

# The Rambler

Newsletter of the  
Rose Hill Civic Association

## President's Message

### Enjoy Strawberry Shortcake at May 22<sup>nd</sup> RHCA Meeting

Join your neighbors for some strawberry shortcake at the Tuesday, May 22 Rose Hill Civic Association meeting in the cafeteria of Rose Hill Elementary School. The meeting begins at 7 p.m. with servings of the dessert to begin as soon as any business and announcements are dealt with. RHCA will provide the strawberries, cake, cream and all the necessary items needed to enjoy the feast. Iced tea also will be available. Members will be served free while guests are encouraged to join RHCA or make a contribution. If you are unsure of your membership status, the latest list is included in their issue of The Rambler along with a membership form.

Any updates on the status of the proposed development on Rock-A-By Road and other community issues will be presented. We are seeking someone to deliver The Rambler on Rose Hill Drive from Leewood Drive to Franconia Road, including Westchester Circle, Greenhaven Place and the few homes on Franconia Road between Rose Hill Drive and Leewood. The route totals 26 houses. Thanks to Bill Stemple who has been filling in while we try to get a permanent delivery person.

Plans are being made for the annual Fish Fry June 26 in the front yard of the Nichols residence, 6416 Rose Hill Drive. Serving will begin at 6 p.m. that day. The event is free for

#### RHCA Officers

- President:** Carl Sell, 703.971.4716, [sellcarl@aol.com](mailto:sellcarl@aol.com)  
**Vice President:** Linda Nichols, 703.971.0755, [dovefellow@aol.com](mailto:dovefellow@aol.com)  
**Secretary:** VACANT  
**Treasurer:** Carolyn Slenska, 703.922.4135, [Carolyn.slenska@lycos.com](mailto:Carolyn.slenska@lycos.com)  
**Editor, The Rambler:** Susan Jones, [scheungjones@gmail.com](mailto:scheungjones@gmail.com)  
**Neighborhood Watch:** VACANT, [rosehillwatch@aol.com](mailto:rosehillwatch@aol.com)  
**Webmaster:** Jim Sapp, [jimsapp7@msn.com](mailto:jimsapp7@msn.com)  
**Email Coordinator:** Janelle Welch

RHCA, P.O. Box 10891, Alexandria, VA 22310  
[www.myrosehill.com](http://www.myrosehill.com)

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RHCA members, who are asked to bring either a side dish or dessert. Nonmembers are asked to contribute \$10 per family and bring a side dish. This is one of the most popular RHCA events of the year, so mark your calendar. Show up early if you can lend a hand either with the setup or the food preparation. Please bring only pre-prepared side dishes.

Also make a note that our annual Night Out to honor our First Responders will be held Tuesday, August 7 starting at 6 p.m., also in the Nichols' front yard. RHCA will provide hot dogs and all the trimmings, as well as ice cream and all the paper products and utensils. Members are free while nonmember families are asked to either join or contribute \$10. We usually are visited by First Responders from the police, fire and rescue and Sheriff's offices. We hope for a big turnout to show our First Responders how much they are appreciated.

#### Thanks to Rose Hill Apartments

As often happens, the new contractor who cuts the grass at the Rose Hill Apartments did not get the word about the unique arrangement between the management and RHCA that results in the cutting of the grass in the Rose Hill Drive median between Rose Hill Elementary and Franconia Road. The situation was quickly remedied and grass was cut even before a complaint could be fully registered. The median belongs to the Virginia Department of Transportation (VDOT), which has the responsibility to keep the grass mowed. However, budgets being what they are, VDOT does not have the funds to keep the median cut regularly. Enter the apartments, owned by AJ. Dvoskin Companies. The apartment management responded to an RHCA request years ago and included the median on its regular mowing schedule. That is why the Rose Hill drive median always looks sharp. For its part, RHCA pays for quarterly plantings in front of the community sign at Rose Hill Drive and Franconia Road. The funds are raised through contributions from RHCA members. We are fortunate to

have a project in our midst that keeps its buildings and grounds in good shape. Now, if we could only get the same type of cooperation from the owners of the shopping center. We have asked the shopping center management to assist in picking up trash along Rose Hill Drive that borders the center. So far, no positive response. To be clear, we are talking about the shopping center management, not the individual store operators.

