

JEFFERSON MANOR

est. 1947



The Jefferson Manor Citizens Association brings 600 households of neighbors together through events, newsletters, and meetings. From game nights and block parties to yard sales and holiday celebrations, we build community and support our neighborhood. Join us for more free fun in 2026!

JAN


Community Meeting:
Game Night




FEB

Call for
Volunteers
&
New
Board
Members!

MAR

 Community Meeting:
Elections & Welcome Wagon



APR

Spring
Cleaning
&
House
Maintenance
Discounts

MAY

Community Meeting
&
HOME &
GARDEN TOUR



JUN

Community
Yard Sale
& Craft Fair

JUL

Community Meeting:
Movie Night




AUG

Prepare for
the Block
Party..

SEP

BLOCK PARTY!




OCT

HAUNT THE MANOR

NOV

Community Meeting
&
JMCA CHILI COOKOFF



DEC

LIGHT UP THE MANOR
&
Holiday Extravaganza

To support another great year for JMCA, volunteer your time and/or sign up for our \$25/year membership. Scan the QR code or email info@jeffersonmanor.org to learn more.

Events after April 2026 are subject to approval by 2026-27 JMCA board.

2026



Jefferson Manor Newsletter



Chili Cookoff and Member Appreciation Event

Flavors were off the charts this year at the annual Chili Cookoff and Member Appreciation Event on November 15. Twelve chefs provided a wide variety of tasty chilis...made with everything from vegetarian sweet potatoes to turkey to andouille sausage to beef and chicken. And, we welcomed many new members to the JMCA!

Congratulations to the winners!

Best Overall/Grand Champion:

Eli Woerpel with his award-winning version called "Chiefs Kingdom Smokehouse Chili"

Most Exotic: Abbey and Trevor Heath with their Creamy Carnitas Chili



Thank you to everyone who participated and tasted at the Chili Cookoff!

Annual Winter Holiday Extravaganza



JMCA neighbors had a festive time mingling together, eating cookies, and drinking hot chocolate at the annual Winter Holiday Extravaganza on December 13. A special visitor also arrived to say hello...Santa Claus! It was a great time for all! Special thanks to Adam and Ashley Davis for hosting this wonderful event at their home.

JANUARY/FEBRUARY 2026

Calendar of Events

Community Meeting and Board Game Night

Jan. 26, 6:30 p.m. @
Mount Eagle ES Cafeteria

Community Meeting and Annual Board Elections

Mar. 9, 6:30 p.m. @
Mount Eagle ES Cafeteria

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Social Media

Facebook:
www.facebook.com/groups/jeffersonmanor

Fairfax County Phone Numbers

Non-Emergency Police
(703) 691-2131
Animal Welfare & Pet Assistance
(703) 830-1100

Jefferson Manor Newsletter

JANUARY/FEBRUARY

Letter from the President Darcey Pancoast

Hello Jefferson Manor, happy new year!

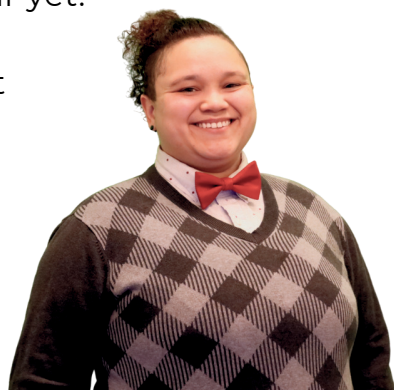
While the New Year marks many new beginnings, it is also a time of endings. As last year came to a close, we celebrated in many ways, including with our Light Up the Manor competition & Winter Holiday Extravaganza. Thank you to all who participated! Similarly, this newsletter marks the end of your 2025-26 JMCA Board. It has been an honor and a privilege serving you in my role as President.

As the 2025-26 Board term draws to a close, we have a few final acts. One is this month's community meeting, where by popular demand, we will be having another game night! Whether you bring a game to play, a neighbor to join in on the fun, or just yourself, it's sure to be a good time. We'll be in the Mount Eagle Elementary School Cafeteria on Monday, January 26th from 6:30-8pm.

