

The Rambler

November 2013
Newsletter of the
Rose Hill Civic Association

President's Message

Decision on May Boulevard Church Set for November 26 RHCA Meeting

The Rose Hill Civic Association will vote on a proposal to add a church to an existing building on May Boulevard at its Tuesday, November 26 meeting at 7 p.m. at the John Marshall Library. The case is scheduled to be heard by the Lee District Land Use Advisory Committee on Monday, December 2 and the Planning Commission on Wednesday, December 4. All dates except the RHCA meeting are tentative.

The owners of the property, Claude A. and Betty Wheeler, have asked that a current Special Exception allowing a school of general education on the site be amended to permit the addition of a place of worship. The existing school care center and school of general education known as Rose Hill Academy is authorized to serve 200 and operates Monday through Friday. The contract purchaser, Emanuel Ethiopian Evangelical Church, plans to serve a maximum 225 parishioners on Sunday with smaller meetings on Saturdays and weekday nights. The church current has 170 members. Both the church and the child care center will

Next RHCA Meeting: November 26, 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

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

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operate on the site, sharing the building and parking at different hours of operation.

The church is currently meeting at St. George Episcopal church in Arlington and has been there for approximately 10 years. St. George is located off Fairfax Drive near Ballston.

Based on comments from residents at RHCA's September and October meetings, the applicant has offered a series of conditions that would be part of any approval by the County. The activities of the private school of general education and the church will not overlap. Special events such as weddings, conferences and funerals will be limited to 12 per year. Wedding receptions will not be held on the property.

Also, meetings associated with the place of worship, such as choir practice and religious study that are held on weekday evenings shall be limited to 35 participants. The meetings shall not begin before 7 p.m. and must end by 9:30 p.m.

Appropriate measures shall be taken to ensure that music associated with the place of worship shall not be audible off site. The maximum shall be limited to 225 seats. The applicant agrees that parking for all uses shall be limited to those shown on the Special Exception plat. A condition also has been offered that the applicant shall hire a qualified traffic officer to control traffic flow at May Boulevard and Rose Hill Drive approximately one-half hour before

and after special events, subject to the approval of VDOT and the County.

Concern has been voiced concerning the intensification of use at the site, which has operated as a child care center and school of general education for more than 35 years. RHCA twice supported the operation of the school of general education, in 1980 and again in 2009. Both were for single uses. The site is the location of the former Rose Hill pool and community center, which opened shortly after the community was built. It ceased to be used as a community center after membership dues and fees were insufficient to cover operational costs and the property was sold in the 1970s.

The facility is zoned R-3, as is the rest of Rose Hill. Child care centers and churches are allowed subject to the approval of a Special Exception. They are not uses by right. The location is on May Boulevard, which ends in a cul-de-sac at approximately on the site of the former Rose Hill manor house, a 200-year old structure that was torn down in 1966. In addition to May Boulevard, access to Rose Hill Drive is available via the 4900 block of Apple Tree Drive. Treetop Lane, also a dead end street, accesses Rose Hill Drive by way of May Boulevard.

As this is a controversial application, participation by a wide range of RHCA members from the entire community is invited. A low turnout from the community will weaken the stature of RHCA before the Land Use Advisory Committee, the Planning Commission and ultimately the Board of Supervisors. RHCA bylaws stipulate that only members shall participate in the decision-making process. For your convenience, the bylaws are posted on our website, myrosehill.com, as they have been for more than 10 years.

As of this writing, no staff report recommending either denial or approval has been published. We hope to have one available at the November 26 meeting. No date for a Board hearing has been set.

If there ever was a reason to belong to RHCA, this is it!

2013 Membership Drive

Every November, we begin the membership drive for the coming year. Dues are only \$10, but we do ask for donations to help offset costs such as the printing of the Rambler, the seasonal plantings at the entrance signs at Rose Hill Drive and Franconia Road, the Rose Hill Beauty contest, Veteran's signs, and contributions to several worthy charities. We support the Edison High School All-Night Graduation Party each June, local needy families, and the annual holiday meals for police who have to work on holidays. Your contribution helps make those programs possible. We operate on a shoestring. All of the officers, Neighborhood Watch and Rambler Delivery people are volunteers. Your contribution and their efforts help make Rose Hill an attractive and safe community in which to live. Please join for 2014 and help make RHCA's voice to the County more effective. Also consider representing Rose Hill on various local committees that take positions that affect our daily lives. There is NO RHCA meeting or Rambler in December, but the membership campaign will continue through the first quarter of 2014. Names of those who have joined will be recorded monthly in the Rambler. Make sure your name is on the list. The 2014 membership form is printed on page 10. Or, you can find it on our website, myrosehill.com.

