

The Rambler

Newsletter of the
Rose Hill Civic Association

President's Message

RHCA Meeting Tuesday, March 27

Will Focus on New Development

The Rose Hill Civic Association will meet at 7:30 p.m. on Tuesday, March 27 at Rose Hill Elementary School. Representatives of the developers of the property on Rock-A-By Road will present their revised plans and answer questions. It is our intention to have the County engineers present at our April meeting to make a report on the plan's compliance with County rules and regulations. The developer's plan is for information only and should not be construed as having been approved. Of interest will be the developer's answers to questions raised by neighbors back in November.

One thing we need to insist on is protection for Lark Lane during the construction project. We don't want a repeat of what is happening on May Boulevard in connection with the construction going on there. Workers' cars, large trucks, dirt and debris, etc. had made May Boulevard at the site a mess. Development projects in the middle of a community are always tough, but our narrow streets and too much oversized traffic compound the problem.

Also to be discussed are plans for upcoming agendas and programs. If you have a specific questions or concern about any topic, please come and voice them at the meeting. As usual, refreshments will be served.

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

Email Coordinator: Janelle Welch

RHCA, P.O. Box 10891, Alexandria, VA 22310

www.myrosehill.com

In This Issue

President's Message	1-3
Community Calendar	3
Rose Hill Business Directory	3-6
Membership Form	5
Membership List	6-7

Property Value and Taxes

Everyone should have received your 2018 Real Estate Assessment from Fairfax County. It is extremely important because the tax rate for the year will be based on that number. Overall, County assessments increased on an average of 2.17 percent. In our area, the increase averaged 2.6 percent. If you believe your assessment number to be in error, you can file an administrative appeal. The deadline is May 1. If you have questions, call the tax administration staff at 703-222-8234. If you are not satisfied with the results of the administrative appeal, you can petition the Board of Equalization, which will conduct a formal hearing and consider sworn testimony. You can also file an appeal online

(www.fairfaxcounty.gov/taxes/realestate/assessments-appeals).

The 2019 Advertised Budget proposed by the County Executive includes a 2.5 cent increase, which would result in an average tax increase of \$268.00 for each homeowner. If your assessment is higher, your tax increase will be more. The current tax rate of \$1.13 per \$100 of assessed value would rise to \$1.155. The proposed General Fund Budget is \$4.29 Billion, a \$192.32 Million increase over the current budget. The total budget, which includes federal and state grants, user fees, etc., is \$8.42 Billion.

The County budget includes a \$2.26 Billion transfer to Fairfax County Public schools, \$95.10 Million more than the current budget. As proposed, the schools will get 52.8 percent of the total county budget. The School Board has adopted a budget that calls for a \$130.4 Million increase in funds as the County's share.

The Board of Supervisors will hold public hearings on the

proposed budget on April 10, beginning at 4 p.m. and April 11 and 12, both beginning at 1 p.m. If you wish to comment, call the Board of Supervisors clerk at 703-324-3151 to be placed on the speaker's list. The important Board markup session, where changes are recommended by staff, individual supervisors, the board Budget Committee and voted on by the full Board, is scheduled April 24. The Board of Supervisors then will adopt a budget and set the tax rate on May 1. All of these meetings can be seen on Channel 16.

Of interest to Rose Hill is the addition of six new police officers at the Franconia Station as the County begins to hire staff for the new South County station. Mount Vernon and Springfield also will be getting additional officers. The idea is to add officers over the next few years in order to have a fully trained staff ready when the new station opens. Construction has yet to begin. In the meantime, there will less room at the already crowded Franconia Station. Plans are being advanced to expand the existing facility or move to another location.

