

President's Message

RHCA Meets April 29 at Library, Membership Roles Lag for 2014

The Rose Hill Civic Association will meet on Tuesday, April 29 at 7 p.m. in the community room of the John Marshall Library. Updates on community issues, including the church proposal for the silo property on May Boulevard and the landslides at the lower end of Rose Hill Reserve will be presented. We also need to vote on the proposal to update our community signage. Other issues will be discussed as they come up. Refreshments will be served.

At this point, we are behind our normal number of members. Take a look at Page 11 of this edition of the Rambler. If your name is not listed, please fill out the form on page 10 and either bring it to the meeting or mail it to RHCA at Box 10891, Franconia, VA at your earliest convenience. If you think you have joined for 2014 and your name isn't listed, please let us know immediately.

Without wide community support, we cannot continue to publish the Rambler nine times a year, pay for the Post Office box, fund the Rose Hill Beauty program and the signage updates, as well as support several local charities. In addition to the membership fee of only \$10, consider

Next RHCA Meeting: April 29, 7:00 pm John Marshall Library

RHCA Officers

President: Carl Sell, 703.971.4716, sellcarl@aol.com

Vice President: Linda Nichols, 703.971.0755, dovefellow@aol.com

Secretary: Beth Kohm, 703.338.4876, beth.kohm@gmail.com

Treasurer: Carolyn Slenska, 703.922.4135, Carolyn.slenska@lycos.com

Editor, The Rambler: Richard Downey, richtdowney@gmail.com

Neighborhood Watch: Open, rosehillwatch@aol.com

Webmaster: Jim Sapp, jimsapp7@msn.com

RHCA, P.O. Box 10891, Alexandria, VA 22310
www.myrosehill.com

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making a contribution toward the seasonal planting program at our Rose Hill Drive and Franconia Road entrance or the general fund. The amount of dues is limited by the adopted bylaws of the organization.

Funding is necessary for fixed costs only. The Rambler is delivered by a network of volunteers and no one acting on behalf of RHCA receives any compensation. We also have an active Neighborhood Watch program that is the eyes and ears of our community for the local police. We also report zoning issues such as overcrowding, piles of trash and general disrepair at specific addresses.

If you care about the value of your property and the overall appearance of the community in which you live, you can help by becoming a member of RHCA. The County listens to communities that are well organized and versed in the application of the law. The police, fire marshals and zoning inspectors can't be everywhere, so it's up to us to report potential violations.

If you really want to mark Rose Hill as a safe community for traffic, consider making every effort to keep your speed at 25 miles per hour on Rose Hill Drive. That will slow down those who are in a hurry and help protect your neighbors.

Rose Hill Beauties

The flowers are blooming and it's time to look for Rose Hill Beauties! Everyone can help make sure no deserving address goes unrewarded. If you think you or your neighbor's property

qualifies as a Rose Hill Beauty, let the Rose Hill Civic Association know. Call or e-mail Linda or I and make a nomination. However, remember only members are entitled to the coveted Rose Hill Beauty signs.

Beauty is in the eye of the beholder and we need all the eyes focused on searching for properties that help Rose stand out among or neighboring communities. There are no rules, but we suggest nominations be limited to those that look good overall. That means a neat yard, flowing plants and shrubs with no debris to detract from the overall beauty.

The addresses of all those receiving recognition will be published in the Rambler. Signs will be erected in the front yards of those who are members of RHCA. Check to see if your name is listed as a member in this issue of the Rambler. If not, make sure you join or renew as soon as possible.

Please take the time to look around the community and help make sure no property is overlooked. Your nominations are critical to the success of the program.

Signage Update

At the March RHCA meeting, there was discussion concerning updating our community entrance signs to mark our 60th anniversary in 2014. It was decided to investigate the cost of the new signage before proceeding. There is a large sign at our entrance at Franconia Road and Rose Hill Drive and six smaller signs at the other entrances to our community. The smaller ones are located at Split Rock and Telegraph, Rose Hill and Telegraph, Willowood and Telegraph, Climbhill and Telegraph, and Leewood and Franconia. The other sign is located on Rose Hill Drive at the Library. The cost of replacing the large sign at Franconia and Rose Hill Drive will be \$550. The smaller ones will be \$175 each. The prices include production and installation. Our 50-year signs have held up well over the last 10 years but are beginning to look a little shabby. Replacement of the signs will allow us to update our history and give the community entrances a fresh look. We will discuss and vote on this project at the April 29th meeting. In the meantime, we need to increase our membership

rolls for 2014 in order to complete all of our normal yearly projects.

