



Jefferson Manor Citizens Association

# NEIGHBORHOOD NEWS

January–February 2010

JMCA, P.O. Box 4104, Alexandria, VA 22303 • [www.JeffersonManor.org](http://www.JeffersonManor.org)

## NEXT GENERAL MEETING

**Tuesday, January 19, 7:30 p.m.**



Janet's Java

*Special Guest: Officer Carol Mathieu will discuss the Fairfax County Residential Parking Code and its application to Jefferson Manor*

## JMCA EVENTS

**Tuesday, February 16:  
General Board Meeting**

Open to the Public

*Location details will be posted on the JMCA website*

**March 1: Newsletter ads & articles due**

## JMCA ON THE WEB

**Web site:** <http://www.jeffersonmanor.org>

**Listserv:** <http://groups.yahoo.com/group/jeffersonmanor>

**Parents group:** <http://groups.yahoo.com/group/jeffersonmanorparents>

**Facebook:** Join the Jefferson Manor Citizen's Association group today!

## President's Letter

*"Decisions are made by those who show up."*

During our big snow storm in December, I spent time in between shoveling snow to catch up on old West Wing episodes. The above quote from the season one finale really caught my attention. It describes so perfectly how our community is able to continuously improve itself. We have been fortunate over the past several years that whenever the neighborhood had a need, someone has stepped up. Be it our 60th anniversary picnic, the Fort Drive project, the repaving projects, or the various social events the JMCA puts on, someone has always stepped forward to lead.

As we prepare for the new year, we are at serious risk of taking a step back from this trend.

In March, I and at least three others on the JMCA board will be stepping down from our positions. We have also seen a slow but steady retreat in our attendance numbers at the general meetings. In the face of this, we have a growing list of topics that will reshape our slice of Fairfax County for years to come. Traffic calming measures are being considered for neighborhood roads, and the county is working on an out-of-turn Area Plan Review for the

Huntington Station strip mall site. Community input will need to be collected and organized. Our voice will need to be unified and strengthened by our numbers.

Unless a new wave of community members step forward, the JMCA will be significantly handicapped in what it will be able to accomplish in the upcoming year.

Even if you can not volunteer your time, your membership plays a critical role in the business of the JMCA. The cost of the newsletters has expanded since we began delivering to the Huntington Gardens apartments and the Edgehill Court townhouses. Our website hosting will be increasing as we transition to a new webhost and complete the relaunch of the site. This new website will allow us to provide more value and content for our paid members. Our social events, the crown jewel of the work the JMCA does, are paid for by your dues. In the back of this issue, you will find your annual membership form. I hope that you will take a moment to fill it out and send in your dues. They, and your time, are the

lifblood of the association.

There are many decisions to be made just over the horizon. I hope that you will step forward to help us make them.

Best wishes,

*Chris Soule, President*

*Jefferson Manor Citizens Association  
[president@jeffersonmanor.org](mailto:president@jeffersonmanor.org)*



*¿Tiene usted preguntas sobre JMCA? Llame a Sonia al 703-329-1882.*

**About JMCA**

JMCA is a volunteer citizens' group devoted to the betterment of the Jefferson Manor neighborhood. Membership is \$20 annually, paid at the membership meetings or to JMCA, P.O. Box 4104, Alexandria, VA 22303. JMCA membership is annual, from January to December. For more information, visit: *www.JeffersonManor.org* or email us at: *info@JeffersonManor.org*.

**JMCA Board Members**  
(4/2009–3/2010)

Chris Soule, President  
*President@JeffersonManor.org*

Claire McDonough, Vice President  
*VP@JeffersonManor.org*

Richard Ewell, Treasurer  
*Treasurer@JeffersonManor.org*

Jim Martin, Secretary  
*Secretary@JeffersonManor.org*

Brian Allen, Director

Richard Cassara, Director

Steve Eide, Director

Maeve Ulrich, Director

Kathleen Atkinson, Neighborhood Watch Advisor to the Board

**JMCA Activities**

Neighborhood Watch  
*watch@JeffersonManor.org*

Home Improvement Committee  
*homeimprovement@JeffersonManor.org*

Land Use Committee  
*landuse@JeffersonManor.org*

Parents' Group  
*parents@JeffersonManor.org*

Social Committee  
*social@JeffersonManor.org*

Transportation Committee  
*transportation@JeffersonManor.org*

Web Site Committee  
*website@JeffersonManor.org*

**Neighborhood News Newsletter**

Please direct any requests or questions about Neighborhood News to: *newsletter@JeffersonManor.org*

Kristina Mann, Editor-in-chief  
Kelly Marshall, distribution

**Join JMCA Today!**

The members and board of the Jefferson Manor Citizens Association want to welcome and encourage all residents, whether you rent or own, to join your citizens association. Your active membership gives you a voice in issues that affect everyone in our community and makes our neighborhood a better place to live.