### **Sad News**

Condolences to the family of Marie Sherfey, long-time resident of Rose Hill Drive who passed away on April 30th. Marie moved to Rose Hill in 1965 and was active in RHCA and community affairs for many years. Until she became ill, she was a fixture walking on Rose Hill Drive. A school teacher, Marie taught many youngsters at Orange Hunt Elementary and Clermont Elementary. She is survived by her husband, James, her daughter Michelle Mills Witteried (Josh) and grandchildren Brandon, Ryan and Samantha. RHCA also offers condolences to the family of neighbor Scott Decker, who passed away earlier this year.

### **Long Time Members**

Congratulations and thanks are in order to the following members who have lived in Rose Hill for more than 50 years: They include Cynthia Johnson-Dailey, Trigg and Beverly Flannagan, Don and Nina Weber and Charles and Pat Wimberly. Sandy Benarick has been here in the same house her parents, David and Josephine, bought in 1957. No, we did not forget Connie Beatty (she would never let us forget it!). Connie's name is included on the Rose Hill Originals sign on Rose Hill Drive at the library. We have a list of other 50-year residents who have passed away and will recognize them separately next month. If you know of any names, check with us so we do not forget anyone.

### **Nearby Entertainment**

Rose Hill is fortunate to have nearby parks that provide relaxation, education and entertainment for residents of all ages. Lee District Park includes a large number of opportunities, highlighted by the FREE summer concert series. Starting June 20, and continuing ever Wednesday until August 29, concerts are scheduled starting at 7:30 p.m. in the Amphitheater. On June 20, the Cathedral Brass group will entertain with symphonic brass, followed on June 27 by the Fabulous Hubcaps with their Oldies, Classic Rock and Soul offerings. On July 11, the Northern

Virginia Community College/Annandale Symphony Orchestra will perform its Summer Pops program. The City of Falls Church Concert Band will perform July 18, followed by Lindsey Lou and the Flatbellys American Roots concert on July 25. August will include the Pitetasters (Ska) on August 1, Sharon Clark Quarter (Jazz) on August 8, the Nighthawks (Blues) of August 15, the Junkyard Band (GoGo) on August 22 and the United States Navy Cruisers (Pop and Rock) to end the series on August 29. The series made possible by the support of Cox Communications, 495/95 Express Lanes, Dominion Energy, Erickson Living (Greenspring) and Sheehy Auto Stores. The performances last one hour. Bring a chair or blanket and enjoy these wonderful free concerts.

If you haven't yet discovered Lee District Park, or forgotten the old friend that is right across the street, check out the indoor pool and exercise opportunities at the Recreation Center, the fabulous water park with carousel, nature trails and picnic facilities.

And if that isn't enough, play a round of golf at Greendale Golf Course or take part in the many nature programs at spectacular Huntley Meadows Park. Visit the Historic Huntley house on Harrison Lane for the ice cream treat for children of all ages where you can help make your ice cream and eat it too! The event will be held at 2:30 p.m. on Sunday, July 8 and Saturday, August 28 at 11 a.m. The one-hour event costs \$8 per person.

Also, visit the Farmer's Market every Friday from 4 p.m. to 7 p.m. in the Giant parking lot at Kingstowne. The market features local vendors serving fruits, vegetables, baked goods, plants, honey, flowers, meat, dairy and eggs. You might also like to visit the Nalls Farm Market on Beulah Street where you can shop with the chickens and geese and visit Penny the Pig. Nalls is open daily and is a constant reminder of Franconia's agricultural past.

### **Membership for 2018**

Thanks to the people whose names are listed in this edition of The Rambler as members of RHCA, we are able to deliver the newsletter to every home in Rose Hill. We also are able to pay for the quarterly plantings at the entrance sign at Rose Hill Drive and Franconia Road. And, we contribute to the less fortunate through Koinonia, the Edison High School All-Night graduation party and the meals for the police who have to work Christmas Eve and Christmas Day. Without the dues and contributions from a few, we couldn't do the things that benefit everyone. If your name isn't listed, please consider joining and making

a contribution. Your membership and gift will be acknowledged in subsequent issues. We need for the membership numbers to increase in order to continue our programs, including the Rose Hill Beauty signs. RHCA works hard to help make Rose Hill a safe and beautiful community in which to live. We report those who trash our community to the proper authorities. If you are a member and see something that merits our attention, please let us know. We make complaints in the name of the Association, not individual homeowners.