Second, we are organizing the nominating committee for next year's board. If you would like to get involved with the nominating committee or join the JMCA Board itself, (or if you just want more info!) please reach out to board@jeffersonmanor.org. Elections will be held at the annual membership meeting on Monday March 9th at 6:30pm

Thank you all again, and here's to 2026—may it be the Manor's best year yet!

Darcey Pancoast



JMCA Board of Directors

President/Presidenta

Darcey Pancoast

Vice President/Vicepresidenta

Donna Jones

Treasurer/Tesorera

Susan Bowyer
Colette St. Mary

Secretary/Secretario

Reva McAulay

Directors/Directores

Colette St. Mary
Rae Lietzau
Gil Jackson
James Beck
Corinne Bebek

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Escanea el código QR para leer la versión en español.

The JMCA does not endorse or verify the quality of service provided by advertisers in this newsletter.

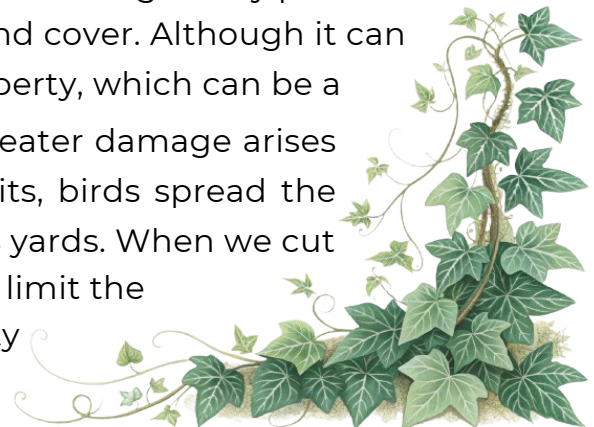
Home and Garden

In the Garden

I've talked about invasive species incidentally in several prior newsletters but here I'd like to tackle the issue of what constitutes an invasive species and what we can do in our own gardens to limit their spread. Virginia describes an invasive species as a non-native plant, animal, or disease that causes or is likely to cause ecological or economic harm. This is distinct from native species that evolved and have long been distributed in the region and other non-native species that appear to pose no harm. The usual forms of ecological or economic harm include uncontrolled spread in natural environments and the resultant exclusion of native species or destruction of ecosystems (although of course some inflict direct damage to crop species). Where plants are concerned, lots of these invasives have been introduced by the nursery industry.

Our neighborhood, by virtue of its age, is home to many invasive plants that were planted long before their invasive nature was known. So, what can we do to limit the damage these species cause? First, we can avoid buying them and adding them to our gardens now. Yes, as we've discussed, species invasive in VA are still sold and are largely unlabeled as invasive (although that is poised to change). Checking invasive status only takes a few minutes and can help you avoid adding to the problem.

However, for those we already have, most of us are not ready to remove these plants, which we use as hedges, ground covers, etc. But we can still take steps to limit their ecological damage. Contrary to common opinion the physical expansion from our properties into neighbors' yards or park land is a minor component of the issue for most invasives (although running bamboo is a counter example). What is more damaging are the seeds that are spread by wind or animals to natural areas. English Ivy provides a useful example. It is still sold in nurseries and is a popular ground cover. Although it can grow out of control and beyond the bounds of one's property, which can be a problem where it grows into unmanicured areas, the greater damage arises when it climbs. Once off the ground it flowers and fruits, birds spread the seed, which germinates readily in nature areas as well as yards. When we cut the base of its climbing vines and keep it out of trees we limit the damage to trees, which can be weakened by the weighty vine, as well as the likelihood of spreading via seed.



Home and Garden

In the Garden (continued)

Similarly, when we trim our privet hedges and keep them from seeding, we reduce the spread of that plant into natural areas. And if we remove fruits from plants like burning bush (Euonymus species) and Sacred Bamboo (Nandina) we do the same. Winter is a great time to spot these invasive species and take some action to limit the damage they do.



Happy gardening this winter!
Colette St. Mary, your local mad gardener



Light Up the Manor Contest Winners

Congratulations to all the winners of this year's Light Up the Manor holiday decoration contest! Thank you to all who entered the contest.

