

The Rambler

Newsletter of the
Rose Hill Civic Association

President's Message

Soup Night, Paving of Rose Hill Drive Highlight February 28th RHCA Meeting

Bring your favorite soup to share and hear an update on plans to repave Rose Hill Drive at the Tuesday, February 28 meeting of the Rose Hill Civic Association in the community room at John Marshall Library. SERVING OF THE SOUP WILL BEGIN AT 6:30 P.M. The presentation of the repaving program by a representative of the Fairfax County Office of Transportation will start at 7:30 p.m. If you are not finished with your soup by then, you are welcome to sip while you listen! Bring your favorite soup. RHCA will provide the utensils, paper bowls and napkins as well as iced tea and bread and butter. The repaving program includes the restriping for bike lanes within the existing right of way. That means the traffic lanes will be narrower. You can get an idea of how it will look by observing the recent repaving and restriping for bike lanes on Franconia Road. One question already has arisen as to what happens to parking on Rose Hill Drive, particularly in the area between the school and Franconia Road where overflow from the apartments has made driving and access difficult for numerous residents. We'll tackle these issues on February 28 and hopefully get satisfactory answers before the repaving program begins.

2017 Real Estate Assessments

The information about the 2017 real estate assessment on

RHCA Officers

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

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

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residential property has been completed and is either available on line or soon will be. This assessment is the basis for your annual real estate tax bill for this year. The information available on line is at www.bit.ly/2kn04gp. Then, click on the Find Your Assessment button. This is a web site posted by the Fairfax Alerts news center. This is public information, so anyone will be able to view any homeowner's assessment total. You also will receive an assessment notice by mail. Although there is no specific figure for Rose Hill, our general area has increased 1.7 percent over 2016. Overall, the County average is 0.68 percent. The countywide average per assessment for all homes is \$533,168. The figure for single-family attached homes is \$639,468. You can appeal your assessment by following the instructions that will arrive with the notice. Please note that the assessment DOES NOT include any tax relief benefit for seniors and people with disabilities. You have until April 1 to file an application for tax relief. Notification of your tax relief status will occur by June 30, 2017. The Board of Supervisors has begun the process to set the tax rate for 2017. If your assessment went up, you can expect a slightly higher tax bill than 2016, assuming the rate does not change. The School Board already has asked for more funds that the Board of Supervisors says is available, so we need to keep an eye on how that plays out. RHCA hopes to have a speaker in March who can explain the entire County budget and how it will affect individual homeowners. Stay tuned.

How RHCA Dues Are Spent

It takes the dues of approximately 35 members to pay for this edition of the Rambler. Since the Rambler is published nine times a year, we need more than 300 memberships at the regular rate of \$10 to pay the bill. Thank goodness our delivery people are volunteers. We need 20 more members at \$10 each to pay the yearly fee for our Post Office Box.

We won't come close to those membership numbers and we haven't even taken care of such things as Rose Hill Beauty and Veteran signs and the quarterly maintenance of the plantings at our entrance sign. Plus, contributions to the Edison All-Night Graduation Party, the annual Christmas dinner and breakfast for the police and help for the less fortunate through Koinonia. Thankfully, we have a large number of residents who think our work is important. They make contributions above and beyond the membership fee. Without that added support, we'd quickly go broke. In a perfect world, we'd have hundreds more members and wouldn't need extra help. Please consider becoming a member so the cost of our efforts can be spread more evenly. If you can, please make a contribution so we can continue our programs. If you already have joined, thank you very much. You'll find your name on Pages 5 and 6. If not, fill out the membership form and mail it, along with a check made out to RHCA at Box 10891, Franconia, Va. 22310. Again, thanks for your support.

Commercial Vehicles

Because of a United States Supreme Court decision requires the definition of commercial vehicles be amended to remove the reference to "the display of commercial advertising", Fairfax County has proposed a zoning ordinance amendment that will do that and more. A public hearing is scheduled before the Board of Supervisors at 4 p.m. on Tuesday, April 4, 2017. In addition to clarifying the definition of commercial vehicles, the ordinance amendment will require that all commercial vehicles parked in a residential district shall be owned and operated by the owner of the dwelling unit at which it is parked. Additionally, food trucks, solid waste collection vehicles, tractors and/or trailers of tractor trailers, dump trucks, construction equipment, cement-mixer trucks and towing and recovery vehicles are PROHIBITED. Other restrictions have to do with the length, number of axels, the carrying of commercial freight or transporting equipment. Additional information is available at fairfaxcounty.gov/dpz/zoningordinance/proposed/commercialvehiclesresidentialdistrict.pdf. Limited copies of the proposed amendment will be available at the February 28 RHCA meeting.

Spring Cleaning

Residents are asked to look at their property and others nearby to determine the overall appearance. RHCA will undertake an overall review of the community this

spring, looking for violations of health, safety and welfare regulations. If you have a question about any law, speak up. The County has rules concerning overcrowding, number and condition of vehicles, debris and the general upkeep of property. Violations hurt us all, particularly when it is time to sell. Complaints about the condition of neighboring property have been cited by numerous residents lately. If you see a problem, contact RHCA and we will report it to the proper authorities. If you need help in determining whether an issue is a violation or not, call zoning enforcement at 703-324-1300. If it involves abandoned, inoperable or untagged vehicles, call the police non-emergency number at 703-691-2131.

