



Jefferson Manor Citizens Association

NEIGHBORHOOD NEWS

March–April 2008

JMCA, P.O. Box 4104, Alexandria, VA 22303 • www.JeffersonManor.org

NEXT GENERAL MEETING

Tuesday, Mar 18, 7:30 PM

**in the Mount Eagle
Elementary School Cafeteria**

*Refreshments & community
information will be served.*

JMCA EVENTS

March 18, 7:30 PM:

General JMCA Meeting (above)
Mount Eagle Elementary School

April 15, 7 PM:

JMCA Board Meeting
Mount Eagle Elementary School
Open to the Public

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

President's Letter

Happy St. Patrick's Day, Jefferson Manor!

It's hard to believe I've been writing these letters for a year already. It has been thrilling and very rewarding to serve as the head of our association. Our annual elections will take place during our March 18th general meeting. We have several members of our board stepping down after long periods of service to the neighborhood. Kelly Marshall is stepping aside from his VP spot, but will continue to assist with the newsletter and social committee work. Amanda Witt has been our hard-working secretary, diligently ensuring we meet our document requirements as a Virginia non-profit organization. It has been a pleasure working with both of them, and we as an organization owe them a debt of gratitude. We need your help in filling the gap they leave behind. In this newsletter you will find descriptions of the various open positions and the monthly time requirements for each position. Even if you do not choose to run, please come to the general meeting to vote.

My top priority for the next year is creating more value for your JMCA membership. Our new social committee chair, Jim Martin, has a full slate of activities for the upcoming year. We have the usual favorites, the return of an old favorite, and some new activities as well. I have asked Jim to try to

use the social calendar as a way to strengthen our sense of community. Do you have a particular event you'd like to see on the calendar? Drop an email to social@jeffersonmanor.org.

Our community is blessed in many different ways. I would like to use our resources to help better our surrounding communities. In 2008, the JMCA Cares program will be brought back. In 2006, we worked with Habitat for Humanity and recently we have had some discussion of a blood drive in the neighborhood. What type of charity work would you like us to organize? Can we help strengthen our neighborhood and our community at large? Yes we can.

Jefferson Manor continues to be the center of great changes. Work on the new development at the Huntington Metro is gearing up for the next phase of construction. The Telegraph Road interchange work is ramping up and work on the road surface of Fort Drive will begin once the weather warms up. The abandoned apartments are fenced, and Supervisor McKay has ensured that the neighborhood will have a loud voice with whoever ends up with the property. I will continue to work to ensure the concerns of our neighborhood are represented during this time of progress and revitalization.

Be safe, and take care,

Chris Soule, JMCA President
president@jeffersonmanor.org

Be a good neighbor!

- Jefferson Manor is short on roadside parking. It is not fair to those living close to the Metro to have residents drive from one side of the neighborhood just to shorten their walk.
- It is against county code to improperly use your visitor parking pass. Both the resident owner of the pass, plus the person utilizing the pass are subject to a \$100 fine for this violation. This includes a resident using a visitor pass in lieu of an official county parking permit.
- Please do not leave trash or trash containers on the sidewalk or curbside on non-trash days.
- Violations should be reported to the county health department. Violators have ten (10) days to comply, and county fines begin at \$250.



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 info, visit: www.JeffersonManor.org or email us at: info@JeffersonManor.org

JMCA Board Members (4/2007–3/2008)

Chris Soule, President
President@JeffersonManor.org

Kelly Marshall, Vice President
VP@JeffersonManor.org

Richard Ewell, Treasurer
Treasurer@JeffersonManor.org

Amanda Witt, Secretary
Secretary@JeffersonManor.org

Richard Cassara, Director
Matthew Haws, Director
Jim Martin, Director
Claire McDonough, Director
Brian Murray, Director

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

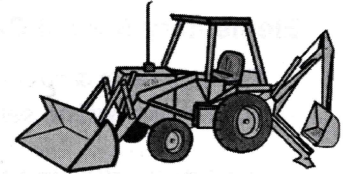
Please direct any requests or questions about *Neighborhood News* to: newsletter@JeffersonManor.org

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

Fort Drive Construction

There have been some instances where the contractor has totally blocked access to houses while working on steps and driveways. They are not supposed to do that, at least not without notice. Please contact Todd Minnix at 703-324-5116 if this happens to you.

