

The Rambler

Newsletter of the
Rose Hill Civic Association

Instead of a formal meeting, the Rose Hill Civic Association will hold a Fish Fry on Tuesday, June 22 in the front yard of the Nichols' properties, 6414 and 6416 Rose Hill Drive starting at 6 p.m. RHCA members will be admitted FREE (up to two per household). Other adults will be charged \$10. Free hot dogs will be available for the kids. The menu includes fish, either fried or grilled, cole slaw, potato salad, lemonade and water. Participants are asked to bring desserts to share. Call Linda Nichols at 703-971-0755 with any questions. Walk or park on either Hayfield Place, Cottonwood Drive or Bee Street. Be careful crossing Rose Hill Drive.

PLEASE LET US KNOW IF YOU ARE COMING AND HOW MANY BY SUNDAY NIGHT AS WE ARE GOING FISHING MONDAY!

President's Message

Rose Hill Reserve Development Underway, RHCA, Neighbors Watching Like a Hawk

As many of you know, Stanley Martin Homes has started development of the 22-plus acres bounded by Rose Hill Drive, Cottonwood Drive, Carriage Drive and Silo Road. Frankly, neither the developer nor the County got off to a good start. At the insistence of RHCA, both sat down and read the development conditions enacted by the Board of Supervisors at our request in 2004. Things then started to go more smoothly, but we need to continue to be vigilant.

Just as disappointing was to learn that numerous residents with properties bordering the site had

No RHCA Meeting in June

Join your neighbors at the Fish Fry June 22!

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
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 Neighborhood Watch: Woody Betts, 703.971.0520, rosehillwatch@aol.com
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RHCA, P.O. Box 10891, Alexandria, VA 22310
www.myRoseHill.com

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NOT taken advantage of pre-development inspections of their homes to protect their interests in case of damage. As a result, RHCA has asked Stanley Martin Homes to once again contact everyone involved and offer the inspections even though that particular condition has expired. They have agreed and hopefully have contacted everyone by now.

In what may have been one of the largest pre-development gatherings for a property that size ever seen in Fairfax County, everyone got together June 3rd to go over the rules. Even then, some came to the meeting either unprepared or hadn't read the conditions fully. They soon all learned that here in Rose Hill, we insist the rules be followed!

The next step was a walk of the perimeter of the buffer to make sure the outline taped by the developer was correct. The developer also learned that a fence would be required to protect the buffer during construction. White tape stuck on trees was not sufficient. We also were able to save additional space and provide extra plantings adjacent to several residences where the buffer was narrow or there was little or no vegetation.

It was agreed that after what is called a 'Super Silt Fence' was installed to protect the buffer from intrusion and control erosion, there will be another walk to make sure the program meets the conditions of development (NOTE: This may already have occurred by the time you read the June Rambler).

Residents are reminded that there will be NO dynamic compaction on the site. All pilings to protect slopes will be drilled. There is a long list of conditions that are posted on our web site, myrosehill.com. To read the conditions, go to the web site and click on Rose Hill Reserve.

It has been almost six years since this development was approved. To refresh your memory, RHCA voted unanimously to support the program because it is 14 houses LESS than what could be built by right and included a buffer zone between the new and more mature homes. There are numerous other controls. Please report any activity you think may not be in conformance with the conditions or good community relations.

Several people have asked about property values. The new homes will be expensive and therefore should raise the assessed value of their neighbors. That will mean more value and more taxes, a double-edged sword.

Another Development Looms

RHCA also has been contacted concerning the potential development of the vacant two acres on Telegraph Road as you go down the hill from Rose Hill Drive. The property is behind houses on Cottonwood Drive (including the president of RHCA) and Rose Hill Drive. There have been several previous attempts to develop the property from anywhere from one to five houses. None were approved. Like Rose Hill Reserve, the property contains marine clay and has serious erosion problems. A large open storm water channel runs through part of the property and has caused the erosion that has claimed part of the backyards of several homes. A home builder has engaged a firm to evaluate the potential for development, including addition borings to learn more about the marine clay issues. We will keep the neighbors informed as to the progress of this proposed development.

Other Properties to Watch

There are several other undeveloped properties in Rose Hill that no doubt will once again be the subject of development proposals. Residents on Thornwood Drive, Climbhill Drive and Driftwood Place should keep their eyes open for activity on the adjacent property that stretches down to Telegraph Road. Same goes for those on Maryview Street who

border to vacant property between them and the Cox Communications facility on Highland Drive. And, residents of Bee Street, Rose Hill Drive and Willowood Drive should keep their eye on the property in their backyards now reached by Rock-A-By Road. If you see any survey or development activity, contact RHCA. We'll let you know if we are contacted. All of the above properties have been the subject of previous development proposals. Because of poor soils and other problems, none have been approved. No doubt other attempts will be forthcoming.