The Manor was bright with lights and cheer! We had a great turnout this year, and many more homes put up festive decorations but chose not to enter.

It was a close competition, with a narrow margin between the top three finishers!

1st Place: 5927 Monticello Rd

2nd Place: 5852 Edgehill Dr.

3rd Place: 2812 Albemarle Dr

Finally, a hearty holiday thank you goes out to the JMCA for supporting the LUTM contest again this year!





RENTING YOUR HOME? READY TO CALL JEFFERSON MANOR YOURS INSTEAD OF YOUR LANDLORD'S?



If you're renting in Jefferson Manor and wondering whether buying is actually doable... the short answer is yes. I have several off-market and coming-soon properties lined up for Spring, and this could be your chance to get in before the competition heats up.

Here's the real talk: buying—yes, even at today's prices—can put you in a far better long-term position than renting, even if your monthly payment comes in a bit higher.

Why?

- You build equity, not someone else's retirement plan. Every month you rent, you're essentially paying your landlord's mortgage. When you own, that money becomes your asset.
- Tax benefits actually lower your real housing cost. Mortgage interest and property tax deductions can save thousands per year—rent can't compete with that.
- Stable monthly payments beat unpredictable rent hikes. Your landlord can raise rent. Your fixed-rate mortgage cannot.
- Long-term wealth grows quietly in the background. Jefferson Manor continues to appreciate.

And here's where things get interesting:

My lender partner offers the "Community Portfolio Program" featuring:

- ✓ As little as 3% down
- ✓ NO PMI
- ✓ Below market fixed interest rates
- ✓ Flexibility designed specifically for local buyers

Translation?

Buying in Jefferson Manor may be easier—and more affordable—than you think.

If you're even thinking about getting out of the rental cycle, I can provide clear guidance and access to opportunities before they hit the open market.



Derek Cole 703.380.4474
Realtor® DerekColeProperties.com



SAMSON
PROPERTIES
6363 Walker Lane-130
Alexandria VA 22310
703.341.6271

WHEN IT'S TIME TO MAKE YOUR NEXT MOVE,
MAKE IT WITH CONFIDENCE.



YOUR NEXT MOVE, SIMPLIFIED.

From *Just Sold* to *Welcome Home*, I guide clients through every stage — pricing, prep, and presentation — so you can focus on your next chapter, not the paperwork.

JEFFERSON MANOR IS ALWAYS
A BUYER-FAVORITE
NEIGHBORHOOD.

You should be glad you chose to live in Jefferson Manor. Now it will serve you well for your next steps. Whether you're ready to sell, right-size, or purchase your next home, my approach keeps the process clear, strategic, and stress-free.

Contact me for more info:

C: 571.478.2625

315 King St, Alexandria, VA
O: 703.518.8300



MY PROVEN PROCESS

- 1. Accurate Analysis** – Understanding your home's true market position and options for the best return on investment.
- 2. Market Prep** – Maximizing presentation and value.
- 3. Standing Out** – Professional marketing to attract the right buyers.
- 4. Moving Forward** – Seamless closings and smooth transitions.



RACHEL KNAPP
REALTOR® in VA/DC/MD

Serving Jefferson Manor & Alexandria
rachel@realhomerresults.com



Community Awareness



JMCA Pet of the Month

Does your pet have what it takes to be JMCA's Pet of the Month? All pets are welcome! Please send a high resolution photo and answer the questions below about your pet. Submissions should be e-mailed to newsletter@jeffersonmanor.org.

Pet Name: Bruce (after Springsteen)

Birthday: February 29, 2024 (Leap Day baby!)

Likes: He loves people and will choose you over a treat. His favorite game is tag with his first responders running in circles in the stations making everyone laugh.

Dislikes: Being brushed...which is a problem for a Bernedoodle.

About Bruce: Bruce is not only my constant sidekick but also a



a therapy dog with my nonprofit OTR Wellness. He works alongside me supporting local and federal first responders, military, humanitarians, and medical professionals, with specialized training focused on being present with individuals experiencing PTSD, earning him the nickname "Feelings Sniffer." When he is not working, Bruce is still the best buddy a girl could ask for, letting his playful, energetic puppy personality shine through.