Future Meetings

We will meet the fourth Tuesday in March at the library because the closing date has been moved back to April. In addition to the County budget, there will be an election of RHCA officers in March. Volunteers are welcome for any and all positions. At present, we need someone with computer skills who can navigate the school system website and nail down meeting dates at Rose Hill Elementary. Until that happens, our future meetings are up in the air.

-Carl Sell

Around Rose Hill

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.** English Conversation. Each Thursday at 2:00pm. Conversation group for people learning English. Adults.
- * **Ongoing Event.** Friday Morning Movie Time. 1030am. Age 2-5.
- * **Ongoing Event.** e-Book Workshop. Saturdays at 1pm.
- * **Ongoing Events.** Fun for 2s and 3s; Tots and Tales; A to Zoo Storytime. Mon and Wed at 1030am.
- * **Ongoing Events.** Preschool Movie Morning. Fri at 1030am.

Thomas Edison High School

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

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.

Mark Twain Middle School

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

Rose Hill Elementary School

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

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 ½" x 2", \$10
- * Quarter page: 3 ½" x 4 ¾", \$25
- * Half page: 7 ½" x 4 ¾", \$50
- * Full page: 7 ½" x 9 ¾", \$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 scheungjones@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 advertisement and sent to the P.O. Box.

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 30 years and have lived in Rose Hill for 41 years.

Real Estate

Re/Max 100. Steve Dougherty, 703.746.8720. www.stevedougherty.com. Steve and his family have lived in Rose Hill and been active in civic affairs for 30 years. He has been a Realtor of 20 years and specializes in service to his neighbors in the community.

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.

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.

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

Your honey-do list getting out of hand? Call my honey! Offering free quotes and estimates. Please call Rick at 703.943.7102.

Cemetery Lots for Sale

National Memorial Park in Falls Church, Virginia. Burial plots for sale. Four double lots. Can be sold separately or as a complete set. Call 703.971.8331.

Donald Camden

5810 Kingstowne Center Dr. #120
Alexandria, VA 22315-5711

M - F 8:30 am - 8 pm
Sat. 9 am - 5 pm
Sun. 12 pm - 4 pm

P. 703.924.4201
F. 703.924.4203

store3532@theupsstore.com

The UPS Store 

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1607 King Street ~ Alexandria, VA 22314
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Isa 6:1:1



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— Chris and Martha Maddocks

Candy is a current resident of Rose Hill Farm and grew up in Fairfax County. She has both her real estate license and certified residential appraiser's license. With over 12 years of experience in both real estate sales and appraisals in the Northern VA area, she brings a keen understanding of a home's true value. Her unique background helps her sellers receive maximum profit from their home sale.

Contact Candy today for a free home valuation and a complimentary copy of our Rightsizing Guide!

703.850.1805

Candy@EricStewartGroup.com


Eric Stewart
GROUP
of Long & Foster Real Estate
www.EricStewartGroup.com





Candy Watts and Rose Hill; Together, We Can Make Great Things Happen For You!

Now is the time to begin getting your home ready for the peak buying season. Our Market Ready Guide offers all the right tips for homeowners just like you!



Hi! This month I'd like to talk with you about Private Mortgage Insurance, aka PMI. When you bought your home and provided less than a 20 percent down payment, you probably had to buy PMI, which was added to your monthly loan payment. Did you know that once you have made enough payments to create at least **20% equity** in the home (based on the original appraised value of the home) that you can **stop paying PMI**? When you closed on your home, the lender was required by law to tell you how many years and months it will take to reach that 20% equity, assuming you did not pay any additional principal on the loan. If you miss that mark and the **equity increases to 22%, the lender/mortgage servicer is required to cancel the PMI**. Save yourself some money and check your original settlement documents to ensure you aren't paying one penny more than necessary on PMI. Note, however, that if your loan was insured by the Federal Housing Administration, was originated sometime after mid-2013 and your down payment was less than 10%, you may have to pay PMI for the life of the loan. Need assistance to review your documents and determine your equity percentage? Give me a call, I can help!



TOGETHER, WE CAN MAKE GREAT THINGS HAPPEN FOR YOU!



