

The Rambler

Newsletter of the
Rose Hill Civic Association

President's Message

Development Plans on Agenda for September 26 RHCA Meeting

The Rose Hill Civic Association will meet at 7 p.m. on Tuesday, September 26 at the Rose Hill Elementary School. Refreshments will be served. The agenda includes a presentation concerning the new homes to be built on Rock-A-By Lane and an update about development on the recently destroyed swim club, clubhouse and silo site on May Boulevard. A total of 16 homes are planned on Rock-A-By and 12 on May Boulevard.

Both properties are zoned R-3, the same as the rest of Rose Hill. That means no more than three houses can be built per acre although the yield is lower because of necessary space for roads and other public facilities. No public hearings are required and preliminary and development plans are subject only to County staff approval.

Both communities will include public streets, with sidewalks planned on both sides at the May Boulevard site and shown on one side on the extension of Lark Lane, and storm water management facilities at both sites. Neither was required at the time Rose Hill was constructed starting in the early 1950s. Although today's zoning ordinance and public facility rules are required, there are some areas of concern.

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In both cases, houses will be constructed within 12 feet of the property line of the overall parcel. The R-3 category requires 12 feet between each house and the property line, but there is no additional delineation required for corner lots. In the case of the May Boulevard property, the 100-foot power line easement will cover much of the back yards to two lots, actually reaching to the edge of the house in one case. The use of the back yards will be restricted by the easement, which allows access to Dominion Virginia Power.

The Rock-A-By site borders Rose Hill home on Lark Lane, Sturbridge Court, Rose Hill Drive, Bee Street and Willowood Lane. Access for the new houses will be via Lark Lane. The cul-de-sac will be removed at the end of the current Lark Lane and the street will be continued into the new community.

The May Boulevard site is bordered by homes on the same street as well as Treetop Lane and holdings by the Fairfax County Park Authority that is adjacent to Greendale Golf Course. The entrance will be across from the existing dead end at Apple Tree and May Boulevard. Therefore, residents on both streets can expect increased traffic because of the new homes. Silo Road remains, but there will be no Silos as landmarks!

Residents of streets adjoining both sites can expect construction traffic and noise during development. Noise issues should be reported to zoning enforcement at 703-324-1300 during business hours. Noise emanating from the sites at night should be reported to the police. Work cannot begin before 7 a.m. on weekdays and 9 a.m. on weekends.

RHCA Officers

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

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

The Silos Story

The silos on May Boulevard have been destroyed, but they are not forgotten. The good memories linger on despite charges by the owner that it is all the fault of Rose Hill. If we had only supported his proposed large church and school on the site, the silos would still be there. And, nearby residents would be putting up with added traffic and activity seven days a week, not just on Sundays and during school openings and closing, 365 days a year. The property is zoned RESIDENTIAL, and schools and churches can only locate there as a SPECIAL EXCEPTION USE. Rose Hill supported the schools and day care operations that have operated on the site for many years. All were utilized at acceptable levels of traffic and noise by the community. The proposal for a church AND school was too intense for a residential community dead-end street. And the impact on Rose Hill Drive, at already congested intersections was unacceptable. In this case, our intentions of being a good neighbor by supporting reasonable special uses only led to greedy requests for addition intensity. The owner of the property on which the silos stood and his family members who claim otherwise are wrong. Worse yet, they say Rose Hill is a run-down community full of illegal businesses being operated in single family homes. If there are, I'd like the addresses so I can support them to zoning enforcement. Home businesses that are owner-occupied and do not result in commercial visits and traffic, are legal. Child care centers are Special Exception uses and each is judged on impact to the community. Sure, we have some problem properties, but none escape our notice and resultant complaint to the County. We have cleaned up many properties in the last few years and Rose Hill is a safe, attractive and pleasant community in which to live. The owner of the silo property must agree, because he plans to build expensive homes that can only be reached by driving through our community. If his foolish comments about our community were correct, he won't sell many of them, will he?