Knot Free Massage Wellness Studio



Dear Neighbors, I am Cindy Chin, now provide massage therapy services both in the office and in the comfort of your home! My goal is to provide effective, personalized treatments that support your journey toward a pain-free, balanced well-being. Now I am offering exclusive savings for in office appointment for Jefferson Manor Residents and your referrals.

January To March 2026: \$40 OFF \$90 / 60 min | \$140 / 90 min (unlimited sessions)
Start April 2026: \$30 OFF \$100 / 60 min | \$150 / 90 min
In Home Massage: \$20 OFF \$140 /60mm | \$40 OFF \$200/90 min

Book online, discount applied after confirmation. Direct call or text, discount applied on site.

Address: 817A King Street, #201, Alexandria, VA 22314.

Web: www.knotfreewellness.com email: Knotfreewellness@gmail.com

Phone: (703)203-7375 To schedule an appointment, scan QR code or text me.

Work with an agent who lives and gives in Jefferson Manor!

In 2025, Darcey:

- Contributed over \$1,500 to the Jefferson Manor Citizens Association
- Volunteered countless hours of their time through their work on the JMCA Board of Directors
- Hosted 4 neighborhood events outside of the JMCA, bringing together Manorites and friends!

I am proud to be a part of this community and will be honored to continue to serve it as a Realtor® and a neighbor in 2026!



Darcey Pancoast
(703) 927-1395
darcey@fidelispg.com
fidelispg.com



Scan to save my
contact info!



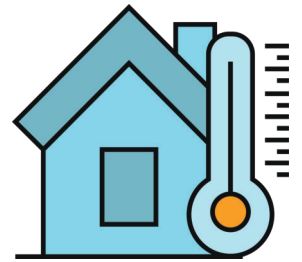
Community Awareness

Simple Winter Energy Efficiency Tips for Your JM Home

Did you know improving efficiency in a few key areas can significantly reduce energy consumption without reducing comfort? Needless to say, our 1940's-era JM homes were not built with energy efficiency in mind; however, there are easy things you can do to help it be as efficient as possible.

Optimize thermostat control.

Set programmable or smart thermostats to reduce temperatures during sleeping hours and when your home is unoccupied. Each degree of setback for eight hours can reduce heating energy use by approximately 1–3%. Avoid large temperature swings, which can cause systems to run inefficiently.



Improve the building envelope.

Air leakage is a major source of heat loss. Seal gaps around doors, windows, attic hatches, and utility penetrations using weatherstripping or caulk. Ensure attic insulation meets recommended R-values; inadequate insulation allows significant heat transfer through the roof.

Maintain heating equipment.

Replace furnace filters every 1–3 months to maintain proper airflow and efficiency. Schedule annual HVAC system inspections to ensure combustion efficiency, proper calibration, and safe operation.

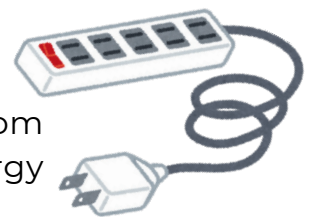


Maximize heat distribution.

Ensure supply and return vents are unobstructed. If you have ceiling fans, operate them clockwise at low speed to recirculate warm air that accumulates near the ceiling, improving temperature uniformity.

Control standby power loads.

Use advanced power strips or smart plugs to eliminate phantom loads from electronics. Even small continuous loads can increase winter energy consumption over time.



Taking a systematic approach to heating, insulation, and energy management can yield meaningful savings while improving indoor comfort throughout the winter season.

Community Awareness



SAFER, SMARTER WAYS TO KEEP DRIVEWAYS & SIDEWALKS ICE-FREE (WITHOUT OVERUSING SALT)

It's not too early to think about winter weather! The icy mornings often push many of us to reach for rock salt. But did you know that salt can harm your driveway, nearby plants, pets, and local ecosystems? According to *The Old Farmer's Almanac*, there are several gentler alternatives worth considering.