Scam Season

My neighbor and I have been getting calls from our grandson asking for money to get him out of jail. Since neither of us has a grandson, we told the caller to have a nice day and enjoy his stay! Some time back, friends told me that they had heard from me from a foreign country where I was trapped without any money because of a robbery and needed cash to get home. Fortunately, all of them checked on my whereabouts first. The calls and e-mails are designed to hoodwink you into providing financial information so the thief can raid your credit card or bank account. Don't be fooled. Likewise, guard against hucksters knocking on your door and offering to do yard, tree or household work. Particularly if they can't show a valid Fairfax County Business License so you can copy the information and license number. Some of these scam artists just want to get access to either your home or financial information or both. If they persist, call the police non-emergency number at 703-691-2131. If they insist, call 911. The best tactic is to keep the outside screen door locked and respond to visitors with some sense of safety. An even better idea is to not answer if you don't know the person or haven't called anyone for service. There are plenty of honest, licensed contractors around to do whatever you need.

Rose Hill Players

The Rose Hill Elementary Players are busy getting ready for a piratical adventure they will perform on Friday May 11 and Saturday May 12 at Edison High School. The name of the play is "Pirates of the Curry Bean." If you say it real fast, you'll understand what it means! So, we thought we would tell you about the play in advance so you can practice saying **Pirates of the Curry Bean** real fast and tell The Rambler what you think it means in time for the April issue! We'll give you more information about the performance next month, so starting practicing **sayingitrealfast**. Performances are scheduled for 7 p.m. on Friday, May 11 and 1 p.m. and 7 p.m. on Saturday May 12. Tickets are \$7 for adults, \$5 for children. Children can see the matinee on Saturday for only \$1 each. Concessions will be available both days.

Keeping Track of Neighbors

Because of the large number of houses owned by absentee landlords in Rose Hill, it is hard to determine who is living among us. And, the movement toward short-term rentals via the Internet makes it doubly hard. Why should we care, you ask? Well, given the propensity for violation of community and county rules, not to mention criminal activity, county officials, the police and the community need to know. Many renters come and go in the middle of the night, leaving their trash stacked on the street, creating an eyesore until reported and moved at County expense. If you are a renter abiding by the rules, we welcome you to Rose Hill. If you live here and have a problem property nearby, rental or not, let RHCA know. We can check County records to see who owns each property, but we have no way of knowing who resides in rental property. Often, the owner is far away and has no knowledge of what is happening on the property. It would help officials or police if they knew in advance who lives at a particular address. Everyone has a right to privacy, but we have a right to a safe, secure community!

New Virginia ID Cards

If you plan to travel by air, federal standards will require a REAL-ID state compliant ID driver's license or ID card. In Virginia, driver's licenses won't become compliant until this October. So, if you plan to travel and have a five-year driver's license issued before this October, you'll need to get an ID card. Either the license or card can be used for cashing a check or other everyday business activities. In order to apply for the new license of ID, you will need a

passport or a U.S. birth certificate, Social Security card or two proofs of residency such as utility bills, mortgage statements. Contact Virginia DMV with questions.

Best Wishes for Matthew Dailey

Matthew suffered a heart stroke earlier this month but is doing well, according to Cynthia. We'll miss him at the RHCA meetings until he is fully recovered. In the meantime, we need someone to take over his Rambler route. It involves the 26 homes on Rose Hill Drive from Leewood Drive to Franconia Road, East Chester Circle, Greenhaven Place and Franconia Road from Rose Hill Drive to Leewood Drive. Starting in April, we'll need someone to take over the route done so well for so long by the Pinkhams. They are moving to Raleigh, North Carolina. The route involves 30 homes on Carriage Drive. Let us know if you can help.

Don't Forget RHCA!

We are a little past the halfway mark toward our normal membership total. Expenses keep going up and our membership continues to slip a little each year. Please consider joining and contributing to RHCA. It's only \$10 per year plus any contribution you wish to share. Your name will appear in the next issue of The Rambler just the way you choose on the membership form, which is printed in this edition. We need your help in order to continue the printing of The Rambler, seasonal plantings at the entrance sign at Rose Hill Drive and Franconia Road, plus several other projects and donations to worthy local causes. Send your membership form and check to RHCA, PO Box 10891, Franconia, VA 22310.