On another signage issue, we already have decided to add more names to a new panel of Rose Hill Originals and 50-year residents on the display on Rose Hill Drive in front of the library. That will cost \$125. If your house was built and you occupied it 50 or more years ago, or if you have lived in Rose Hill for 50 years, please make sure we have your name. Many from the 1950s already are on the sign so we are looking for originals from the 1960-1964. If you are like me and have lived in Rose Hill for 50 years but are not an original homeowner, we'd also like to hear from you. We have many names, but want to make sure we have them all. This will be the last call before we order the sign!

Added Circulation

Starting with this edition, the Rambler will be delivered to every home in the new Rose Hill Reserve section. The Homeowners Association president, Candy Watts, will organize the distribution. There are many issues that are common to both communities, so Candy and I thought it would be a good idea to keep both neighborhoods informed about each other. Rose Hill Reserve already has become acquainted with the rigors of marine clay! Membership in the HOA is mandatory for Rose Hill Reserve homeowners because of the way the community is set up. RHCA is a volunteer organization. Already some Rose Hill Reserve homeowners have joined our association because they see it is in their best interest to do so. We need each other when it comes to discussing issues with County, State and Federal representatives. RHCA is NOT a political organization, but we do fiercely protect the interest of our members in local emergency, zoning and other government service issues. So, welcome to our community, Rose Hill Reserve homeowners. We hope to see you at our meetings, held on the fourth Tuesday of each month except July, August and December, usually at the John Marshall Library starting at 7 p.m. We also join the nationwide Night Out event to support our first responders on the first Tuesday in August at the home of Dave and Linda Nichols at 6414 Rose Hill Drive. RHCA

provides hot dogs, drinks and paper products and asks members to bring a side or dessert. Make sure we have your e-mail so we can remind you of this event. You'll get to meet representatives for our local police, fire, sheriff and county supervisor's officers. We also have become famous for our annual Fish Fry at the June meeting, also held in the Nichols' front yard. RHCA provides the fish and you bring the sides and desserts! More on that in the May and June Ramblers.

Spring Cleanup

We have been through a particularly tough winter and much debris remains in our community. As you work to spruce up your own property, please take some time to clean the trash, etc. on and near the sidewalk and in the roadways and gutters. If you have an elderly neighbor who can't pick up the trash, volunteer to do it for them. Our neighborhood is judged attractive by outsiders when there is a lack of trash, rundown properties and junk cars in our midst. If everyone concentrates on keeping their property clean, it will increase the value of individual homes. Nothing detracts from a street or block like a run-down or trash strewn property. And don't hesitate to contact the County or RHCA if you think a property has been neglected or overcrowded to the point that it affects the value of you and your neighbors. Also, those of you fortunate enough to have sidewalks in front of your house are reminded to keep bushes and trees trimmed so they don't get in the way of the many people who love to walk for exercise. Please don't make your neighbors have to dodge trash, debris, trees and bushes in order to enjoy walking in our community. Finally, a pat on the back to those who live on Rose Hill Drive and keep the grass between the sidewalk and the road mowed even though they don't own it and can't park on it. For your information, the Rose Hill apartments keeps the grass cut in the median all the way from Rose Hill Elementary to Franconia Road as a contribution to the entire community.

Volleyball

Join Dave and Linda Nichols at the volleyball courts in Lee District Park starting Thursday, May 8 and every Thursday thereafter at

6 p.m. for a vigorous workout. Everyone is welcome to join the fun. The games last all summer and have become a popular attraction. No experience is necessary. This is a great way to meet your neighbors, have some fun and get in a good workout.

