

# The Rambler

Newsletter of the  
Rose Hill Civic Association

## President's Message

### RHCA Members Get to Vote on Rose Hill Drive Bike Lanes

Members of the Rose Hill Civic Association will have the opportunity to vote on the proposed restriping of Rose Hill Drive to include bike lanes. The layout for the proposed bike lanes is included in this issue of The Rambler. The vote will take place at the RHCA meeting on Tuesday, March 28 at the John Marshall Library. Voting will take place between 6:30 p.m. and 8 p.m. Members can obtain ballots at the meeting and make their choice. The totals will be announced soon after 8 p.m. The vote will NOT affect the repaving of Rose Hill Drive, only the proposal to add bike lanes.

If you are not a member of RHCA, you can join at the meeting by filling out a membership form and paying the fee. If you already are a member, your name should be on the list printed on pages 6 and 7. Please be aware that if you mailed your application form within the past week, your name will not be on the printed list but will be recorded on the list available at the meeting.

During the voting, other RHCA business, including the annual election, will take place. Information about the County budget and proposed development on the Rock-A-Bye Road property will be discussed. Information on both subjects is available in this newsletter.

#### RHCA Officers

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

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

**Secretary:** VACANT

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

**Editor, The Rambler:** Susan Jones, scheungjones@gmail.com

**Neighborhood Watch:** VACANT, rosehillwatch@aol.com

**Webmaster:** Jim Sapp, jimsapp7@msn.com

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

#### In This Issue

President's Message	1-2
Community Calendar	3
Rose Hill Business Directory	3-5
Proposed Developments	7-8
Membership Form	8

## SPRING CLEANUP

*In an effort to maintain Rose Hill as an attractive and safe community in which to live, RHCA suggests that residents take a look at their and surroundings properties to see if any improvements need to be made or reported. Please report trash piles, illegal or inoperative vehicles, excessive parking in the front yard and overcrowding to the proper County authorities. Trash, overcrowding and illegal front-yard parking should be reported to Zoning Enforcement at 703-324-1300. Illegal or inoperative cars on the street should be reported to the police non-emergency number at 703-691-2131. Rose Hill is part of a residential parking zone, so boats, trailers, etc., are not allowed to park on our narrow streets. Only one commercial vehicle is allowed per property and must be owned by the resident. Illegal or inoperative vehicles parked on private property should be reported to the police traffic division impound section at 703-280-0587. Vehicles without valid tags or inspection stickers are illegal on private property.*

Refreshments will be provided at the conclusion of the voting and business meeting.

## Proposed Development

Fairfax County accepted a plan March 15, 2017 for a new subdivision of 16 single family dwellings called Rose Hill Meadow. It is located off Rock-A-By Road and bordered by houses on Lark Lane, Sturbridge Court, Rose Hill Drive, Bee Street, Willowood Lane and Telegraph Road. The property is zoned R-3, the same as the rest of Rose Hill. Since the property already is zoned, there will not be a public

hearing. RHCA will monitor the progress of the plan to make sure that all County laws and zoning rules are followed. We will post a copy of the plan on our web site, myrosehill.com, as soon as one is obtained electronically. We hope to have a copy of the plan available at our March 28 meeting. The owner is listed as Eastwood Properties, INC., 3050 Chain Bridge Road, Suite 103, Fairfax, Virginia, 22030. The owner is listed as Richard Labbe of the same address. An outline of the area that is the subject of the plan is included on page 9. The information in this issue of The Rambler reflects what was available on March 20, 2017. Additional information will be made available as it is received.

### **Election of Officers**

We also will hold our annual election at the March meeting, as prescribed in the Bylaws. At the least, we need to fill the vacant secretary's position. Members are encouraged to run for any of the Association offices. The current officer holders will gladly yield to new blood and pledge to make a smooth transition. If you would like to see Rose Hill continue to be a safe, convenient and comfortable place in which to live, please get involved. It takes diligence on our part to make sure Fairfax County zoning rules and other ordinances are followed in order to maintain our property values. Nothing detracts from a community more than a rundown property and illegal inactivity. It takes all of us, not just the neighbors, to make sure the County is aware of violations enforces its laws. Without our diligence, we will be overrun with illegal activity and our property values will plummet. Not a pleasant thought if you want to sell or leave property to your heirs. To be sure, operation of RHCA means work for a few, but all members share in the rewards. If you haven't already done so, join RHCA for 2017.

### **2017 Tax Information**

While the Board of Supervisors has voted to maintain the property tax rate at \$1.13 per \$100 of assessed value, expect your taxes to go up if the value of your property has been increased over last year. The assessment notice you received in February will tell the story. And, while the tax rate has not been increased, the Board retains the ability to increase charges such as water and sewer. So, we won't know the full impact until the entire fiscal year 2018 budget is enacted in May and becomes effective July 1. The proposed budget of money from county sources is \$4.10 Billion. The total budget of \$7.99 Billion to be appropriated includes Federal and State grants. Of

the \$4.10 billion in County funds, 52.8 percent or \$2.17 billion will be spent on schools. That is a \$51.69 million increase over last year. Remember that increase when the School Board claims that it is being underfunded. And that figure doesn't include an additional 83.4 million the County provides for programs such as Head Start, school health, school resource officers, school crossing guards, behavioral health, after school and recreational programming. The School Board annually produces a budget that is in excess of what the County deems affordable. The proposed county increase this year comes from the increased value of real estate.