2017 RHCA Members as of Feb 13, 2017

Nouri & Suham Abbou, 6115 Rose Hill Drive
Thomas Ackley, 6412 Rose Hill Drive
Danny Adams, 6412 Cottonwood Drive
Nancy Anderson, 4500 Apple Tree Drive
Eric Anderson, 6313 May Boulevard
Frank & Rayma Bale, 6315 Willowood Lane
Rick & Patti Ballard, 4519 Lark Lane
Vikki Beaty, 4415 Roundhill Road
Connie Beatty, 6428 Rose Hill Drive
Shirley Bennington, 6405 May Boulevard
Diane & Danny Bird, 6611 Cottonwood Drive
Jeannette Bottomley, 5003 Eastchester Drive
Bill Braswell, 6307 Climbhill Road
Gary Bravy, 6214 Climbhill Road
Mark Broxteerman, 6424 Haystack Road
Tracy Campbell, 6402 Cottonwood Drive
Carol Christiansen, 6409 Maryview Street
Robert Ciccotelli, 6511 Haystack Road
Craig & Jo Collins, 6110 Leewood Drive
Carol Contradi, 6517 Haystack Road

David Cowhig, 6317 May Boulevard
Matthew Dailey & Cynthia Johnson-Dailey, 5009 Eastchester Circle
Robin & David Dodson, 6400 Wayside Place
Steve & Holly Dougherty, 4522 Roundhill Road
Dennis Dzierzawski, 6210 Thornwood Drive
Stien van Egmond, 6508 Cottonwood Drive
Lyn & Mark Erickson, 6223 Driftwood Drive
Anna Fish, 6301 Cottonwood Drive
Trigg & Beverly Flannagan, 6414 Haystack Road
Zoe-Ann Freitag, 6303 May Boulevard
Larry & Connie Fulk, 6410 Cottonwood Drive
Jeff & Anne Govert, 6404 Rye Court
Mike & Bonnie Greek, 6330 Willowood Lane
Joanne Guccione, 6013 Leewood Drive
Susie Guinto, 6515 Haystack Road
Carole Guzzetta, 6407 May Boulevard
Lorraine & Joe Hatcher, 6102 Leewood Drive
Alice Haupt, 6208 Thornwood Drive
Bob & Shirley Herr, 6103 Leewood Drive

Membership

Linda & Tim Hestvik, 4515 Sturbridge Place
Don & Lynn Hoffman, 5002 Treetop Lane
Yancy & Patty Hull, 6113 Leewood Drive
Kathy Jackson, 4809 Flower Lane
Susan and Richard Jones, 6302 Saddle Tree Drive
Marvin & Frances Justice, 6402 Rose Hill Drive
Brianne & Stephen Kalach, 6220 Driftwood Drive
Ana & Charles Kimberly, 6504 Cottonwood Drive
Donnie Krause, 6300 Rose Hill Drive
Mildred Lane, 6410 May Boulevard
Steve & June Lefler, 6424 Carriage Drive
Danny & Maria Lenore, 6418 Cottonwood Drive
James Lockwood, 6114 Clovergrass Drive
Jamie & David Lord, 6208 Redwood Lane
Thanh Luu, 6411 Rose Hill Drive
Ann & Ron Machmer, 6200 Willowood Lane
M. C. Mayo, 6122 Leewood Drive
Jim & Linda McClelland, 4412 Roundhill Road
Madge McKay, 6402 Wayside Place
George & Susan McKittrick, 6113 Clovergrass Drive
Arin & Hena McNamara, 6526 Wayside Place
Donald & Nancy McMinn, 4804 Apple Tree Drive
Harold & Laverna Murray, 5003 Treetop Land
Mack Murray, 5003 Treetop Lane
Herbert & Grace Newman, 4910 Silo Road
Nancy & David Ridgway, 4609 Cottonwood Place
David Nelson & Rorey Smith, 6406 Hayfield Place
Dave & Linda Nichols, 6416 Rose Hill Drive
But the Nguyen, 6512 Rose Hill Drive
Jeska & Charles Pfefferle, 6503 Haystack Road

Janice & Earl Raby, 4705 Flower Lane
Monica Reed, 6422 Rose Hill Drive
Joy Relton, 4515 Roundhill Road
James & Nancy Richey, 4402 Roundhill Road
Shari Schaftlein & David Johnson, 6504 Carriage Drive
Ann Schappi, 4914 Treetop Lane
Lori Scheibe, 5010 Treetop Lane
Carl & Marti Sell, 6601 Cottonwood Drive
Arlene Shapiro, 6216 Driftwood Drive
Barbara Shifflett, 6403 Maryview Street
Diana & Marty Shupack, 6419 Haystack Road
Carolyn Slenska, 6308 Climbhill Road
Marlene Hass Smith, 6304 Cottonwood Drive
Jennifer Smith-Heys & Steve Routh, 4526 Roundhill Road
Joan & Bill Stemple, 6306 Cottonwood Drive
Tinker, Don & Billy Szamborski, 4615 Winston Place
Mark Takehara, 4612 Mayor Place
Judy Taylor & Carlos Rolon, 6503 Rose Hill Drive
Alberta Taylor, 6308 Cottonwood Drive
Nina Tisara, 6408 Hayfield Place
Joanne Thompson
Helena Varney, 4520 Roundhill Road
Wanda Violette, 6408 May Boulevard
Linda & Morgan Walton, 4900 Silo Road
Donald & Nina Weber, 6120 Dew Grass Drive
Crystal & Kenneth White, 6422 Haystack Road
Karen Wheless, 6709 Greendale Road
Jeff Williams, 6121 Dew Grass Drive

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