-Carl Sell

Around Rose Hill

John Marshall Library

* Still Under Construction

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 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 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.

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.

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 

**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



www.EricStewartGroup.com



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.

Neighborhood Handyman

Your honey-do list getting out of hand? Call my honey! Offering free quotes and estimates. Rose Hill references available. Please call Rick (a Rose Hill resident) at 703.943.7102.

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.

Speech Therapy

Speech Beginnings, PLC is a pediatric speech therapy practice serving Alexandria. Our speech pathologists provide evaluations and therapy to children and young adults. We provide services in the client's home and/or private school. Jamey Lord at: 571.481-4344 or www.speechbeginnings.com or speechbeginnings@gmail.com

For Sale: DP Pulse Strider Treadmill

\$25. Call Sandy for Appt. 703.971.4317



Steve Dougherty
Your Rose Hill Realtor
703.746.8720

RE/MAX 100



www.stevedougherty.com

Isa 61:1



*Heating &
Air Conditioning, Inc.*

DAVID F. NICHOLS
President

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

LAWN & GARDEN
COMPLETE LAWN MAINTENANCE
WEEKLY MOWING
YARD CLEAN-UP
FERTILIZING
MULCHING
TRIMMING
LANDSCAPING

**AERATE &
OVERSEEDING**

LAWN SERVICE TO FIT EVERY BUDGET
(703) 960-8869
(703) 960-6091

**CALL TO
GET US**

TISARA
Photography

703.838.8098

Steven Halperson
Portraits ~ Weddings ~ Special Events

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



Candy Watts, the Eric Stewart Group and YOU; Together, We Can Make Great Things Happen!

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! If you think this year is the right year for you to sell your home, I have great news! As a member of the Eric Stewart Group Real Estate Team, I can offer you several different ways to market your home and get top dollar today! I have lived and worked in this area for more than 20 years and have seen some remarkable changes in the Rose Hill area. As a Real Estate agent and Certified Residential Real Estate Appraiser, I am uniquely qualified to help you sell your home at the highest possible price to attract the most buyers. With our Market Ready Guide, you can gain the tips and tools you need to prepare your home for sale. Call me today for your free market analysis to help you determine just how much your home is worth. I can create a "quiet listing" for those of you needing a bit more time to prepare your home. We have multiple commission programs; one of them is just right for you! Give me a call soon, I just live right down the street in the Rose Hill community; (703) 850-1805 or visit our website for more tips and downloadable Guides at www.ericstewartgroup.com or call me and I can bring a printed copy to you.

TOGETHER, WE CAN MAKE GREAT THINGS HAPPEN FOR YOU!

ROSE HILL CIVIC ASSOCIATION MEMBERSHIP FORM

Please fill out this form or online at www.myRoseHill.com and mail, along with your check, to:

RHCA, PO BOX 10891, Alexandria, VA 22310

NAME: _____
ADDRESS: _____
EMAIL: _____
PHONE: _____

Enclosed is a check for: \$10 Membership
\$____ Donation for upkeep and landscaping of RH entrance sign
\$____ Donation for RHCA General Fund

Top-notch! Tom and Cindy found a house for us meeting our stringent requirements, very quickly. They did great market research, helping us to make an offer that was accepted with little negotiation. They suggested movers, storage facilities, painters, etc., which made the whole process as painless as possible. We saw absolutely no reason to turn to any other firm for the sale of our house, as well!

— John & Judith Knight

I highly recommend the real estate services of Tom & Cindy and Associates. Their professionalism and expertise is the reason why I selected them to sell my home in Alexandria, VA. As an out of state seller conducting a 1031 exchange, I knew their team would be able to accomplish the mission. Tom & Cindy and Associates were able to provide great recommendations and execute the transaction flawlessly. I did not even have to return to VA for the transaction.

— Joe Harosky

Whether you're selling, buying or both, give us a call. We'd love to help you.