The contractor hopes to start the roadway work by mid-March or April, depending on the weather. Once the roadway work begins, there will be a significant increase in the amount of construction equipment in the area (excavators, dump trucks, bulldozer/loader, paving machine, etc.). During work hours, the roadway will be pretty congested and parking limitations will be even greater. However, parking should return to "normal" at the end of each day.



If you have any questions or concerns about the project, please contact Richard Ewell at transportation@jeffersonmanor.org or 703-408-0812. Additional updates will be posted on the JMCA Yahoo group and website.

Huntington Gardens Apartments

On Feb. 7, I attended a meeting with Supervisor McKay, representatives of Commerce Bank, Capt. Kline of the Fairfax County police, and the county zoning enforcement staff. Our topic was short-term solutions for our problems with the Huntington Gardens apartment site. Moving forward, Commerce Bank, who holds the mortgage on the property, will be handling the day-to-day maintenance of the site.

- Security fencing has been installed around the perimeter of the property.
- The garbage and debris on the site will be cleaned up.
- Two private security guards will patrol the site during the evening and night, seven days a week. If the fence does not provide adequate deterrence, the security detail will be increased to 24/7.
- The grounds will be kept up, with particular emphasis on keeping the grass mowed.
- We will have a point of contact with the bank for complaints.

This does not mean that the county has stopped their suit against the property owner. That process will continue in parallel to ensure we have options in the coming months, should potential buyers not work out. The reason for the new security detail is that several of the potential buyers are aiming to renovate the existing buildings, not bulldoze them. Given the current market, this isn't a big surprise.

Regarding the sale of the property, the process continues, and will take at least another 90 days under the best of circumstances. One thing that Supervisor McKay made very clear to all in attendance is that Jefferson Manor will have a strong voice at the table, regardless of who ends up with the property. He was emphatic that the previous owners ran a sub-standard ship, and that will not be tolerated with the new owner.

As always, if you have any questions or concerns, please contact me at president@jeffersonmanor.org.

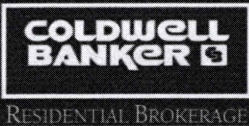
—Chris Soule

The JMCA Social Whirl: Mark Your Calendars (and Volunteer!)

The JMCA Social Committee has planned an ambitious agenda of events for the year, including:

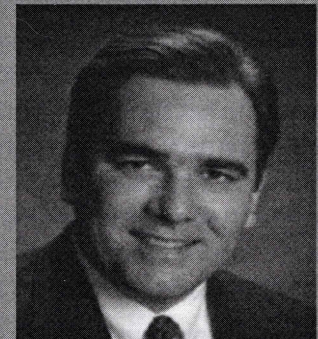
- **Bowling Night**, Tuesday, March 25, 7:30–9:30 PM, AMC Alexandria Lanes (next to Shoppers). They'll give a special rate for 20 or more attendees.
 - **JMCA Happy Hour**, mid-April TBD: probably somewhere in the greater Alexandria area
 - **Washington Nationals Game**, May or June mid-week. For a group of 25 or more, seats underneath scoreboard about \$25/person. Possible dates: Phillies or Milwaukee, week of May 19; Angels or Orioles, fourth week of June.
 - **Jefferson Manor Home and Garden Tour**, Sunday, June 8 (tent.)
 - **Games Night**, spring TBD (tent.)
 - **JMCA General Meeting/Social Event**, July 15 at Janet's Java
 - **National Night Out**, August 5, co-sponsored with the Neighborhood Watch Committee
 - **Annual JMCA Picnic**, Saturday, September 13
 - **JMCA Halloween Parade**, October 25 or November 1 (tent.)
 - **Bowling Night**, November TBD
 - **Holiday Pot-Luck**, Saturday, December 6
- Dates subject to change.*

We will provide additional information about events through the website, Yahoo group, and newsletter. Like all JMCA functions, Social Committee events are powered by *volunteers*, and we urge you to consider volunteering to serve on the committee and/or to help organize any of the events mentioned above. The Home and Garden Tour, picnic, Halloween parade and holiday pot-luck in particular always need a few extra hands. If you want to volunteer, have suggestions, want to sign up for particular events (early sign-up is important for bowling and baseball group rates!), or just want to be social, contact the social committee at social@JeffersonManor.org.