Beach Rental

I have a week open in August to rent my condo in Ocean City, Maryland. The condo is available to Rose Hill Civic Association members only at a special price if you agree to leave it clean for the next person when you leave. The rental week runs from Sunday to Sunday to avoid the weekend traffic. The two-bedroom, two-bath condo is located four blocks from the beach and has cable television. The small condominium project has a pool and is located in a quiet residential neighborhood. It is ideal for a family of 4-5 persons. Give me a call at 703-971-4716 or e-mail me at sellcarl@aol.com for additional information.

Local History Tour

Our area is brimming with historic sites and the Franconia Museum invites you to visit some of them this summer. The Museum is planning bus tours with stops at nearby Belvale, Sharon Chapel, Ashland and the Laurel Grove Colored School. The tours will be approximately two and one-half hours long and will include information about each site during each stop. The tour will end at Nalls Produce on Beulah Street for hot dogs and soft drinks and a talk about Franconia's agricultural history. There will be morning and afternoon tours on a Saturday this summer. The date will be announced in the May Rambler. Either ride a bus or van for this close up look at history at our doorstep. Belvale, nearby at 7701 Telegraph Road, was built in the 1760s by George Johnston, a member of the Virginia House of Burgesses and legal advisor to George Washington prior to the American Revolution. Sharon Chapel on Franconia Road near its intersection with Telegraph Road dates back to 1848. It was burned by Union troops during the Civil War and then rebuilt using wood from nearby Fort Lyon, now the site of the Huntington Metro station. The log portion of

Ashland in Franconia dates back to 1845 and was part of a 195-acre farm. The house served as a hospital during the Civil War. The restored Laurel Grove Colored School on what is now Beulah Street was the education center of a community founded by former slaves at Mount Vernon. The cost of the tour will be \$25 for members of the Museum and \$35 for others. The Franconia Museum is located in the Franconia Government Center and is open Monday, Tuesday, Wednesday and Saturday from 10 a.m. to 2 p.m. Visit the Museum for a look at the past of the area in which you live.

- Carl Sell



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Around Rose Hill

- * **Every Wednesday and Saturday.** BINGO! Franconia Fire Department. Early Bird, 7 pm. Regular sessions, 8 pm.

John Marshall Library

6209 Rose Hill Dr., 703.971.0010. Call ahead to register for events. Hours: M, T - 10am - 9pm; W, F - 10am - 6pm; Th. - 1pm - 9pm; Sat 10am - 5pm

- * **Ongoing Event.** Book Sale! Throughout the month.
- * **Ongoing Event.** English Conversation. Each Thursday at 2:00pm. Conversation group for people learning English. Adults.
- * **Ongoing Event.** Adult Summer Reading Program. May 24-September 2. See library website for details.
- * **May 3.** E-book Workshop. 1:00 pm. Get your eBook questions answered. Bring your eBook reader and library card. Adults.
- * **May 5.** Fun for Twos and Threes. 10:30 & 11:00 am. Come for stories and activities. Ages 2-3 w/ adult.
- * **May 7.** Toddler Time. 10:30 am. Come for stories and activities. Ages birth-23 months w/ adult.
- * **May 10.** Annandale String Concert. 1:00 pm. Come for an afternoon of music with the Annandale Strings ensemble. All ages.
- * **May 10.** E-book Workshop. 1:00 pm. Get your eBook questions answered. Bring your eBook reader and library card. Adults.
- * **May 12.** A to Zoo Storytime. 10:30am. Come for stories and activities. Ages 3-5 w/ adult.
- * **May 15.** Book Discussion Group. 7:15 pm. Call branch for title. Adults.
- * **May 17.** I Love My Pet w/ Cody & BJ. 10:30 am. A fun, up-beat, interactive music show about loving our pets. All ages.
- * **May 17.** E-book Workshop. 1:00 pm. Get your eBook questions answered. Bring your eBook reader and library card. Adults.

Thomas Edison High School

5801 Franconia Rd. Alexandria, VA 22310
Office - 703.924.8000; Fax - 703.924.8097

- * **Multiple Days.** The Wizard of Oz. Performed by the Edison Performing Arts. Multiple times and days. Please see school website for details.
- * **May 15.** NOVA Information Night @ Edison. 6:30 pm.
- * **May 17.** Got Hope Walk-a-Thon. 10:00 am.