Zoning Reminder

Rose Hill residents, especially newcomers, are reminded of the restriction of Fairfax County's zoning ordinances regarding additions, parking of commercial vehicles, setbacks from the property line, parking on the front lawn, overcrowding, and more. Additions are not allowed within 12 feet of either side yard. There also are restrictions on the front and rear yard setbacks. Violation could result in a fine or the

demolition of an addition that encroaches on side, rear and front or height limitations (35 feet). There is an appeals process that requires action by the Board of Zoning Appeals, an entity appointed by the Circuit Court. The process can be long and expensive with no guarantee of a favorable decision. If you plan an addition or any deviation of the footprint or use of your residence, familiarize yourself with the terms of the ordinances for the R-3 district.

Rose Hill Reserve Update

On Wednesday, November 6, 2013, I met with representatives of the County staff and the developer to go over the landscape plan that was agreed to by all parties several years ago and is, in fact, a requirement. Some of the original plantings have died and some are missing completely. Recently, the developer replaced some, but not all of the dead trees. Those were pointed out to him and he agreed to replant. In addition, promised evergreens that had not been planted were identified and agreement was reached to do the plantings as per the plan. Included are 13 evergreens to be planted at the end of Haystack Road on the small section of Split Rock in an effort to upgrade the appearance of the berm for the storm water management pond. The line of trees will be planted at the bottom of the berm rather than the top in order to avoid right of way issues for the service road. Hopefully, they will grow to a sufficient height to shield the berm. The trees will be six (6) feet high at planting. In addition, the developer acknowledged that a number of dead trees in the open space buffer between Rose Hill Reserve and our community had not been removed. He agreed to do so. I passed along the location of several dead trees that had been reported to me and he agreed to take care of them. The site is still subject to the terms of a landscape bond which will not be released until a final inspection by the County Arborist next spring. I have reminded the County that a fence is required around the storm water management pond.

Density Increase Proposed

The County staff is currently studying a Residential Studio Ordinance which, if adopted as proposed, could have a major impact on communities such as Rose Hill. In short, the proposal seeks to allow conversion of homes in stable residential neighborhoods by adding or converting properties into small units of 500 square feet on collector streets such as Rose Hill Drive. If several properties are included, many studio units could be built. Imagine many more people and cars on Rose Hill Drive. We have enough problems with overcrowding and excess vehicles under the existing rules. There are areas of high density in the County, such as Tyson's Corner, where this might work in order to increase opportunities for seniors and singles who don't need much space. However, such a plan could destroy communities such as Rose Hill by overloading our population and roads. There is a move afoot to exempt residential communities zoned for low density from this ordinance. I will be following the progress of this idea and keep you informed. At first blush, it seems to me that the County is just trying to make overcrowding legal! Rose Hill is zoned R-3 (three units per acre) and needs to stay that way. Imagine what a large number of these units could do to neighboring properties. I will ask RHCA to take a position on this issue at our November 26 meeting so I can communicate it to the County.

Remember the Pink Tile?

The original Rose Hill houses built 60 years ago during the Eisenhower administration were known for the pink tile and fixtures in the powder room. Apparently it was Mamie Eisenhower's favorite color. Most of the tile and fixtures have been replaced, but if you need some pink tile to replace worn or broken pieces, have we got a deal for you! The Lohrs at 6411

Willowood recently replaced the tile in their bathroom and have some of the original pieces of pink mosaics that can be used by another resident. They have several boxes of the tile. If you need some replacement tile, contact the Lohrs at 619.270.1100 or via e-mail at awlohr@hotmail.com.

60th Anniversary

As noted in the October Rambler, 2014 marks the 60th anniversary of the establishment of Rose Hill. RHCA erected 50th anniversary signs in 2004 and hopes to update or replace them next year. Some of the existing signs have become a little ragged and need to be repaired and/or updated. The new signs will be subject to the amount of contributions received for that purpose. Any excess funds will be placed in the general fund. We are also looking for residents who have lived in Rose Hill for 50 years whose names are NOT on the Rose Hill Originals signs on Rose Hill Drive and the library. Please let Linda or I know so we can order an additional sign that includes the names those who have been here 50 years or more as of 2014.

Baseball tickets, Beach rentals

I am part of a group that purchases season tickets for the Nationals. The plan involves four tickets for each of the 81 home games. There are ten participants, meaning each member gets four tickets for each of 10 games. Half-share plans also are available. The seats, located behind third base in the first row of the second deck, are priced at \$22 each. Tickets are distributed via a lottery system. A lesser number of tickets may be available for other games. At present, there is a half-share available giving the owner four tickets to five games. Several members of the Rose Hill and Franconia areas are involved. If you would like to know more, contact me via either e-mail or telephone.

On another subject, I have a limited

number of weeks available for rental at my condo in Ocean City, MD. The condo includes two bedrooms and two baths, a living room and kitchen. I rent only to Rose Hill residents or friends and the price for a week is several hundred dollars less than the market price. In return, renters are expected to clean the condo before they leave. There are repeat renters who receive priority each year. If you are interested, give me a call and I will provide additional information and price. The dates will be announced after repeaters have had a reasonable time in which to reserve weeks for 2014. The small complex of 24 units has a pool and is located four blocks from the ocean. My condo is located on the first floor of a two-story building.