JEFFERSON MANOR REAL ESTATE MARKET REPORT — WINTER 2008

Status	Address	BR	BA	List\$	Sold\$	Settled
Sold	5938 Monticello Rd	2	2	\$354900	\$345000	12/27/07
Sold	2811 Fort Drive	3	2	\$374900	\$373950	12/07/07
Sold	5810 Edgehill Dr	3	2	\$386900	\$390000	12/07/07
Sold	5943 Williamsburg	3	2	\$329000	\$319000	12/06/07
Sold	5857 Monticello Rd	3	1	\$359000	\$350000	11/27/07
Sold	6014 Williamsburg	2	2	\$415000	\$405000	11/21/07
Sold	2616 Jefferson Dr	3	2	\$300000	\$282000	11/21/07
Sold	2719 Jefferson Dr	3	2	\$357000	\$357000	11/16/07
Sold	5939 Williamsburg	2	2	\$359000	\$355000	11/15/07



Tom Rickert is a resident & Jefferson Manor Specialist w/over 100+ transactions in Jefferson Manor alone!

Phone—703-447-7901

Email—realtor@crosslink.net

Web—AlexandriaProperties.Com

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.

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.

You've Got A
DEAL

AT COLOR FLOORING BATH & KITCHEN REMODELING

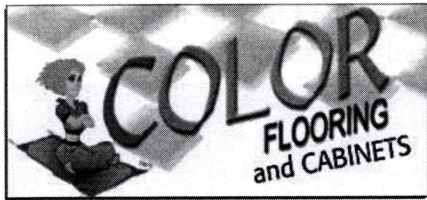
Bruce hardwood floors
Hartco Quality Wood Flooring
Robbins
WILSONART
ETERNA
Shaw **PERGO** **Armstrong**

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Message from Supervisor McKay

Quality of life—hard to describe when it's good but you know it when it's bad. When the property next door or down the block is in disrepair with tall grass defying a lawnmower to get through, you can't ignore the community impact. Most of us work hard to be good neighbors and we expect that those around us will share our sense of community. Sometimes, though, whether because of illness, age, geographic distance, or just plain irresponsibility, owners let their properties decline.

That's where government needs to step in and lend a hand. At the January 7 Board of Supervisors meeting, I introduced a Board Matter asking County staff to evaluate the legal tools that the General Assembly has already given us address both residential and commercial blight. (In Virginia, counties may only pass laws and ordinances if the General Assembly has given them enabling legislation to do so.) Based on my reading of state code, I believe that we can take better advantage of tools that we already have. Using these tools will also enable us to hold negligent property owners responsible for the impact their properties have on the community and will let us charge the owners for the costs associated with their negligence. The Board of Supervisors unanimously approved my request that staff review state enabling

legislation and report on how we can use it in Fairfax County. The report is due back to the Board in April and I will keep you informed.

Along the same lines, we have seen a steep increase in the number of complaints about overgrown grass and with the rising number of foreclosures, we are likely to see these complaints increase. The standard County enforcement process that requires contacting a property owner in person or by certified mail no longer meets our community needs. Spring will be on schedule this year, bringing with it the foreseeable tall grass so at the January 28 Board of Supervisors meeting, Chairman Connolly and I asked the Board to act on code amendments that would streamline the grass enforcement process. On our request, the proposed amendments will come back to the Board of Supervisors for a public hearing no later than our April 29 board meeting.

If you would like copies of these Board Matters, please contact my office at 703-971-6262 or leedist@fairfaxcounty.gov. Keeping our neighborhoods healthy is as important to me as it is to you so please don't hesitate to call my office if you have any concerns about overcrowding, zoning violations, or neglect. I look forward to the day when these problems are rare—in the meantime, my staff and I will ensure that the county investigates and acts.