Mark Twain Middle School

4700 Franconia Rd. Alexandria, VA 22310
Office - 703.313.3700; Fax - 703.313.3797

- * **May 8.** Band Spring Concert. 6:00 pm.
- * **May 9.** 8th Grade Dance. 6:30 pm.
- * **May 14.** Parent Information Night. 6:00 pm.

Rose Hill Elementary School

6301 Rose Hill Dr. Alexandria, VA 22310
Office - 703.313.4200; Fax - 703.313.4297

- * **April 30.** Field Day.

Only those residents who are members of the Rose Hill Civic Association or provide services in kind will qualify for a free listing in the business directory. Membership dues are the source of funds for the printing of The Rambler.

Heating and Air Conditioning

Dove Heating and Air Conditioning. We service and install heat pumps, air conditioners, furnaces, hot water heaters, and humidifiers. David and Linda Nichols, 703.971.8897. The Nichols have been in business for 27 years and have lived in Rose Hill for 38 years.

Real Estate

Exit Metro Realty. Angie Vereen, 571.233.6395, angie@exitmetroliving.com. Our extensive experience and expertise in the Alexandria, Lorton, and Vienna real estate market will benefit you whether you are looking to buy or sell a home in the area. Licensed in Virginia and Maryland.

Home Improvement

ABM Engineering. 703.499.3380. Local, sustainable, family-run business specializing in unique home renovations. Call us for a free estimate on your kitchen or bath remodel, stone wall, patio, shed, tiling, and concrete work.

Lawn Services

Fortney Lawn & Garden. David and Jimmy Fortney, 703.960.8869. Although they live in Virginia Hills, the Fortneys work closely with RHCA to maintain the median landscaping on Rose Hill Drive.

Freedom Lawn & Landscape. Matt Downey, 571.218.2881, freedomproviders@gmail.com. Spring is here! We are excited to announce that we are now offering our Spring Services to include Spring Clean ups, Mulching, Plantings and Lawn Care packages. We are happy to provide estimates and answer all questions free of charge. Ask about our neighborhood discount for RHCA members. Thank you to our current Rose Hill clients for their continued business!

Winsor Tree Service. Dave Winsor. All Phases of Expert Tree Work. Including Pruning, Trimming, Thinning, Dead-wooding, and Complete Removals. Also do Stump Grinding & Storm Damage Work, Bush & Shrubbery Work / Yard Spruce-Ups. 20+ Years Expert Professional Experience. FREE ESTIMATES & REASONABLE RATES. Call 703.346.7034 or email treetech351@yahoo.com

House Cleaning

Ingrid Hayslip. 703.362.5672. A 14 year resident of the Rose Hill area, I clean houses including move-in and move-outs.

Evergreen Maid Service. 703.971.7160. Owned and operated by Nour Barakat and Mike Zalotoris. Our residential cleaning business is celebrating 25 years of service in Alexandria and for the last 22 years from our home in Rose Hill. We offer reliable and affordable home and office cleaning for all local residents, and we are happy to offer a 25% discount to our neighbors to celebrate our anniversary. Call for a free estimate and to schedule your cleaning. Thank you Rose Hill for being our happy home! (See our ad in this newsletter.)

Guitar Setup

Mike, 703.971.2671. Few guitars are setup properly when purchased new. I can make a guitar play as easily as it can. That means beginners won't be discouraged and will be more apt to practice and enjoy their instrument.

- action (string height) nut and saddle adjustments
- neck relief (truss rod) adjustment
- fret leveling and more
- free estimates/ student discounts

Photography

Tisara Photography. Nina Tisara, 703.838.8098. Tisara Photography is a family business with a studio in Old Town Alexandria since 1990. They specialize in portraits and special events. Nina lives on Hayfield Place.

Pet Sitting

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Deck and Fence

B&B Deck and Fence. Cliff James, Owner. 6412 May Boulevard. Quality work, 25 years experience. 703.719.7015 / 703.627.9945, Fax: 703.922.3779.