**Why join?**

Participation gives you a great way to meet your neighbors through meetings and social events. JMCA allows you to influence issues that affect all of us. The Association actively works with larger district organizations and elected officials to address our neighborhood concerns such as the ongoing roadwork and property development. Active membership helps you stay informed about those issues and lets the board represent you. Membership entitles you to vote at general meetings on specific issues, to participate in JMCA Officer and Board elections every March, and provides access to the Members Only portions of the JMCA web site (*www.JeffersonManor.org*). Finally, caring is contagious—your involvement in our neighborhood encourages others to do the same, making this a great place to live for everyone.

**Where does my money go?**

JMCA organizes annual social events like National Night Out, summer picnic, Halloween parade and holiday party, as well as special events such as the 60th Anniversary celebration. Membership dues pay for our website, fliers, etc., that keep everyone informed of what's going on in the community, and support all of the Association activities.

**How do I sign up?**

Complete the 2010 JMCA Membership Form included in this newsletter, include the annual dues (\$20 per household per year) and drop it off at any general meeting or mail it to: JMCA, P.O. Box 4104, Alexandria, VA 22303. Membership is annual and lasts from January 1–December 31 of each year.

**Únete Hoy a JMCA!**

Los miembros y junta directiva de Jefferson Manor Citizens Association (Asociación de Ciudadanos de Jefferson Manor) quieren invitar y animar a todos los residentes del vecindario, sea que rente o sea dueño, a unirse a la asociación de esta tu comunidad. El ser miembro activo te da la oportunidad de participar en temas que afectan a todos en nuestro vecindario haciendo de él un mejor lugar para vivir.

**¿Porque unirte?**

El ser parte, te dará una excelente manera de conocer mejor a tus vecinos a través de asambleas y eventos sociales. JMCA te permitirá ser de influencia en temas importantes que nos afectan a todos. La Asociación trabaja junto con organizaciones mayores del distrito y con oficiales elegidos para resolver y abogar por el bien de nuestra comunidad, como ser, el mejoramiento de calles y desarrollo urbano. También, al ser miembro, te mantienes al tanto de de estos temas y tienes representación a través de la junta directiva. La membresía te permite votar en asambleas generales, participar en las elecciones de la junta efectuadas en Marzo, y te da acceso a páginas Web Exclusivas para Miembros (Members Only) en nuestra hoja de Internet *www.jeffersonmanor.org*. Finalmente, al interesarte, pueda que contagies a otros a participar y lograr hacer de este lugar maravilloso lugar para vivir.

**¿Como se invierte mi dinero?**

JMCA organiza eventos anuales, como ser el National Night Out (Día Nacional de una Noche Afuera), el picnic del verano, la fiesta de halloween, y celebración de Navidad. También organiza eventos especiales como fue la celebración del 60 aniversario de Jefferson Manor. Nuestra membresía cubre el costo del nuestra hoja de Internet, folletos, etc., que nos mantiene informados de lo que esta sucediendo en la vecindad, y cubre cualquier otra actividad que la Asociación apoya.

**¿Como me hago miembro?**

Completa el formulario de membresía incluido en el boletín informativo (JMCA newsletter) para el año 2010. Incluye la tarifa anual de 20\$ por casa. Llévelo a cualquiera de las asambleas general o mándala por correo al: JMCA, P.O. Box 4104, Alexandria, VA 22303. La membresía se renueva anualmente y cubre del 1 de Enero al 31 de Diciembre.

—Translation courtesy Carla Gonzalez

## County Planning Review of Huntington Station Strip Mall

Lindsay A. Mason of the Fairfax County Department of Planning & Zoning gave a presentation to JMCA at a special meeting December 15. Fairfax County is doing an out-of-cycle review of the part of Jefferson Manor bounded by North Kings Highway, Jefferson Drive, Monticello Road, and Fort Drive, which includes the Huntington Station strip mall, the garden apartments, and several duplex homes. The County is considering whether to allow denser development, given this location's close proximity to the Metro station.