—Supervisor Jeff McKay



Running & Voting for the JMCA Board

Voting will occur at the March 18, 2008 membership meeting. To vote or run for office, you must be a member in good standing for the current year. If you have not paid your 2008 membership fee of \$20, you may do so at the beginning of the March meeting. Each JMCA member household is entitled to one vote, to be cast in person, at a membership meeting. Any disputes regarding membership or voting status will be resolved by

the (sitting) Treasurer.

A list of candidates for the JMCA Board is included below. Nancy Leighton will be running the election proceedings at the meeting. If you wish to run for office or to nominate a consenting individual, contact Nancy at 703-960-0432 or elections@jeffersonmanor.org. She will also be taking nominations from the floor.

There are a maximum of nine members of the JMCA Board, consisting of four officers (President, Vice President, Secretary, and Treasurer) and five directors (General Board Members). Officers are elected annually. Directors serve 2-year terms (with 2-3 slots opening each year). All board members serve without compensation. All board members must reside in Jefferson Manor, with the possible exception of one of the directors. Board members meet a minimum of once every other month, in between general membership meetings, six times per year.

President: The President presides over all meetings of the membership. He/she exercises general active management of the business of the JMCA and directs the execution of all policies and resolutions of the Board. The President may assign duties subject to the approval of the Board. The President may serve as a member of any committee.

Candidate: Chris Soule

Vice President: The Vice President performs the duties and exercises the powers of the President during the absence or disability of the President.

Candidate: Claire McDonough

Treasurer: The Treasurer has custody of all JMCA funds and shall keep full and accurate accounts of all receipts and disbursements. The Treasurer shall prepare an annual report of the cash receipts and disbursements for the prior calendar year. The Treasurer is responsible for keeping a current list of the voting membership of the JMCA.

Candidate: Richard Ewell

Directors: Also known as General Board Members. Directors are elected every two years in rotating groups of two or three. Directors support the officers; and may chair a committee upon appointment by the President and recommendation and approval of the Board.

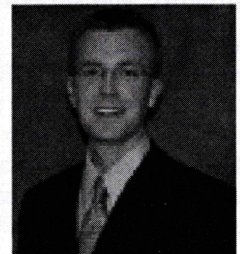
2-Year Term Candidate: Brian Murray

2-Year Term Candidate: [Open Position]

1-Year Term Candidate: [Open Position]

Secretary: The Secretary attends all Board and membership meetings and keeps minutes of all meetings, including, on request, a record of the calling of a vote. Minutes may be taken by an alternate designated by the Secretary.

Candidate: [Open Position]



Happy 60th Anniversary Jefferson Manor!
I am a Jefferson Manor resident who cares about our community. We can discuss your real estate needs while you are walking the dog, enjoying a cup of coffee at Janet's Java, or just working in the garden.

Keep Jefferson Manor a beautiful place to call home!

Your Neighbor,
Tim Royster

109 South Pitt St.
Alexandria, VA 22314
703-549-9292 ext. 255 office
703-609-1463 cell
troyster@mceneaney.com

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, participation 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 newsletter costs, keeping everyone informed of what's going on in the community, and support all of the Association activities.

How do I sign up?

Complete the 2008 JMCA Membership Form included in this newsletter, include the annual dues (\$20 per household per year) and drop it off at any general meeting (the next one is January 15th) 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 el 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 boletín informativo (JMCA *newsletter*), 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 2008. Incluye la tarifa anual de 20\$ por casa. Llévelo a cualquiera de las asambleas general (próxima será el 15 de Enero) 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

2008 JMCA Membership Application

Name(s): _____

Address: _____

Phone: _____

E-mail: _____

Check one: ☐ Renewal ☐ New Member

I have included \$ _____ as a donation to JMCA to help with the publication cost of *Neighborhood News*.

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 calendar year. Complete this applications & mail with a check or money order (payable to "JMCA") to:

JMCA
P.O. Box 4104
Alexandria, VA 22303