Speech-Language Therapy Services

Speech Beginnings, PLC is a speech therapy private practice in Rose Hill. We offer speech-language screenings, evaluation, therapy and consultations. Services are provided by a licensed and certified speech-language pathologist with more than 20 years experience. Please call 571.481.4344 or visit our website at www.speechbeginnings.com for more information.

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Need Help?

Pet services (dog walking, vet appointments); errands (pharmacy, dry cleaning, drop off/pick-up product repair); personal shopping (grocery, post office, exchange and item returns); vehicle services (vehicle license and emission renewal, vehicle service repair, vehicle inspection); home services (house sitting, light yard work, wait at home for service personnel); travel and transportation (to and from); medical concierge services (doctor appointments, pre-/ post-operation assistance). Contact David Sell at 703.971.4716, or email dksell@hotmail.com.

Handyman

The Grumpy Handiman is available for home repair. "Small jobs for a small price" means that fixing all those annoying items is more affordable than you may realize. John and Dorothy Thibeau have lived in Rose Hill over 25 years. Call John at 703.927.9501.

FOR SALE!!

Weight bench with weights. Light use! \$100. Call David Sell at 703.971.4716.

Advertising in *The Rambler*

Listing in the business directory is free to Rose Hill residents who are members and own their business, but placing an actual advertisement is open to all with rates per month as follows:

- * Business card: 3 1/2" x 2", \$10
- * Quarter page: 3 1/2" x 4 3/4", \$25
- * Half page: 7 1/2" x 4 3/4", \$50
- * Full page: 7 1/2" x 9 3/4", \$100

Ads may be bought for either one month only, month-to-month, or as many months in advance as desired. Our newsletter is published 9 times a year, excluding July, August, and December.

Advertising in *The Rambler* is an excellent way to reach the 700+ homes in our community. In addition, the ads are placed on our website, www.myRoseHill.com, for the world to see.

Anyone interested in placing an ad may call me at 703.625.7046. Artwork can be sent to richtdowney@gmail.com in tiff or jpeg format or hardcopy mailed to P.O. Box 10891, Alexandria, VA 22310. Checks made out to RHCA should be included with ads and sent to the P.O. Box.



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SIX Common Misconceptions about Roofing and the Roofing Industry:

Misconception #1. You should wait as long as possible to re-roof your home.

No! Your roof takes a beating every day from sun, wind and rain. Your shingles become brittle and crack with age and have a tendency to blow off and fail at an alarming rate with age. This exposes the roof decking (the sub-structure that literally, "keeps you out of the rain") to moisture which slowly deteriorates and rots the wood beneath, leading to leaks and more extensive damage.

Further, the metal flashings around chimney areas and at adjoining exterior walls (or rooflines), the penetration collars (around plumbing and heat stacks) and all other vents become worn and prone to water infiltration.

Next time you're outside, take a close look at your roof (most people don't pay attention to it until there's a problem). How does it look? Is it rough and weathered? Are the shingles "curling" or cracking? Is one section very distinguishable from all other areas? Finally, are you proud of the way your roof helps "show" your home, or are you embarrassed by its appearance?

Remember: By the time you have waited "as long as possible," you have probably waited too long and will end up spending your hard earned money on interior and sub-structure repairs, as well as a much needed roof replacement.

To see all six misconceptions, visit
www.bguide.net/timothysroofing.



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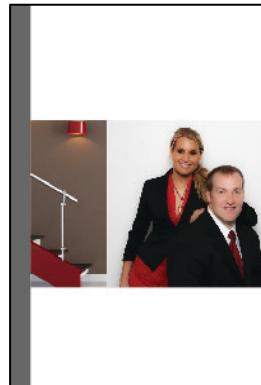


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To join or renew your membership in the Rose Hill Civic Association...