National Night Out

The annual National Night Out to fight crime and support our emergency personnel, including the police, sheriff's office and fire and rescue, is scheduled for Tuesday, August 3. RHCA will sponsor a gathering at the Nichols home, 6416 Rose Hill Drive, from 6 p.m. to dark to support this effort. Communities all across America will be staging gatherings to show their support. Fairfax County is a leader in the effort in the Washington area and the Franconia District Police Area is the County leader. RHCA will provide free hot dogs with all the trimmings, chips, potato salad and other goodies as well as lemonade and water. Residents are invited to attend and bring a dessert to share.

Representatives of the police department will visit as well as area political figures. We hope to have some music and may break out in song. If you are a neighbor, it would be a good idea to join in rather than try to tune us out. This is our opportunity to show our emergency personnel how much we appreciate their efforts. Mark August 3 on your calendar.

Follow The Rules!

Recently, a Rose Hill resident contacted me to report that he had heard a real estate agent (an outsider, of course) tell a prospective buyer that even though an carport had been enclosed without a permit, it was OK because once the property changed hands it would be legal. Nothing could be farther from the truth! Zoning and permits run with the land and/or building, not the owner. If you are contemplating buying or selling use one of our local real estate agents who are familiar with the land use, zoning and building permit regulations. Remember, failure to obtain permits could negate your homeowner's insurance. While we are at

it, here are some other friendly reminders: It is illegal to park unlicensed or inoperable vehicles, trailers and other large vehicles on our streets. Likewise, it is illegal to park unlicensed or inoperable vehicles on private property if they can be seen from ANY property line. It also is illegal to allow your grass to grow uncut; stockpile trash on your property; park on more than 25 percent of your front yard; violate occupancy rules or the noise ordinance, or allow barking dogs or keep exotic animals. The biggest complaint in Rose Hill centers on overcrowding. Lets all work to keep Rose Hill a great place in which to live.

And.....Curb Your Dog

Dog owners are reminded that Fairfax County requires you to clean up after your pet, especially on public or your neighbor's properties. Also, the County has a leash law, so don't allow your pet to run loose. When I had a dog, he always insisted that I put him on a leash and take a cleanup bag when he took me for a walk!

Both Sides Tour IV

This is a reminder that the Franconia Museum is sponsoring a Both Sides Tour Civil War trip on Saturday, August 7. This tour will visit the Mary Surratt house in nearby Prince George's County and the site of the large Federal prisoner of war camp at Point Lookout where the Potomac River meets the Chesapeake Bay. Mary Surratt was hanged for her role in the assassination of President Lincoln by harboring John Wilkes Booth. The tour starts at 8 a.m. at the Franconia Museum, located in the Franconia Government Center, 6121 Franconia Road. Also included is a stop at Sharon Chapel for a report on nearby Union army installations and the story of two young casualties who are buried there. Go to myrosehill.com and click on Both Sides Tour for information. You can also e-mail me at sellcarl@aol.com or call me at 703-971-4716.

- Carl Sell

Special Notes

Vacation

The Rambler will be taking a vacation (and recommends YOU do the same) during the months of July and August. Have a safe and happy Summer!

Volleyball

Join Dave and Linda Nichols every Thursday evening at Lee District Park for community volleyball. All ages are welcome. Call Linda at 703-971-0755 or e-mail her at dovefellow@aol.com for information.

Rose Hill Community Calendar

Around Rose Hill

- ★ June 22, 6:00pm. Neighborhood Fish Fry. 6414 and 6416 Rose Hill Drive. Come meet your neighbors!
- ★ Every Wednesday and Saturday. BINGO! Franconia Volunteer Fire Dept. Early Bird, 7pm. Regular sessions, 8pm.

John Marshall Library

6209 Rose Hill Dr., 703.971.0010. Call ahead to register for events. Hours: M, T, W – 10am-8pm; Th, F – 10am-6pm; Sat – 10am-5pm.

- ★ Ongoing Event. Personalized Computer Training. Basics for beginners: Internet and Microsoft Word. Call for appointment. Adults.
- ★ June 21. Fun with Jonathan Austin. 6:30-7:15 pm. Juggling, magic and unicycling fun! All ages. Please call to register.
- ★ July 4 & 5. Libraries are CLOSED for the Independence Day holiday.
- ★ July 13. Sound Waves. 2:30-3:15 pm. Share the nautical nonsense of Charlie Williams, the Noiseguy, as sound effects bring splashy stories to life. Cosponsored by the Friends of the George Mason Regional Library. Age 6-12.
- ★ July 15. Book Discussion Group. 7:00-8:45 pm. *Kindred* by Octavia Butler. Adults.
- ★ July 19. Lunch Bunch. 6:30-8:00 pm. *Plague of Doves* by Louise Erdrich. Adults.
- ★ July 29. Brain Benders. 2:30 pm. See everyday objects through scientific eyes. Presented by Maryland Science Center. Cosponsored by the Friends of the George Mason Regional Library. Age 6-12.