Ms. Mason showed PowerPoint slides showing several initial options being discussed by the planning team, with density (Floor Area ratio, or FAR) ranging from 2.0 to 3.0 FAR, maximum building height from 8 to 14 stories, different mixes of residential (apartments and/or townhouses) and business, and above-ground parking. Some of the options shown would entail displacing several homes on Farmington Drive and Monticello Road (but she emphasized this would not be done without owners' approval). Ms. Mason stressed that these were initial thoughts, and could be adjusted based on, among other things, community input. In the following discussion, residents expressed concerns



about the potential impact of a move to denser development on local schools, noise, and vehicular and pedestrian traffic on North Kings Highway and Fort Drive. Some residents worried about higher buildings blocking sunlight in the neighborhood; several residents expressed support for a plan with less-dense development, lower maximum height for buildings, and preservation of the Farmington Drive houses.

Based on input at the meeting and any follow-up input, the planning team will refine the options and write a draft plan (January/February), meet again with the Jefferson Manor community (March) to discuss the draft, further refine the plan and incorporate a conservation plan (March–May). The final staff report will be presented at a Planning Commission public hearing in June, followed by a Fairfax County Board of Supervisors public hearing in July. Written comments may be sent to: Lindsay Mason, 12055 Government Center Pkwy Suite 730, Fairfax, VA; [Lindsay.mason@fairfaxcounty.gov](mailto:Lindsay.mason@fairfaxcounty.gov).

Minutes of the meeting and Ms. Mason's PowerPoint presentation are on the JMCA website: <http://jeffersonmanor.org/landuse/huntingtonstation.html>.

### ABCs of Neighborhood Parking Restrictions



The cost of violating the parking restrictions on Jefferson Manor streets is \$40 or \$100 for each incident. These laws are aimed primarily at those who park on neighborhood streets to access Metro. Unfortunately, Jefferson Manor residents who are unfamiliar with the parking restrictions can be affected by these same laws. Get better acquainted with the limitations imposed by Fairfax County Residential Parking Code at the JMCA General Meeting at Janet's Java on January 19. Officer Carol Mathieu, who patrols our streets to enforce the parking restrictions, will brief our residents on the code's provisions. For those of us that have unintentionally enriched the County's coffers, this promises to be an evening that pays back your time investment.

totallydental

**Josie S Keat, DDS**  
GENERAL DENTIST

[drkeat@totallydental.com](mailto:drkeat@totallydental.com)  
[www.totallydental.com](http://www.totallydental.com)  
703.212.7070

**ALEXANDRIA COMMONS SHOPPING CENTER**  
3223 Duke Street, Suite G, Alexandria, VA 22314

Providing NoVA families the best modern dental care since 1984

- Focus on your family's overall health and wellness
- Comfortable waiting room featuring WiFi
- Special waiting area for kids with video games

**totallydental**  
YOUR FAMILY DENTIST

**GENERAL DENTISTRY • COSMETIC DENTISTRY • ORTHODONTICS**



# COLOR FLOORING KITCHEN & BATH DESIGN CENTER

5739 Telegraph Road Alexandria VA 22303 703-960-0220

[WWW.COLORFLOORING.COM](http://WWW.COLORFLOORING.COM)

Hours: Monday-Saturday 10AM - 6PM Sunday-Closed

We provide complete in-house kitchen & bath remodeling  
from framing to the fixtures

UPTOWN SERVICE AT NEIGHBORHOOD PRICES



In your  
neighborhood  
for over  
20 years

Wellborn Cabinets



Exotic &  
Eco-friendly  
Flooring  
Cork  
Bamboo  
Marmoleum

Ceramic &  
Porcelain Tile

BR111 - Exotic  
Hardwood Flooring

Granite Counter  
Top & Back Splash

Fine Carpeting - Rivington - Ohno - Hibernia - Fiberworks  
Vinyl Sheet & Tile  
Solid & Engineered Hardwoods



## JMCA Holiday Party

Iffy weather, and perhaps proximity to Thanksgiving, resulted in a slightly lower turnout for the neighborhood association holiday party at Janet's Java on December 5, but those who came feasted from a table groaning under the weight of their neighbor's homemade appetizers, main dishes, and desserts. Neighborhood volunteers dressed up the coffeeshop in holiday colors (thanks particularly go to Sue Gass-Berson for providing many of the decorations) and many residents also were festively attired, particularly the wee ones. It was a wonderful opportunity to relive memories and celebrate together with friends and neighbors.