**Please fill out this form or online at myRoseHill.com and mail, along with your check, to the
 RHCA, P.O. Box 10891, Alexandria, VA 22310.
 If you have questions, feel free to call any of the officers.**

Name _____

Address _____

Phone _____ Email _____

Enclosed is a check for:

- \$10 Membership
- \$____ Donation for upkeep and landscaping of the Rose Hill entrance sign
- \$____ Donation for RHCA General Fund

RHCA Members as of April 18, 2014

Nouri & Suham Abbou, 6115 Rose Hill Drive
Danny Adams, 6412 Cottonwood Drive
Jose & Erin Alfaro, 4524 Apple Tree Drive
Nancy Anderson, 4500 Apple Tree Drive
Nida Antonio, 6406 May Boulevard
Charbel Antoun, 4609 Roundhill Road
Rebecca Bagdasarian, 6214 Driftwood Drive
Frank & Rayma Bale, 6315 Willowood Lane
Rick & Patti Ballard, 4519 Lark Lane
Connie Beatty, 6428 Rose Hill Drive
Daniel Bearth, 6417 Rose Hill Drive
Sandra Benarick, 6270 Rose Hill Drive
Shirley Staples Bennington, 6405 May Boulevard
Philip & Carol Bishop, 6310 Climbing Road
Carl & Margaret Bon, 5001 Eastchester Circle
Jeanette Bottomley, 5003 Eastchester Circle
Bill Braswell, 6307 Climbing Road
Gary J. Bravy, 6214 Climbing Road
Mark Broxterman, 6424 Haystack Road
Ron & Nancy Buzalsky, 4434 Round Hill Road
Walter & Julia Calhoun, 4523 Apple Tree Drive
Tracy Campbell, 6402 Cottonwood Drive
Kelly & Raul Castillo, 6413 Willowood Lane
John & Penny Cashmire, 4907 Silo Road
Bob Ciccotelli, 6511 Haystack Road
Helen Cofer, 6218 Saddle Tree Drive
Craig & Jo Collins, 6110 Leewood Drive
Carol & Craig Contradi, 6517 Haystack Road
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The Corbins, 4901 Split Rock Road
David & Jessie Cowhig, 6317 Mat Boulevard
Mathew Dailey/Cynthia Johnson-Dailey, 5009
Eastchester Circle
Walter Daily, 6307 Cottonwood Drive
E & K Davidson, 4607 Roundhill Road
B. Digman, 6217 Blossom Lane
Ron & Donna Dillon, 4618 Winston Place
Peg Dockery, 6430 Carriage Drive
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Steve & Holly Dougherty, 4522 Roundhill Road
Dennis Dzierzawski, 6210 Thornwood Drive
John, Carol & Erik Eberle, 4518 Roundhill Road
Brenda Edleson, 4619 Winston Place
Eppolito, 6217 Driftwood Drive
Mark & Lyn Erickson, 6223 Driftwood Drive
Anna Fish, 6301 Cottonwood Drive
Zoe-Ann Frietag, 6303 May Boulevard
Larry & Connie Fulk, 6410 Cottonwood Drive