- Carl Sell

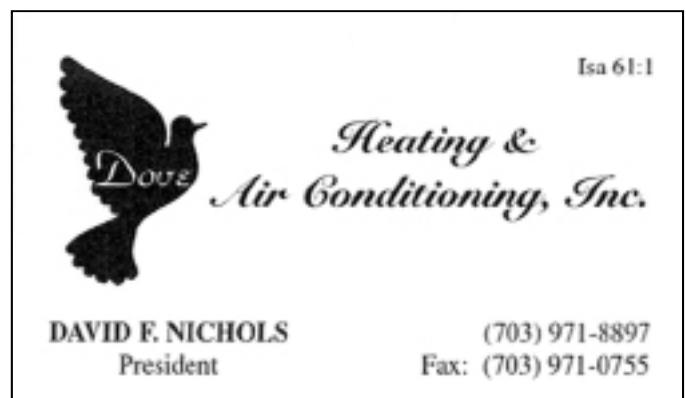


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Rose Hill Community Calendar

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.
- * **November 28 & 29.** Fairfax County Public Libraries closed for the Thanksgiving holiday.
- * **December 7.** E-book Workshop. 1:00pm. Get your eBook questions answered. Bring your eBook reader and library card. Adults.
- * **December 9.** Fun for Twos and Threes. 10:30am & 11:00am. Come for stories and activities. Ages 2-3 w/adult.
- * **December 10.** Real Kids Read. 7:00pm. Virginia Reader's Choice awards! Come discuss what you are reading and which titles you would vote for! Ages 10-13 w/adult.
- * **December 11.** Toddler Time. Come for stories and activities. Ages birth-23 months w/adult.
- * **December 14.** Holidays around the World. 10:30am. Sing along with Cody and BJ as they sing holiday songs from around the world. All ages.
- * **December 18.** A to Zoo. 10:30am. Come for stories and activities. Ages 3-5 w/adult.
- * **December 19.** Book Discussion Group. 7:15pm. *Wild: From Lost to Found on the Pacific Coast Trail* by Cheryl Strayed. Adults.
- * **December 21.** E-book Workshop. 1:00pm. Get your eBook questions answered. Bring your eBook reader and library card. Adults.
- * **December 24.** Fairfax County Public Libraries close at 1:00pm.
- * **December 25.** Fairfax County Public Libraries will be closed.

Thomas Edison High School

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

- * **November 28 & 29.** Fairfax County Public Schools closed for the Thanksgiving holiday.
- * **December 6.** Fashion Show. 7:00-9:00pm.
- * **December 9.** Financial Aid Night at Lee High School. 7:00-8:00pm.
- * **December 11.** Winter Band Concert. 7:00pm.
- * **December 13.** Orchestra Concert. 6:30pm.
- * **December 17.** Winter Chorus Concert. 7:00pm.
- * **December 23 - January 3.** Fairfax County Public Schools closed for winter break.

Mark Twain Middle School

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

- * **November 28 & 29.** Fairfax County Public Schools closed for the Thanksgiving holiday.
- * **December 6.** Choir and Orchestra Winter Concert. 6:00pm. MTMS Gym.
- * **December 12.** Band Winter Concert. 6:00pm.
- * **December 23 - January 3.** Fairfax County Public Schools closed for winter break.

Rose Hill Elementary School

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

- * **November 28 & 29.** Fairfax County Public Schools closed for the Thanksgiving holiday.
- * **December 3.** Chorus Concert. 7:00pm. RHES Gym.
- * **December 5.** 6th Grade Family Night. 6:30pm. 6th Grade classrooms.
- * **December 23 - January 3.** Fairfax County Public Schools closed for winter break.

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. We would like to thank all of our Rose Hill clients for their business. We are preparing to make 2014 our best year yet and would love to add more Rose Hill clients! Have your home make this year's Rose Hill Beauties list! Discount for RHCA members. FREE estimates for all!

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 Zalatoris. 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

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. 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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Firewood available in 3x3x1.5 ft. bundles, 2x4x8 ft. half chords, and 2x8x8 ft. chords. Will deliver in the 22310 zip code or you can pick up locally. Please request prices for delivery outside the 22310 area. Pricing is as follows: (pickup/delivered and dumped) bundle \$60/75, half chord \$125/140, full chord \$200/230. Please call 703.509.8286 for more information.

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.

Attention Knitters and Crocheters!

If you knit, crochet or both and would like to do it for charity, the "Happy Hookers" would love to have

you join us. We meet at Cameron United Methodist Church, 3130 Franconia Road, every Tuesday from 10 am to noon. For info call Alberta Taylor at 703.971.3509.

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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Beulah	Office Location TOM & CINDY AND ASSOCIATES
Franconia	Springfield Parkway 

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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