Thomas Edison High School

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



- ★ June 24. Last Day of School.

Mark Twain Middle School

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



- ★ June 24. Last Day of School.

Rose Hill Elementary School

6301 Rose Hill Dr.,
Phone: 703.313.4200
Fax: 703.313.4297



- ★ June 24. Last Day of School.



Lee District Nights Concert Series Summer 2010 Program

FREE!

Wednesday Evenings at 7:30 pm

Lee District Park

6601 Telegraph Road, Franconia, VA 22310

June

23 Machaya (Klezmer)
30 Tom Paxton (Folk)

July

07 The Annandale Brass Ensemble (Patriotic Music & Songs)
14 Holy Ghost Tent Revival (Indie Americana music)
21 King Teddy (Swing)
28 David Bach Consort (Jazz)

August

04 Mama Jama (Reggae/Caribbean)
11 The Nighthawks (American Roots Music)
18 Bill Emerson & Sweet Dixie (Traditional Bluegrass)
25 Sock Monkeys (Rock & Roll/cover band)

PLEASE PARDON THE CHANGE – Due to construction of an accessible treehouse next to the amphitheater, concerts will be temporarily moved to another location within the park in 2010 and returned to the amphitheater in 2011. A portable stage, placed near the RECenter, will host the concerts. Please bring your own lawn chairs and blanket, arrive early and follow the signs to the concert site. We hope to see you this summer.

Rose Hill Business Directory

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. A membership form for 2010 is included in this issue.

GRAPHIC DESIGN

Fabrications – graphics and designs, LLC. Websites, invitations, flyers, announcements, menus, business cards, brochures, newsletters, mailers, books, proposals, journals, and all your editing, printing, paper, and digital needs. Marty Williams, Desktop Specialist, has more than 13 years experience and can be reached at 703.910.6316, or marty@fabrications.us. She is the former Editor of *The Rambler*.

Digital Design. Ron Dillon, 703.971.2125; www.dgdesigns.com. Webpages, registration, scanning services, hosting and custom graphic art work. Ron and Donna Dillon live on Winston Place.

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 24 years and have lived in Rose Hill for 34 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.

Free All Day Yoga Open House



Walk-ins Welcome

Saturday, March 13th

9:00-9:15am* - Beginner Yoga
10:15-11:00am* - Yoga Flow
11:30am-12:15pm* - Fiery Sun Stretch
1:00-1:45pm* - Restorative Fitness Yoga (Gentle)
2:00-3:00pm - Yoga Reception

* Please arrive 15 minutes before each class.

Free Giveaways!

Hollin Hall Senior Center
1500 Shenandoah Road, RM 218
Alexandria, VA 22308

FierySun
FITNESS

Ignite the fire within

703.863.3607 • www.FierySunFitness.com

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.

Dans Lawn & Leaf. Daniel and David Bishop, 703.719.7806. Fast, friendly, affordable service. Serving the Rose Hill community for 7 years.

Freedom Lawn & Landscape. Matt Downey, 571.218.2881, freedomproviders@gmail.com. Proud to provide our customers with high quality services at affordable prices. Family has lived in Rose Hill for nearly 50 years. Discount for RHCA members! Free estimates for all. You Deserve Freedom!

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.

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 live on Hayfield Place.

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(703) 960-6091

LICENSED AND INSURED

Andrea Day
Owner

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

M - F 8:30 am - 8 pm
Sat. 9 am - 5 pm, Sun. closed
703.924.4201 Tel
703.924.4203 Fax
store3532@theupsstore.com

www.theupsstore.com/3532.htm



The UPS Store

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Rose Hill Business Directory

(continued)



Steve Dougherty
Your Rose Hill Realtor
703-746-8720

RE/MAX 100



www.stevedougherty.com

PET SITTING

Welcome Waggin' Professional Pet Sitting. Jonathan and Janelle Welch. 703.819.0809, jlw@welcomewaggin.com. Serving the Alexandria area since 2000.

DECK AND FENCE

B&B Deck and Fence. Cliff James, Owner. 6412 May Boulevard. Quality work, 25 years experience. Telephone: 703.719.7015/703.627.9935, Fax: 703.922.3779.

QUILTS

Hand made quilts. Sally Dankers and her mother, Marjorie Parkyn, make quilts for sale. They are one of a kind and very beautiful. Call 703.971.8064 or e-mail oraclemarjorie@aol.com.

SPEECH-LANGUAGE THERAPY SERVICES

Speech Beginnings, PLC. A recently opened private practice in Rose Hill, Speech Beginnings, PLC offers speech-language screenings, evaluations, therapy and consultations. Services provided by a licensed and certified speech-language pathologist with over 19 years experience. Call 703.508.2272 or email speechbeginnings@gmail.com.

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.

—Richard Downey