Craig Furnisen, 4912 Treetop Lane
Trigg Flannagan, 6515 Haystack Road
Dan Gardner, 6706 Telegraph Road
Marlene Garlick, 6404 Hayfield Place
Mary Good, 6508 Carriage Drive
Agata Gluszek & Joshua Fikentscher, 6412 May
Boulevard
Jeff Govert, 6404 Rye Court
Mike & Bonnie Greek, 6330 Willowood Lane
Johanna Guccione, 6013 Leewood Drive
Chris & Susie Guinto, 6515 Haystack Road
C.S. Guzzetta, 6107 May Boulevard
Jessica Hall, 4803 Flower Lane
Joe & Lorraine Hatcher, 6102 Leewood Drive
Robert & Shirley Herr, 6103 Leewood Drive
Lucio & Mery Herrara, 4625 Apple Tree Drive
F. & P. Hull
Alice Haupt, 6208 Thornwood Drive
L. Hestvik, 4515 Sturbridge Place
Christian Hunter, 6410 Maryview Street
F&P Jencks, 6416 Willowood Lane
Susan & Rick Jones, 6302 Saddle Tree Drive
Marvin & Frances Justice, 6402 Rose Hill Drive
Jason & Heather Justice, 4713 Apple Tree Drive
Stephen & Brianne Kalach, 6220 Driftwood Drive
Jim, Lynda & Brian Kandul, 6218 Blossom Lane
Janet Kazimir, 4517 Sturbridge Place
Ana & Charles Kimberly, 6504 Cottonwood Drive
Susan & Brent Kroetch, 4700 Flower Lane
Richard & Ross Krewson, 6418 Willowood Lane
John & Patricia Lawrence, 6330 Maryview Street
Than Luu, 6411 Rose Hill Drive
But The Nguyen, 6512 Rose Hill Drive
Bob Pinkham, 6514 Carriage Drive
Jo Ann Ponce, 6203 Willowood Lane
William L. Poppe, 6100 Leewood Drive
Cedric D. Lack, 6330 Rose Hill Drive
M. Lane, 6410 May Boulevard
Ronald & Katherine Lender, 6406 Rose Hill Drive
Jane KI. Letsche, 6502 Cottonwood Drive
Edward J. Lewis, 6117 Thornwood Drive
James R. Lockwood, 6114 Clovergrass Drive
Jamey & David Lord, 6208 Redwood Lane
Wellington & Ann Machmer, 6200 Willowood Lane
Gerry Mason, 6503 Carriage Drive
Mary Mayo, 6122 Leewood Drive
Frank & Marge McConnell, 6220 Thornwood Drive
Donald & Nancy McMinn, 4804 Apple Tree Drive
Madge McKay, 6402 Wayside Drive
George & Susan McKittrick, 6113 Clovergrass
Drive
Mimi Minarik, 6518 Telegraph Road

RHCA Members as of April 18, 2014

Edna Mitchell, 6305 May Boulevard	Wanda Violette, 6408 May Boulevard
Cathy Mitchell, 6408 Cottonwood Drive	Linda & Morgan Walton, 4900 Silo Road
Arin F. McNamara, 6526 Wayside Place	Candace Watts, 6522 Wayside Place
Les McCaw & Richard Sandoval, 6402 Rye Court	Donald & Nina Weber, 6120 Dew Grass Drive
Jeanette Neidermeyer, 6500 Haystack Road	Jonathan & Janelle Welch, 4516 Sturbridge Place
Herbert & Grace Newman, 4910 Silo Road	Louise & Rick Westgate, 6708 Greendale Road
But The Nguyen, 6512 Rose Hill Drive	Karen Wheeless, 6709 Greendale Road
David & Linda Nichols, 6416 Rose Hill Drive	Crystal & Kenneth White, 6422 Haystack Road
Sam & Kim Nimjareansuk, 4507 Apple Tree Drive	Alice Wilder, 6413 Rose Hill Drive
Rodney & Kathy Palmer, 6101 Leewood Drive	Jeffrey Williams, 6121 Dew Grass Drive
Barbara Peyton, 4601 Apple Tree Drive	Charlie & Patricia Wimberly, 6506 Haystack Road
Charles & Jeska Pfefferlee, 6503 Haystack Road	Chris & Victoria Wing, 6502 Carriage Drive
Brenda & Stephen Phillips, 6408 Maryview St.	Jamie & Pam Yereb, 4617 Winston Place
Bob Pinkham, 6514 Carriage Drive	
Jo Ann Ponce, 6203 Willowood Lane	
William L. Poppe, 6100 Leewood Drive	
Monica C. Reed, 6422 Rose Hill Drive	
Sylvia & Dennis Robison, 4514 Sturbridge Place	
Dona & David Rodriguez, 6529 Wayside Place	
Joy Relton, 4516 Roundhill Road	
Adam & Rita Rice, 6431 Carriage Drive	
David & Nancy Ridgway, 4609 Cottonwood Place	
Jim & Nancy Richey, 4402 Roundhill Road	
Judy Taylor & Carlos Rolon, 6503 Rose Hill Drive	
Monte & JoAnne Rosson, 6403 Rye Court	
Eric & Debbie Rumph, 6409 May Boulevard	
Jennifer Smith-Heys & Steve Routt, 4526 Roundhill Road	
Ann Schappi, 4914 Treetop Lane	
Carl & Marti Sell, 6601 Cottonwood Drive	
Arlene Shapiro, 6216 Driftwood Drive	
Cragin & Kay Shelton, 4403 Roundhill Road	
Marie Sherfey, 6415 Rose Hill Drive	
Dianne & Marty Shupack, 6419 Haystack Road	
Burton & Debbie Slack, 4803 Apple Tree Drive	
Carolyn Slenska, 6308 Climbing Hill Road	
Joan & George Simms, 6434 Carriage Drive	
Marlene Hass Smith, 6304 Cottonwood Drive	
Michael Smith & Ratri Friend, 6111 Leewood Drive	
Don & Nita Stallings, 6407 Willowood Lane	
Bill & Jean Stemple, 6306 Cottonwood Drive	
Mary C. Stinnette, 4520 Apple Tree Drive	
Ray Stone, 4528 Roundhill Road	
Tinker & Don Szamborski, 4615 Winston Place	
Alberta J. Taylor, 6308 Cottonwood Drive	
Joanne M. Thompson	
Nina Tisara, 6408 Hayfield Place	
James Troy, 5004 Eastchester Circle	
Paul Turner, 4414 Round Hill Road	
Stien Van Egmond, 6508 Cottonwood Drive	
H.E. Varney, 4520 Roundhill Road	
G&V Villareal, 6301 Climbing Hill Road	