Inside Gettysburg

The Borough (town) of Gettysburg, Pennsylvania was under the control of the Confederate army for the entire three days of fighting on July 1, 2 and 3, 1863. What went on there and how did the townspeople cope with the occupation. The answers will be part of the Both Sides Tour sponsored by the Franconia Museum on Saturday, October 14, 2017. Did you know that the Confederate forces actually invaded the town days before the battle

began? That and other information will be presented as part of the tour. What did people do while Confederate and Union sharpshooters fired at each other? There many amazing stories that unfolded during the three days. You'll hear about them and see the bullet holes that remain. The tour by motor coach leaves the Franconia Government Center at 8:15 a.m., on October 14, returning at approximately 6:30 p.m. The cost is \$100 per person and includes an all-you-can eat buffet lunch. The route follows General Lee and his army to Gettysburg and then focuses on the stories of the townspeople who lived through the battle. Contact Don Hakenson at 703-971-4984 or via e-mail at dhakenson@verizon.net for information and reservations. Mary Smith and Edna Mitchell from Rose Hill have been on all 18 previous Both Sides Tours, so they must enjoy the history and the company!

Franconia History Day

The Franconia Museum's annual History Day is scheduled for Saturday, November 5 at the Franconia Volunteer Fire Department headquarters on Beulah Street. The hours are noon until 4 p.m. Free parking and entrance is in the rear. The Museum will unveil its latest volume in the Franconia Remembers series. The new book includes the history of a number of Franconia families, including the Banks, Cole-Keating, Gorhams, Hopkins, Nalls, Perkins, Rices and Youngs. In addition, there will be stories about Fitzgerald's Grocery, Hayfield, and Jim Woodard, a Franconia firefighter. The back cover is a color picture of the Rose Hill silos. The Museum will display a large amount of its artifacts, pictures and stories at History Day. All of the previous series of Franconia Remembers books will be on sale for only \$10 each. Entertainment will be a part of the program and hamburgers, hotdogs, chips and soft drinks will be available. Plan to take a step back in time in Franconia for an afternoon filled with history.

-Carl Sell

Around Rose Hill

John Marshall Library (Closed for renovations for 18 months)

6209 Rose Hill Dr, 703.971.0010

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

Paving on Rose Hill Drive is currently underway with work being done at night. Estimated time of completion is about 2 weeks. The Project Manager on this job is Ben Ernst at Benjamin.Ernst@vdot.virginia.gov

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.

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. Steve and his family have lived in Rose Hill and been active in civic affairs for 30 years. He has been a Realtor of 20 years and specializes in service to his neighbors in the community.

Lawn Services

Fortney Lawn & Garden. David and Jimmy Fortney, 703.960.8869. Although they live in Virginia Hills, the Fortneys work closely with RHCA to maintain the median landscaping on Rose Hill Drive.

Photography

Tisara Photography. Nina Tisara, 703.838.8098. Tisara Photography is a family business with a studio in Old Town Alexandria since 1990. They specialize in portraits and special events. Nina lives on Hayfield Place.

Need Help?

Pet services (dog walking, vet appointments); errands (pharmacy, dry cleaning, drop off/pick-up product repair); personal shopping (grocery, post office, exchange and item returns); vehicle services (vehicle license and emission renewal, vehicle service repair, vehicle inspection); home services (house sitting, light yard work, wait at home for service personnel); travel and transportation (to and from); medical concierge services (doctor appointments, pre-/post-operation assistance). Contact David Sell at 703.971.4716, or email dksell@hotmail.com.

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.

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 



Steve Dougherty
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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! This month I'd like to talk with you about Private Mortgage Insurance, aka PMI. When you bought your home and provided less than a 20 percent down payment, you probably had to buy PMI, which was added to your monthly loan payment. Did you know that once you have made enough payments to create at least 20% equity in the home (based on the original appraised value of the home) that you can stop paying PMI? When you closed on your home, the lender was required by law to tell you how many years and months it will take to reach that 20% equity, assuming you did not pay any additional principal on the loan. If you miss that mark and the equity increases to 22%, the lender/mortgage servicer is required to cancel the PMI. Save yourself some money and check your original settlement documents to ensure you aren't paying one penny more than necessary on PMI. Note, however, that if your loan was insured by the Federal Housing Administration, was originated sometime after mid-2013 and your down payment was less than 10%, you may have to pay PMI for the life of the loan. Need assistance to review your documents and determine your equity percentage? Give me a call, I can help!



TOGETHER, WE CAN MAKE GREAT THINGS HAPPEN FOR YOU!



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

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