To determine whether your assessment is comparable, Spears recommends the following formula:

- Know the square footage of your *livable* space
- Find sold, livable spaces with comparable square footage. For example:  
 $912 \text{ sf: } \$525,000$   
 $936 \text{ sf: } \$533,100$   
 $936 \text{ sf: } \$545,000$
- Determine the sold *median* price of comparable homes.  
 Formula:  
 $\$521,750 + \$533,100 + \$545,000 / 3 = \$534,370$
- Compare your assessed value with the median comparable value
- Check the comparison by ASR (assessment-sales ratio)  
 $\$521,750 / \$534,370 = .9763 \text{ (98\%)}$

The County considers homes with a 95% ASR or better to be comparable.

## TURNOVER AT HOLLIN HALL SHOPPING CENTER

A couple of long-time businesses have left the Hollin Hall Shopping Center in recent months. A May 16, 2024 article in the *Mount Vernon Gazette* reported that Hair Visions' owner retired, while Top It Off moved to the Belle View shopping center. The article speculated that rising rents may be a factor, but owner Woodlawn Properties declined to comment.

## EARLY VOTING SEPT. 20 – NOV. 2 AT MT. VERNON GOV CENTER

The Mt. Vernon Government Center at 2511 Parkers Lane will be open for early voting on the dates below. Curbside voting is available.

*Monday – Friday:*  
1 p.m. – 7 p.m.

*Saturdays (Sept. 21, Oct. 19, Oct. 26, Nov. 2):*  
9 a.m. – 5 p.m.

*Sunday (Oct. 27):*  
1 p.m. – 5 p.m.

### Register to vote by October 15:

*Online:* Virginia Department of Elections [Citizens Portal](#).

*In person:* Monday-Friday: at the [Fairfax County Office of Elections](#).

### Same day registration:

Beginning 21 days before an election, residents may register to vote and vote a provisional ballot at any early voting location or on election day at the polling location for the precinct where they reside.

**By Mail:** [Download a Virginia Voter Registration Application](#), or pick up an **application** at Fairfax County libraries or the Mt. Vernon Government Center.

## HHVCA BOARD

*President:*

Leo Milanowski  
703-768-4692  
[milanowski@msn.com](mailto:milanowski@msn.com)

*Vice President:*

Ted Godbout  
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*Secretary:*

Stephanie Hawkins  
[shilleigh@gmail.com](mailto:shilleigh@gmail.com)

*Treasurer:* **Vacant**

*General Director:*

Jenna Battisto  
[01truax@gmail.com](mailto:01truax@gmail.com)

*Membership:*

Kirstin Deimel  
[krdeimel@gmail.com](mailto:krdeimel@gmail.com)

*Newsletter:*

Mary Jane Guffey  
[maryjaneguffey@gmail.com](mailto:maryjaneguffey@gmail.com)

## HHVCA COMMUNITY REPRESENTATIVES

*HHVCA residents monitor community developments. They also represent our interests at the Mount Vernon Council of Citizens Association (MMVCA), a group of 45 community associations in the Mt. Vernon area that promotes residents' interests to County leadership and staff.*

*Education:*

Karen Hertel  
[KJHertel@fcps.edu](mailto:KJHertel@fcps.edu)

*Environment & Recreation:*

Dorothy Keough  
[dorothykeough77@gmail.com](mailto:dorothykeough77@gmail.com)

*Transportation:*

Diane Frazer  
[diane\\_frazier10@hotmail.com](mailto:diane_frazier10@hotmail.com)

*Planning & Zoning:*

Don Martin  
[mar7920@icloud.com](mailto:mar7920@icloud.com)

*Public Safety/Neighborhood Watch:* **Vacant**

*Budget:* **Vacant**

***Have an idea for an event or want to help plan one?***

Contact Jenna Battisto at  
[01truax@gmail.com](mailto:01truax@gmail.com)