

The Rambler

Newsletter of the
Rose Hill Civic Association

President's Message

Tax Increases, Election of Officers and Short-Term Rental Ordinance

RHCA will have a lot to talk about at its Tuesday, April 24th meeting at 7 p.m. in the cafeteria at Rose Hill Elementary School. The County is proposing a real estate tax increase, an increase in the sewer as well as finalizing an assessment on real estate. The latter also could increase your tax bill. Also, scheduled for public hearing is an ordinance regulating short-term rentals. We talked about the proposed tax increase and assessments in last month's Rambler. The sewer tax increase and short-term rental proposals are discussed below. If you want to have a voice in any of these issues, you need to attend the April 24 meeting. As usual, refreshments will be served after the business portion of the meeting.

Before you read any farther, the officers and I want to thank all of you who already have joined RHCA for 2018. Without you, there would be no RHCA and no collective community voice that speaks to the County and state. Having said that, we are greatly concerned that such a small percentage of residents are not members of our Association. There are almost 750 homes in Rose Hill, with more on the way. At present, only about 20 percent are members of RHCA. I would be embarrassed if asked how many homes we really represent!

If your name is not listed as a member in this edition of

RHCA Officers

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

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

Secretary: VACANT

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

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the Rambler, or you have not mailed your membership in the last 10 days, please do so immediately. We have major issues before us in the coming months and need your voice. We can only truly represent those who are members. If you like, I can direct you to members who have had problems solved by RHCA. Don't try to go it alone with the government. RHCA can help, at least getting your concerns solved according to the law.

A membership form is included in this edition of the Rambler as well as online at myrosehill.com.

As those of you who braved the elements can attest, the March meeting was held under the alcove at the entrance to Rose Hill Elementary because the building was locked. A check showed that RHCA was on the schedule, but it was too late to get someone to arrive and provide entry. We were able to hear a presentation from the proposed development on Rock-A-By Lane, but the rest of the agenda was cancelled.

Postponed from the March meeting was our annual election of officers. For too long, the position of secretary has been vacant. We need someone to step up to assume that role to help keep our members informed of activities at our meeting. All the Ramblers are included on our web site, but there is no place for one to get a short rundown of RHCA activities. We would like someone to provide a monthly short update for The Rambler and help maintain our web site, myrosehill.com, in a timely fashion.

Volleyball Fun Starts May 3rd!

Join the Nichols for community volleyball each Thursday from 6 -8 p.m. at Lee District Park. Contact Linda for additional information. 703.971.0755, dovefellow@aol.com

Of course, any of the present officers will be happy to step aside should anyone wish to replace them. Unfortunately, we all found out too late there are no term limits. However, we look forward to working with those persons who are willing to take over.

Finally, we still need someone to deliver The Rambler on Rose Hill Drive from Leewood Drive to Franconia Road, Eastchester Circle, Greenhaven Place, and the few houses on Franconia Road from Rose Hill Drive to Leewood Drive. It's a total of 26 houses. Several of our current volunteers are willing to fill the void, but we would rather not add to anyone route.

Sewer Rate Increase

A gradually increasing sewer service charge will take place on July 1 if the Board of Supervisors adopts the proposed hike as part of setting the new tax rate next month. The sewer charge rate per thousand gallons will go up 25 cents to \$7.00 starting July 1. Subsequent yearly raises on July 1 of the three additional years will raise the rate to \$7.34, \$7.70 and \$8.08. The current rate is \$6.75. The sewer-availability charge also would rise steadily to help pay for improvements at pollution control plants. The latter charge is for new homes only. Sewer charges are included in your bill from Fairfax Water and make up the largest amount of the balance due. It might be a good idea to have your home checked for leaky faucets, toilets, etc., as the drips add up both in water and what goes straight down the drain.

Short-Term Rental Housing

Fairfax County has scheduled public hearings on proposed public hearings for zoning rules covering short-term rentals. Hearings are set before the Planning Commission on Thursday, May 3 at 7:30 p.m. and the Board of Supervisors Tuesday, June 19 at 4 p.m. The County has been working on the new rules following adoption of a 2017 Virginia law that allows local governments to regulate short-term uses. Virginia law requires state approval for new local ordinances of this type.

Except for bed and breakfasts and hotels, short-term rentals are not allowed under Fairfax County law. At present, however, there are 1,500 active Airbnb listings in the County. Short-term rentals are defined as being those of 30 days or less. The proposed rules attempt to strike a balance between allowing short-term rentals and addressing neighborhood concerns.

Make no mistake about it, rental properties, both long and short term, are a problem in Rose Hill. Long-term rentals by absentee landlords can lead to deteriorating properties, overcrowding and lack of respect for the neighbors and the community. Short-term rentals can produce the same issues despite the presence of an owner. It will be interesting to see just how the County plans to deal with those problems under any new law.

The zoning ordinance in effect for communities such as Rose Hill limits the number of unrelated adults at each residence to four. The proposed ordinance would allow six short-term renters. It would allow homeowners to offer their primary residence as short-term lodgings but would not allow rentals for events or commercial purposes such as parties, weddings or fundraisers. It also would limit the number of days short-term lodging would be allowed. Officials are recommending a 90-night limit per year. Property owners could be required to be present when their property is used for short-term lodging.

This is an issue which should be of extreme interest to homeowners in Rose Hill. We have problems under the present rules that affect the property rights and values for everyone. One of the big questions is how the County plans to enforce the new rules, which will require payment of the transient occupancy taxes and get a permit for each operation. The tax currently is four (4) percent, half of which goes to the state to support tourism and regional transportation. That's on top of the six (6) percent sales tax.