### **More Backyard Clutter?**

As The Rambler went to press, the Fairfax County Board of Supervisors considered a zoning ordinance amendment that would enlarge the area of backyards in residential districts that can be approved for accessory structures. At present, the ordinance limits uses such as children's playhouses to 100 square feet. As proposed, the amendment would increase the maximum rear yard coverage area of minimum rear yard requirements in a residential district from 30 percent to 60 percent. The increase apparently would require a Special Permit from the Board of Zoning Appeals. I say apparently because zoning ordinance amendments are hard to understand. When it becomes clearer, we will let the community know. Here in Rose Hill, we have seen accessory uses turn into living quarters with electric wires running from the main house. Hopefully, the county will take that into consideration as it considers the permits. Anything that limits or interferes with the use of neighboring properties is not a good idea.

-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 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](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.

**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 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.

### 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](http://www.speechbeginnings.com) or [speechbeginnings@gmail.com](mailto: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  
F. 703.924.4203

[store3532@theupsstore.com](mailto:store3532@theupsstore.com)

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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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703.850.1805  
Candy@EricStewartGroup.com





  
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**ROSE HILL CIVIC ASSOCIATION MEMBERSHIP FORM**

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

## Moving up? We may have the perfect home for you.



**1635 Admirals Hill Court, Vienna**  
Backyard oasis, 5 car garage, every luxury!



**7100 Clarkson Drive, Springfield**  
Almost 6000 square feet in this classic colonial!



**7330 Lackawanna Drive, Springfield**  
Indoor pool, surrounded on all sides by nature!



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& CINDY**  
AND ASSOCIATES

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www.HelloVirginia.com



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REAL ESTATE

### 2018 RHCA Members as of May 11, 2018 (PLEASE CONSIDER JOINING!)

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  
Alex Boesenberg, 5003 Greenhaven Place  
Jeanette Bottomley, 5003 Eastchester Circle  
Bill Braswell, 6307 Climbhill Road

Lorraine & Mark Broxterman, 6424 Haystack Road  
Ronald Buzalsky, 4434 Roundhill 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  
Cuevas Family, 6610 Cottonwood Drive  
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  
Trigg Flannagan, 6514 Haystack Road  
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  
Agata Gluszek & Josh Fikentscher, 6412 May Boulevard  
Mike & Bonnie Greek, 6330 Willowood Lane  
Johanna Guccione, 6013 Leewood Drive  
Chris & Susie Guinto, 6515 Haystack Road  
Carole Guzzetta, 6407 May Boulevard  
Lorraine & Joe Hatcher, 6102 Leewood Drive  
Alice & Mark Haupt, 6208 Thornwood Lane  
Jeff Haupt, 4386 Eaton Place  
Robert & Shirley Herr, 6103 Leewood Drive  
Linda & Tom Hestvik, 4515 Sturbridge Court  
Kevin & Kelli Hoover, 6314 Saddle Tree Drive  
Lynn & Don Hoffman, 5002 Treetop Lane  
Yancy & Patty Hull, 6113 Leewood Drive  
Frank & Linda Jackson, 6500 Cottonwood 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  
Jane & Chris Kehler, 4518 Sturbridge Place  
Verna Kerans, 6205 Redwood Lane  
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  
Marge & Frank McConnell, 6220 Thordwood 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  
Stephen MacBride, 6518 Haystack Road  
Ron Machmer, 6200 Willowood Lane  
Paulette & Stanley Martin, 4517 Lark Lane  
Jim & Linda McClelland, 4412 Roundhill Road  
Madge McKay, 6402 Wayside Place  
Marlene Minarik, 6518 Telegraph Road  
Edna Mitchell, 6305 May Boulevard  
Montegu 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  
Jim & Mary Beth Patterson, 6220 Climbhill Road  
Barbara Peyton, 4601 Rose Hill Drive  
Jeska & Charles Pfefferle, 6503 Haystack Road  
Jo Anne Pouce, 6203 Willowood Lane  
Malinda Price, 4511 Apple Tree Drive  
Michael Pumphrey & Elizabeth Biddle, 6217 Thornwood 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  
Eric & Debbie Rumph, 6409 May Boulevard  
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  
Dennis & Barbara Scott, 4509 Bee Street  
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  
Bill & Jean Stemple, 6306 Cottonwood Drive  
Schwarz Family, 4701 Apple Tree Drive  
Shari Schaftlen & David Johnson, 6504 Carriage 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  
Wanda Violette, 6408 May Boulevard  
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 Wheelless, 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  
Chris & Sandy Worley, 4513 Roundhill Road  
Mike Zalatoris, 6609 Cottonwood Drive



**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](http://www.ericstewartgroup.com) or call me and I can bring a printed copy to you.

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