### **Tax Calculator**

For the first time, you can find out exactly how much of your tax dollars are spent on the services the county provides. Go to [fairfaxcounty.gov/taxcalculator](http://fairfaxcounty.gov/taxcalculator) and enter your address and tax assessment. The assessment information is easily obtained through the same web address. For example, I learned that 52.7 percent of my taxes, or \$2,274, went to schools. Public safety received 11.8 percent, or \$509.35. Parks and libraries received a paltry 1.3 percent, or \$56.11. I constantly hear from residents and those who attend RHCA meetings that public safety is the community's No. 1 priority. Not reflected in those numbers! I'm sure you will find the same type of information in your tax rundown. The only time we have a say in how our tax money is allocated, is at budget hearings. If you, like me, feel public safety, as well as our parks and libraries, are being shortchanged, let the Board of Supervisors know. An old-fashioned written letter, I find, is the best way, because they can't delete it as easily. If you have questions about the tax calculator, we'll discuss it in more depth at the March meeting. It certainly is an eye opener.

### **No Meeting in April**

RHCA will not meet in April because of the closing of the library for renovation on April 15. Publication of the April Rambler will depend on the amount of news. We hope to resume meeting and publication of the Rambler in May, depending on a volunteer to serve as scheduler for potential sites. In the meantime, check our website, myrosehill.com, and our Facebook page, Rose Hill Farms, for information.

-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

### 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 Your 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](http://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](mailto: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](http://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](mailto:dksell@hotmail.com).

### 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.

### Handyman

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

**TISARA**  
Photography

703.838.8098

**Steven Halperson**  
Portraits ~ Weddings ~ Special Events

1607 King Street ~ Alexandria, VA 22314  
www.tisaraphoto.com - studio@tisaraphoto.com



Steve Dougherty  
Your Rose Hill Realtor  
703.746.8720

RE/MAX 100

www.stevedoughe



Isa 61:1

*Heating &  
Air Conditioning, Inc.*

**DAVID F. NICHOLS**  
President

(703) 971-8897  
Fax: (703) 971-0755

*Are you an*  
**EMPTY NESTER?**



Is it time to rightsize your life? Let Candy Watts at the Eric Stewart Group help you sell your house fast and for top dollar!

*What Candy's clients are saying:*

*"We want to thank you very much for your professionalism and dedication to the sale of our house. In less than 30 days on the market, we received 2 offers including the one that resulted in the sale of our property. We are thrilled to have met and worked with you as a Realtor."*

— 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



of Long In Potomac Real Estate

www.EricStewartGroup.com



**LAWN & GARDEN**

COMPLETE LAWN MAINTENANCE

WEEKLY MOWING

YARD CLEAN-UP

FERTILIZING

MULCHING

TRIMMING

LANDSCAPING

AERATE &  
OVERSEEDING

CALL TO  
GET US

**LAWN SERVICE TO FIT EVERY BUDGET**

(703) 960-8869  
(703) 960-6091

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**



**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!



REALTOR®

**TOGETHER, WE CAN MAKE GREAT THINGS HAPPEN FOR YOU!**



EQUAL HOUSING OPPORTUNITY



Technology has truly transformed real estate. We've embraced it since day one. From top-ranking websites to social media integration, to video channels and lead generation platforms, nobody does more to market your home for all it's worth. We blend new technology with time-tested techniques and good old-fashioned customer service to get more for your home in less time.

Give us a call for a free 1-hour planning session. We'd love to help you.