We were very pleased with the service Tom & Cindy provided throughout the selling process. They were diligent in identifying comparable houses so we could develop a realistic asking price; they developed a beautiful brochure that accurately conveyed the features of our home; their open house and advertising brought in many potential customers; and they advised us on which offer to accept. The entire process took less than a week and the house was under contract. They are true professionals. — Karl Hasslinger

Even after 3000 home sales, we still get excited by happy clients.

TOM & CINDY
AND ASSOCIATES

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

LONG & FOSTER®
REAL ESTATE
CHRISTIE'S
INTERNATIONAL REAL ESTATE



2018 RHCA Members as of March 15, 2018

Nouri & Suham Abbou, 6115 Rose Hill Drive
Danny Abrams, 6412 Cottonwood Drive
Thomas Ackley, 6412 Rose Hill Drive
Nancy Anderson, 4500 Apple Tree Drive
Brad Anderson & Jennifer Piechoski, 6708 Greendale Road
Lee Anderson, 6319 May Boulevard
Nida Antonio, 6406 May Boulevard
Frank & Rayma Bale, 6315 Willowood Lane
Rick & Patti Ballard, 4519 Lark Lane
Harold & Pearl Ballen, 6632 Telegraph Road
Connie Beatty, 6428 Rose Hill Drive
Sandra Benarick, 6270 Rose Hill Drive
Shirley Bennington, 6405 May Boulevard
Diane & Daniel Bird, 6611 Cottonwood Drive
Philip & Carol Bishop, 6310 Climbhill Road
Gary Bravy, 6214 Climbhill Road
Jeanette Bottomley, 5003 Eastchester Circle
Bill Braswell, 6307 Climbhill Road
Lorraine & Mark Broxterman, 6424 Haystack Road

Walter & Julia Calhoun, 4523 Apple Tree Drive
Tracy Campbell, 6402 Cottonwood Drive
John & Peggy Cashmire, 4907 Silo Road
Raul & Kelly Castillo, 6413 Willowood Lane
Bob Ciccotelli, 6511 Haystack Road
Helen Cofer, 6218 Saddle Tree Drive
Craig & Joanna Collins, 6110 Leewood Drive
Lois Corbin, 6221 Blossom Lane
The Corbins, 4901 Split Rock Road
Matthew Dailey & Cynthia Johnson-Dailey, 5009 Eastchester Drive
Steve & Holly Daugherty, 4522 Roundhill Road
Carole & Lee Davis, 6314 Climbhill Road
B. Digman, 6217 Blossom Lane
Robin & David Dodson, 6400 Wayside Place
Dennis Dzierzawski, 6210 Thornwood Drive
B. Edelson, 4619 Winston Place
Carolyn & Mark Erickson, 623 Driftwood Drive
Dawit Eyob & Kongit Eyassu, 6206 Redwood Lane
Anna Fish, 6301 Cottonwood Drive