Please come to the April meeting and join the discussion on this issue. RHCA needs to be heard on this issue, so we will be looking for members willing to attend the public hearings and speak up on our behalf. We need to guard against the adoption of any new rule that will cause further harm to our community. We have problems today that we are trying to manage within the existing law. You community and property values are at stake.

Local Thespians Set Shows

Both the Edison High School Theater Program and the Rose Hill Elementary School Players are planning programs in the coming weeks. The Edison group will perform Rodgers & Hammerstein's classic "Fairy Tale Musical" in six shows starting April 27. The Rose Hill Players will be on stage with "Pirates of the Curry Bean" three times May 11 and 12. All performances will be at the Edison High School auditorium.

The Edison performances are schedule: Friday April 27, at 7 p.m. Saturday, April 28, 2 p.m. and 4 p.m. Thursday, May 3, 7 p.m. Saturday, May 5, 2 p.m. and 7 p.m. Tickets are \$5 for students and senior citizens, \$10 for adult general admission. Group rates are available. *The actual title of the show can't be announced in advance because of licensing restrictions, but it's the one with the Fairy godmother and the Glass Slipper.*

The Rose Hill Players take to the Edison stage on Friday, May 11 at 7 p.m. and Saturday, May 12 at 2 p.m. and 7 p.m. Tickets are \$7 for adults, \$5 for children with a special \$1 price for children at the Saturday matinee.

The Rose Hill Players will swashbuckler their way through a pirate adventure on the high seas in a musical designed to have you dancing in the aisles! It's about twins who find a treasure map and then have it stolen by Redbeard and his Pirates of the Curry Bean. The search for the treasure chest adds up to a voyage of adventure unfolding right before your eyes.

Here a good chance to support our local aspiring actors and actresses at an affordable price and free parking.

Mosaic Art Show

Rose Hill resident Nina Tisara will be showing her mosaic art at the Mount Vernon Lee Chamber of Commerce office, 6821 Richmond Highway, from Wednesday, April 18 to Friday June 15. The office is open Monday through Friday, 8 a.m. to 4 p.m. Holly Dougherty, the Executive Director of the Chamber, also lives in Rose Hill. The exhibition, "Here, Now," features Tisara's new nature-themed work. For the last ten years she has focused on creating mosaics of unglazed porcelain. Tisara also is the founder of Living Legends of Alexandria, a nonprofit with a mission of identifying, chronicling, and honoring those who have made extraordinary contributions to the quality of life in the City of Alexandria. She also operates Tisara Photography on King Street in Old Towne Alexandria.

Driver's License ID Update

Last month's article about the new driver's licenses may have left the impression that everyone needs to rush out and renew so their license will comply with a new rule concerning air travel. As of 2018, all newly issued Virginia licenses will comply with the Real ID program that will be enforced by the Department of Homeland Security.

Enforcement begins in 2020. Virginia DMV says it will send you a letter reminding you to renew early. In my case, my renewal date is 2019, so I should be OK, assuming I can pass the test! If you have any questions, contact DMV at https://www.dmv.virginia.gov/drivers/#real_faqs.asp.

-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

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.

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.

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

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
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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.

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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

Outgrown Your Present Home?



If you need more space, our team can help you find the perfect new address. Between access to our exclusive Coming Soon List and the many off-market opportunities we are aware of, we leave no stone unturned. Our pricing knowledge and experienced negotiating are sure to reel in your dream home.

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2018 RHCA Members as of April 13, 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
Daniel & Ingrid Berth, 6417 Rose Hill Drive
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
E&K Davidson, 4607 Roundhill Road
Carole & Lee Davis, 6314 Climbhill Road
B. Digman, 6217 Blossom Lane
Ron & Donna Dillon, 4618 Winston Place
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
Katherine & Kamron Fazel, 6612 Cottonwood Drive
Anna Fish, 6301 Cottonwood Drive
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
John & Patricia Lawrence, 6330 Maryview Street
Jane Letsche, 6502 Cottonwood Drive
Allan & Wanda Lohr, 6411 Willowood Lane
Gerry Mason, 6503 Carriage Drive
M.C. Mayo, 6122 Leewood Drive
George & Susan McKittrick, 6113 Clovergrass Drive
Donald & Nancy McMinn, 4804 Apple Tree 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
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Ron Machmer, 6200 Willowood Lane
Jim & Linda McClelland, 4412 Roundhill Road
Madge McKay, 6402 Wayside Place
Edna Mitchell, 6305 May Boulevard
Monteguain 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
Barbara Peyton, 4601 Rose Hill Drive
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
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James Richey, 4402 Roundhill Road
David & Nancy Ridgway, 4609 Cottonwood Place
David & Donna Rodriguez, 6529 Wayside Place
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Joe & Joyce Ruggero, 6310 Saddle Tree Drive
Ann Schappi, 4914 Treetop Lane
Lori Scheibe, 5010 Treetop Lane
Carl & Marti Sell, 6601 Cottonwood Drive
Arlene & Nathan Shapiro, 6216 Driftwood Drive
Diana & Martin Shupack, 6419 Haywtack Road
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
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Jeff Williams, 6121 Dewgrass Drive
Charles & Pat Wimberly, 6506 Haystack Road
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Mike Zalatoris, 6609 Cottonwood Drive