## Energy Efficiency, VA State Rebates, and Household Energy Audit Offer

Pascale Maslin, an energy efficiency expert, spoke to the community association at our November meeting. She discussed ways to keep household utility bills down and reduce our overall carbon footprint.

She explained that a good way to start is by comparing your home energy bills with those of other houses of similar size. The key is to “sort out the top of the house” (i.e., attic insulation, as that is where much heat escapes). Replacing windows and furnaces/air conditioners need not be first steps if they are functioning properly and maintained. Installing programmable thermostats, putting insulation on hot water heaters and pipes, repairing leaking ducts, switching to compact fluorescent lights, and fixing leaking faucets/toilets are all fairly simple, do-it-yourself projects that can save significant amounts of energy. The Virginia state government and the federal government offer a range of rebates and/or tax credits for installing energy-efficient

equipment (although it appears that some of the state offers are currently in abeyance). More information can be found at <http://www.dmmv.virginia.gov/DE/ARRA-Public/SEPRebate.shtml>.

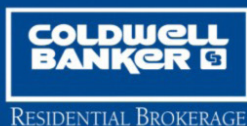
The state government also offers up to \$250 rebates for household energy efficiency audits (although again, these rebates may be on hold at the moment).

Ms. Maslin’s company performs household energy efficiency audits. She will offer 10% off her regular \$350 fee for JMCA residents, and will decrease the price to \$300 if she can schedule two or more JMCA houses together on the same trip. Residents interested in this offer can contact Ms. Maslin at 202-557-9200 or <http://www.energyefficiencyexperts.com>.

### Neighbor News

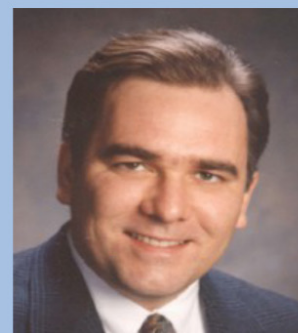
- Congratulations to Holly and Patrick Bryant of Albemarle Drive who welcomed Patrick Kipling Bryant in September. He joins big sister Sofia.
- Congratulations to Katie and Mario Thames of Albemarle Drive who welcomed Orlando Hendrix Thames at 10:37 on Halloween (7 lbs. 11oz. and 19 inches long). He is their first child.
- Congratulations to longtime Edgehill Drive residents Christine and Jeff Cridland who welcomed Emma Quinn Cridland on December 4, 2009. She joins big sister Elise. Although the Cridlands moved out of Jefferson Manor just before the birth, Emma is an honorary resident because most of her in utero life was spent here!
- Congratulations to Tia Colvin and Andy Grady of Edgehill Drive who welcomed William Atticus on September 6. He joins big sister Maggie.

Send Neighbor News submissions to Richard Ewell at [treasurer@jeffersonmanor.org](mailto:treasurer@jeffersonmanor.org).



## JEFFERSON MANOR'S REAL ESTATE MARKET REPORT — WINTER OF 2010

Status	Address	BR	BA	List\$	Sold\$	Settled
Sold	6026 N Kings Hwy	2	2	\$235000	\$245000	12/18/09
<b>Sold*</b>	2618 Jefferson	2	1	\$245000	\$225000	12/07/09
Sold	2707 Fairhaven	2	1	\$357450	\$337000	11/30/09
<b>Sold*</b>	5867 Edgehill Dr	2	1	\$339000	\$331000	11/24/09
Sold	2611 Fort Dr	3	2	\$244000	\$235000	11/12/09
Sold	2700 Jefferson Dr	3	2	\$358000	\$360000	10/30/09
<b>Sold*</b>	2810 Albemarle	2	1	\$325000	\$335000	9/28/09
Sold	2721 Jefferson Dr	3	2	\$389000	\$385000	9/15/09
<b>Sold*</b>	6002 Williamsburg	2	1	\$343000	\$343000	8/27/09



**Tom Rickert is a resident & Jefferson Manor Specialist w/over 120+ transactions in Jefferson Manor alone!**

Phone—703-447-7901

Email—[realtor@crosslink.net](mailto:realtor@crosslink.net)

Information provided by area Metropolitan Regional Information Systems. It may contain sales not made by the Coldwell Banker agent or Coldwell Banker. Information deemed reliable, but not guaranteed. \*Tom's Sales!

**Thinking of Selling or Renting? In this market, the most important decision you make is who to work with! Now offering property management & tenant screening services.**

## 2009 Budget Treasurer's Report

The official treasurer's report is submitted at the March general membership meeting, but here is a summary. I am pleased to report that our neighborhood association remains in good health, both in terms of finances and membership.