TomandCindy@HelloVirginia.com  
www.HelloVirginia.com • 703-822-0207





## 2017 RHCA Members List as of March 20, 2017

Nouri & Suham Abbou, 6115 Rose Hill Drive  
Thomas Ackley, 6412 Rose Hill Drive  
Danny Adams, 6412 Cottonwood Drive  
Brad Anderson & Jenn Piechoski, 6708 Greendale Road  
Nancy Anderson, 4500 Apple Tree Drive  
Eric Anderson, 6313 May Boulevard  
Nida Antonio, 6406 May Boulevard  
Frank & Rayma Bale, 6315 Willowood Lane  
Rick & Patti Ballard, 4519 Lark Lane  
Daniel & Ingrid Bearth, 6417 Rose Hill Drive  
Vikki Beaty, 4415 Roundhill Road  
Connie Beatty, 6428 Rose Hill Drive  
Sandra Bednarick, 6270 Rose Hill Drive  
Shirley Bennington, 6405 May Boulevard  
Elizabeth Biddle & Michael Pumphrey, 6217 Thornwood Drive  
Diane & Danny Bird, 6611 Cottonwood Drive  
Philip & Carol Bishop, 6310 Climbhill Road  
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  
Natalie Cook, 6111 Clovergrass Drive  
Lois Corbin, 6121 Blossom Lane  
Corbins, 4901 Split Rock Road  
David Cowhig, 6317 May Boulevard  
Matthew Dailey & Cynthia Johnson-Dailey, 5009 Eastchester Circle  
B. Digman, 6217 Blossom Lane  
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  
Kamron & Katherine Fazel, 6612 Cottonwood Drive  
Anna Fish, 6301 Cottonwood Drive  
Trigg & Beverly Flannagan, 6414 Haystack Road  
Zoe-Ann Freitag, 6303 May Boulevard  
Larry & Connie Fulk, 6410 Cottonwood Drive  
Dan Gardner, 6706 Telegraph Road  
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  
Jessica Hall, 4803 Flower Lane  
Lorraine & Joe Hatcher, 6102 Leewood Drive  
Alice Haupt, 6208 Thornwood Drive  
Chris & Connie Havrilla, 6303 Cottonwood Drive

Bob & Shirley Herr, 6103 Leewood Drive  
Linda & Tim Hestvik, 4515 Sturbridge Place  
Don & Lynn Hoffman, 5002 Treetop Lane  
Yancy & Patty Hull, 6113 Leewood Drive  
Marvin & Lynn Irby, 6516 Wayside Place  
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  
Janet Kazmir, 4517 Sturbridge Place  
Ana & Charles Kimberly, 6504 Cottonwood Drive  
Kowaliks, 6115 Leewood Drive  
Donnie Krause, 6300 Rose Hill Drive  
Mildred Lane, 6410 May Boulevard  
John & Patricia Lawrence, 6330 Maryview Street  
Steve & June Lefler, 6424 Carriage Drive  
Danny & Maria Lenore, 6418 Cottonwood Drive  
Allan & Wanda Lohr, 6411 Willowood Lane  
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  
Frank & Marge McConnell, 6220 Thornwood Drive  
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  
Dave & Linda Nichols, 6416 Rose Hill Drive  
But the Nguyen, 6512 Rose Hill Drive  
Brenda & Stephen Phillips, 6408 Maryview Street  
Robert C. Pinkham, 6514 Carriage Lane  
C. Roy & Sysan Poff, 6328 Maryview Street  
Jo Ann Ponce, 6203 Willowood Lane  
Nancy & David Ridgway, 4609 Cottonwood Place  
Mary Smith, 6410 Rose Hill Drive  
David Nelson & Rorey Smith, 6406 Hayfield Place  
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  
David & Dona Rodriguez, 6529 Wayside Drive  
Eric & Deborah Rumph, 6409 May Boulevard  
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 Climhill Road  
Marlene Hass Smith, 6304 Cottonwood Drive  
Micahel Smith & Ratri Friend, 6111 Leewood Drive  
Jennifer Smith-Heys & Steve Routt, 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  
James Troy, 5004 Eastchester Circle  
Helena Varney, 4520 Roundhill Road

Wanda Violette, 6408 May Boulevard  
Linda & Morgan Walton, 4900 Silo Road  
Donald & Nina Weber, 6120 Dew Grass Drive  
Jonathan & Janelle Welch, 4516 Sturbridge Place  
Crystal & Kenneth White, 6422 Haystack Road  
Karen Wheeless, 6709 Greendale Road  
Alice Wilder & Tom Mangum, 6413 Rose Hill Drive  
Jeff Williams, 6121 Dew Grass Drive  
Charles & Patricia Wimberly, 6506 Haystack Road  
Wong, 6326 Maryview Street  
Charlie Worley, 4513 Roundhill Road

### **Proposed Development**



County of Fairfax, Virginia

### Rose Hill Dr – Existing

Franconia Rd to Celtic Dr

- Existing wide travel lanes and parking lanes

\*Parking includes gutter pan

Department of Transportation 1

County of Fairfax, Virginia

### Rose Hill Dr – Proposed

Franconia Rd to Celtic Dr

- Narrow travel lanes, add bike lanes, retain parking
- Lane configuration approaching Franconia Rd will not change. Bike lanes will drop approaching intersection.

\*Parking includes gutter pan

Department of Transportation 2

County of Fairfax, Virginia

### Rose Hill Dr – Existing

Celtic Dr to Telegraph Rd

- Existing wide travel lanes, no parking lanes

Department of Transportation 3

County of Fairfax, Virginia

### Rose Hill Dr – Proposed

Celtic Dr to Telegraph Rd

- Narrow travel lanes, create bike lanes, no parking
- Lane configuration approaching Telegraph Rd will not change. Bike lanes will drop approaching intersection.

\*Bike Lane includes gutter pan

Department of Transportation 4

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

Please fill out this form or online at [myRoseHill.com](http://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