Residents of Rose Hill Community,

My name is Candy Watts and I'm not only a Real Estate Agent for your area, but a proud member of our Rose Hill Community and Association! I've lived and worked in this beautiful area for more than twenty years now, so I'm extremely familiar with the neighborhood and surrounding locations.

As a resident of Rose Hill, I have a vested interest in the value of our homes today and in the future. So, it is always in my best interest to ensure you receive the highest possible selling price for your home. And, I am more than just your average Real Estate Agent. I am also a Certified Residential Real Estate Appraiser serving Virginia, Maryland and the District of Columbia.

When you are interested in testing the market, let me know and we can review sales prices for similar homes that have sold in our area. We can also review current listings and properties under contract. Here is a list of the real estate activity since 1 January for Rose Hill. Take a moment and compare your home to the homes that have sold in the past 12 months.

Currently for sale or under contract:

4904 Apple Tree Dr.	\$729,900	5 bedrooms	4.5 baths	Living Space: 2,610 sqft
4901 Silo Rd.	\$775,000	5 bedrooms	4.5 baths	Living Space: 3,220 sqft

Houses sold since 1 January 2014:

4517 Roundhill Rd.	\$400,000	8 bedrooms	3.5 baths	Living Space: 2,428 sqft
4605 Apple Tree Dr.	\$347,000	3 bedrooms	2.5 baths	Living Space: 1,222 sqft
5003 Greenhaven Pl.	\$475,000	4 bedrooms	3 baths	Living Space: 1,412 sqft
6634 Telegraph Rd.	\$309,750	4 bedrooms	2 baths	Living Space: 1,225 sqft
6427 Haystack Rd.	\$418,000	4 bedrooms	2 baths	Living Space: 1,044 sqft
6008 Leewood Dr.	\$370,000	3 bedrooms	2 baths	Living Space: 1,506 sqft
4609 Roundhill Rd.	\$347,950	3 bedrooms	1 bath	Living Space: 1,040 sqft
6426 Haystack Rd.	\$402,000	3 bedrooms	2 baths	Living Space: 1,044 sqft

By comparing your home to recently sold homes, this valuable analysis provides a general idea of what you may expect to receive for a similarly constructed home in the same condition. Call me and we'll conduct a more thorough review, discuss how to make your home as attractive as possible to the widest available market and how I can help you get the highest price for your home.

It truly would be my pleasure to provide you with a comprehensive CMA at no cost-I hope that you'll take advantage of this special offer! And, of course, should you decide to use a Real Estate Agent in the future to list your home for sale, I would love to have the opportunity to serve you and show you how I can save you Thousands of dollars on the sale of your home! You can learn more about my services by visiting CandyWatts.com or you can reach me by calling 703.850.1805.

Sincerely,

Candy Watts, NovaStar Real Estate