Membership

Zoe-Ann Frietag, 6303 May Boulevard
Larry Fulk, 6410 Cottonwood Drive
Dan Gardner, 6706 Telegraph Road
Amy & Omar Garcia, 6306 Willowood Lane
Bruce Gilbert, 4401 Roundhill Road
Mike & Bonnie Greek, 6330 Willowood Lane
Johanna Guccione, 6013 Leewood Drive
Chris & Susie Guinto, 6515 Haystack Road
Alice & Mark Haupt, 6208 Thornwood Lane
Jeff Haupt, 4386 Eaton Place
Robert & Shirley Herr, 6103 Leewood Drive
Linda & Tom Hestvik, 4515 Sturbridge Court
Lynn & Don Hoffman, 5002 Treetop Lane
Yancy & Patty Hull, 6113 Leewood Drive
Kathleen Jackson, 4809 Flower Lane
F&P Jencks, 6416 Willowood Lane
Rick & Susan Jones, 6302 Saddle Tree Drive
Jason & Heather Justice, 4713 Apple Tree Drive
Marvin & Frances Justice, 6402 Rose Hill Drive
Jim, Lynda, Brian & Natalie Kandul, 6218 Blossom Lane
Janet Kazmire, 4517 Sturbridge Place
The Kinlins, 6408 Willowood Lane
The Kowaliks, 6115 Leewood Drive
Richard & Rosa Krewson, 6418 Willowood Lane
Susan & Brent Kroetch, 4700 Flower Lane
Michael & Elizabeth Lambertson, 6310 May Boulevard
M. Lane, 6410 May Boulevard
Jane Letsche, 6502 Cottonwood Drive
M.C. Mayo, 6122 Leewood Drive
George & Susan McKittrick, 6113 Clovergrass Drive
But The Nguyen, 6512 Rose Hill Drive
Danny & Maria Lenore, 6418 Cottonwood Drive
James Lockwood, 6114 Clovergrass Drive
Jamey & Davey Lord, 6208 Redwood Lane
Thanh Luu, 6411 Rose Hill Drive
Stephen MacBride, 6518 Haystack Road
Ron Machmer, 6200 Willowood Lane
Jim & Linda McClelland, 4412 Roundhill Road
Madge McKay, 6402 Wayside Place
Edna Mitchell, 6305 May Boulevard
Monteguin Family, 4806 Apple Tree Drive
Montoro Family, 6416 Cottonwood Drive

John Murnane, 6513 Carriage Drive
H.W.& G.G. Newman, 4910 Silo Road
Dave & Linda Nichols, 6416 Rose Hill Drive
Rodney & Kathy Palmer, 6101 Leewood Drive
William & Janelle Parker, 6416 Willowood Lane
Jeska & Charles Pfefferle, 6503 Haystack Road
Jo Anne Pouce, 6203 Willowood Lane
Malinda Price, 4511 Apple Tree Drive,
Earl & Janice Raby, 4705 Flower Lane
Monica Reed, 6422 Rose Hill Drive
Joy Relton, 4515 Roundhill Road
Adam & Rita Rice, 6431 Carriage Drive
James Richey, 4402 Roundhill Road
David & Nancy Ridgway, 4609 Cottonwood Place
David & Donna Rodriguez, 6529 Wayside Place
Carlos Rolon & Judy Taylor, 6503 Rose Hill Drive
Joe & Joyce Ruggero, 6310 Saddle Tree Drive
Ann Schappi, 4914 Treetop Lane
Lori Scheibe, 5010 Treetop Lane
Arlene & Nathan Shapiro, 6216 Driftwood Drive
Marlene Hass Smith, 6304 Cottonwood Drive
Mary Smith, 6410 Rose Hill Drive
Michael Smith & Ratri Friend, 6111 Leewood Drive
Carol Spurrier, 6405 Rose Hill Drive
Bill & Jean Stemple, 6306 Cottonwood Drive
Tinker, Don & Billy Szamborski, 4615 Winston Place
A.J. Taylor, 6308 Cottonwood Drive
Nina Tisara, 6408 Hayfield Place
Dorothy & John Thibeau, 6216 Saddle Tree Drive
Joanne Thompson
James Troy, 5004 Eastchester Circle
Paul Turner, 4414 Roundhill Road
Stien Van Egmond, 6508 Cottonwood Drive
Jody Wallace, 6607 Cottonwood Drive
Linda & Morgan Walter, 4900 Silo Road
Ijaz Warriach, 6004 Leewood Drive
Don & Nina Weber, 6120 Dew Grass Drive
Jonanthon & Janelle Welch, 4516 Sturbridge Place
Karen Wheeless, 6709 Greendale Road
Robert & Edwina Whitfield, 5007 Treetop Lane
Jeff Williams, 6121 Dewgrass Drive
Charles & Pat Wimberly, 6506 Haystack Road
Alan & Sylvia Wilson, 6008 Leewood Drive
Mike Zalatoris, 6609 Cottonwood Drive