### Membership

We had 103 members this year: 100 residents and 3 non-residents (one non-resident owns two separate properties). We had 30 new members this year, which is almost the same as last year (34). Although there are over 500 households in Jefferson Manor, not including the Huntington Garden Apartments on Fairhaven or the townhouses on Edgehill Court, local officials have assured us that our membership rate is still very high for Fairfax County neighborhood associations. Over 200 households have been JMCA members at some point during the past three years, so part of our work will be reminding people to re-join each year. We also hope to increase our membership numbers with participation from the apartments and townhouses that were welcomed into JMCA at the end of the summer.

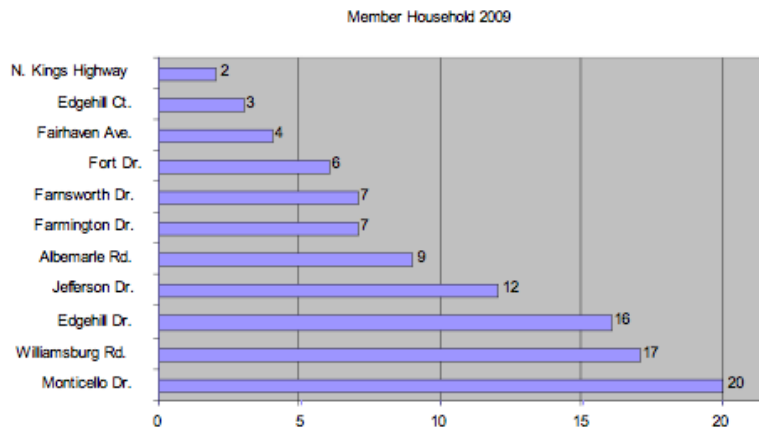
For comparison, here are the membership numbers for the past three years:

2008: 122 households (121 residents, 1 non-residents)

2007: 86 households (83 residents, 3 non-residents)

2006: 108 households (102 residents, 6 non-residents)

Here is a breakdown of our membership by street:

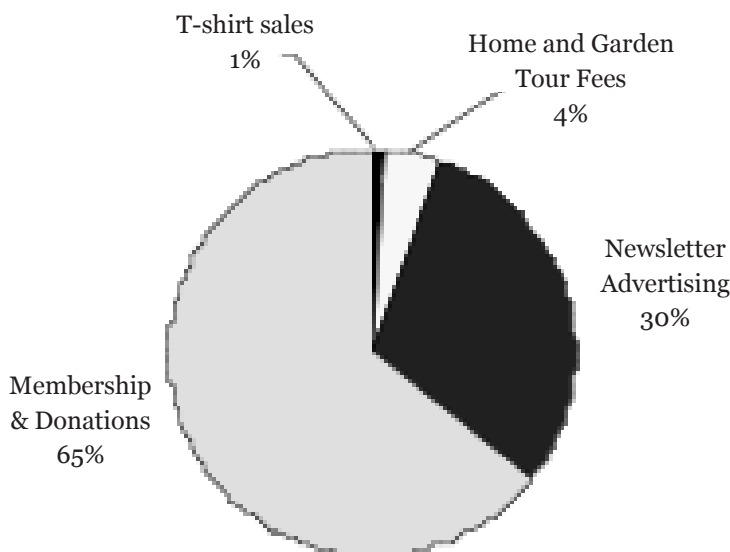


### Budget

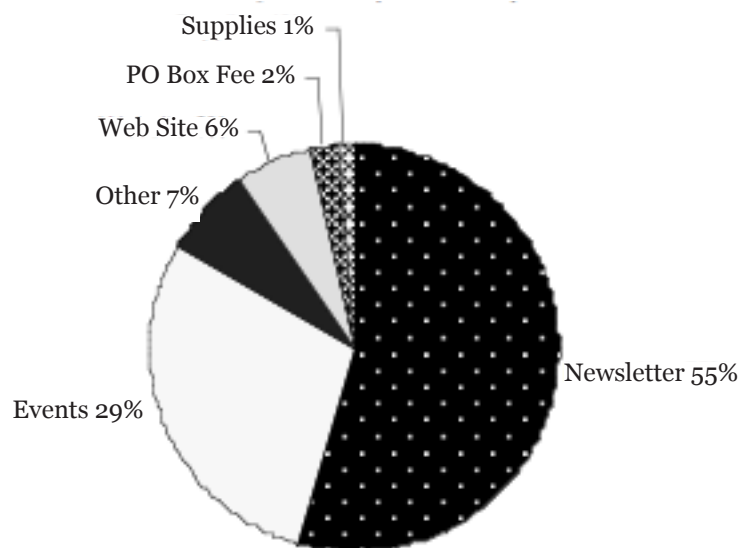
We began the year with roughly \$4,168. We end 2009 with a projected balance of \$5,587 (including pending payments and interest on a CD that matures this month). As the rough breakdown of our expenses indicates, we were able to reduce our event expenses this year (thank you, Social Committee!). The largest single expense item was our newsletter. For revenue, we continue to rely primarily on membership dues, donations, and newsletter advertising. We again owe Tom Rickert and Color Flooring Kitchen & Bath Design Center a special thank you for their consistent support with ads that provided the bulk of our advertising revenue.

—Richard Ewell, JMCA Treasurer  
Treasurer@JeffersonManor.org

### Projected 2009 Revenues (\$4,077)



### 2009 Expenses (\$2,723.57)



## Median Strip Coming to North Kings Highway

In December 2009, the county DOT was able to find adequate funding for the proposed North Kings Highway median project. Design work will begin in early 2010, with construction tentatively scheduled for summer of 2011. The original concept drawing of the project can be found at: [http://jeffersonmanor.org/uploads/NKingsHwy\\_HuntingtonMetro.pdf](http://jeffersonmanor.org/uploads/NKingsHwy_HuntingtonMetro.pdf).

## LDACO Dinner

On December 8, JMCA President Chris Soule and Board member Brian Allen attended the annual LDACO (Lee District Association of Civic Organizations) awards dinner. This has been and continues to be an excellent opportunity to meet policy makers in local, state and federal office and to advocate for the concerns of Jefferson Manor. Individuals in attendance included Supervisor McKay and his full staff, delegate-elect Scott Surovell, and members of Congressman Moran's staff.

## Neighborhood Watch Update

Residents who are active on the listserv may have noticed an increase in the number of people who have mentioned someone going through their cars. In many cases the cars have been left unlocked, and little of value has been stolen. However, this is a disturbing trend that warrants our attention. All residents are encouraged to lock their car doors and call the police. If you see someone in the act of getting into your car, call 911. If after the fact you discover someone has been rifling through your vehicle, call the non-emergency number at 703-691-2131. It is very important that the police are aware of all incidents in the neighborhood, because that increases the number of patrols that go through our streets!

In addition to reporting the incident to the police, please use our online reporting tool ([www.jeffersonmanor.org/watch/add\\_incident.php](http://www.jeffersonmanor.org/watch/add_incident.php)) to report such incidents to Neighborhood Watch.

—Kathleen Atkinson

## Traffic Calming Measures

The Traffic Calming Task Force met with Fairfax County Department of Transportation and Virginia Department of Transportation engineers to assess traffic calming measures available to the community and potential locations for these devices. The county indicated speed tables would be suitable for Fort Drive and Farmington Drive. We're working through options with them on Edgehill due to the regulations limiting installation of speed tables along roads with short distance between stop signs and intersections, and on narrow streets. The next step is for the county engineers to issue a proposal for review by the task force and presentation to the neighborhood for input and feedback.

—Brian Allen



## Jefferson Manor Citizens Association

Any residents of the Jefferson Manor subdivision over the age of 18 and non-resident owners of property in the Jefferson Manor subdivision are entitled to membership in the Jefferson Manor Citizens Association. Membership dues are \$20 per household (\$10 for seniors) per calendar year. Complete this application & mail with a check or money order to:

JMCA  
P.O. Box 4104  
Alexandria, VA 22303

## 2010 MEMBERSHIP APPLICATION

☐ Renewal ☐ New Member ☐ Senior (\$10)

Name(s): \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

☐ I have included an additional \$\_\_\_\_\_ as a donation to JMCA to help with the publication cost of Neighborhood News.

TOTAL ENCLOSED: \$\_\_\_\_\_ ☐ Check/money order ☐ Cash

☐ I am willing to help deliver newsletters (once every other month).

*I am interested in the following:*

☐ JMCA Website ☐ Social Committee ☐ Home Improvement Committee

☐ Green Committee ☐ Transportation issues ☐ Land Use issues

☐ Neighborhood Watch ☐ Newsletter

*Other notes:*