7 alternatives (and enhancements) to traditional salt

Here are some better options, each with its pros and caveats:



- **Shoveling / scraping early & often**
 - The best “zero-chemicals” approach — remove snow before it compacts. Once the thin layer of ice forms, the rest often melts on its own.
- **DIY mixtures (rubbing alcohol + dish soap, etc.)**
 - A simple mix can help loosen ice patches. You might still need to shovel afterward.
- **Nitrogen-rich fertilizers (or coffee grounds)**
 - These release heat as they break down, which can help melt light ice. Coffee grounds have the added benefit of giving traction.
- **Sugar beet juice / molasses blends**
 - These more “natural” deicer blends lower the freezing point like salt, but with somewhat reduced environmental impact.
- **Vinegar / acetic acid (in a pinch)**
 - Weak acid can help melt thin ice, though it's less powerful than salt or other deicers.
- **Traction materials (sand, grit, kitty litter, etc.)**
 - These don't melt ice but improve grip. They can be good complements to lighter melting agents.
- **Radiant (heated) driveway systems**
 - A long-term investment: embedding heating cables or mats under your driveway allows you to melt snow/ice automatically, without needing chemicals.

Tips for best results

- **Use less, apply smartly.** Often a small amount of deicer is enough. Over-application increases damage risk.
- **Only treat bare ice, not fresh snow.** Always shovel first.
- **Choose pet-safe, plant-friendly blends,** especially near landscaping.
- **Sweep up leftover granules** after the ice melts so they don't wash into plants or drains.



Switching to one or more of these alternatives can help protect your property and the environment while still keeping your walkways and driveway safe during winter.



Amanda's Cleaning

I am Amanda Florian and my business is your neighborhood maid service.

We continue to support your cleaning needs during the shutdown for COVID-19. My team and I wear masks and gloves in your home and my cleaning service includes disinfection.

As always, I don't charge more for pets. We offer recurring cleanings, as well as one-time deep cleaning and cleanings for move-ins and move-outs.

I have been cleaning homes for 16 years and have references in Jefferson Manor. I have the best prices in the area.

We work hard to make your home look clean and bright!

Call or text me for a free estimate.

571-217-3142



**COLDWELL BANKER
REALTY**

JEFFERSON MANOR/ WINTER 2026 RENTAL MARKET REPORT

Status	Address	BR	BA	Listed \$	Rented \$	Close Date
RENTED	2727 Fort Drive	2	1	\$2,100	\$2,100	12/23/2025
RENTED	5936 Monticello Rd	2	1	\$2,950	\$2,950	11/30/2025
RENTED	2614 Jefferson Dr	2	2	\$2,700	\$2,700	10/31/2025
RENTED	2846 Fairhaven	2	1	\$2,400	\$2,300	10/01/2025
RENTED	5929 Edgehill Ct	3	1	\$2,900	\$2,800	08/26/2025
RENTED	6016 N Kings Hwy	2	2	\$3,000	\$3,000	08/25/2025
RENTED	2901 Farmington	2	2	\$2,900	\$2,900	07/14/2025

Tom brings 30+ yrs of experience in Jefferson Manor Sales, Rentals, & Rental Property Management.



Tom Rickert / Realtor
JM Resident & Lifetime Member of "NVAR's Top Producers Club"

Tom's Jeff Manor Record:
JM assisted Sellers 158
JM assisted Buyers 54
JM assisted Landlords 81
JM assisted Renters + 62
Successful JM Transactions 355

Moving and keeping your Jefferson Manor investment? Tom's helped plenty of new neighborhood landlords rent and manage their properties. Talk to Tom for a list of Rickert Property Management's happy Jefferson Manor landlords.



TomGRickert@gmail.com/ 703-447-7901 / Facebook@TomRickertHomes

Coldwell Banker Realty 310 King Street in Old Town Alexandria VA 703-518-8300

If your house is currently listed, this is not an attempt to solicit the listing. Information provided by Bright MLS, deemed reliable, but not guaranteed. This report contains closed rentals by all Realtors at the time of publication.



About the Jefferson Manor Citizens Association

Mission of JMCA

JMCA is a volunteer organization dedicated to the betterment of the Jefferson Manor neighborhood. JMCA advocates for the interests of the neighborhood, plans and coordinates social and charitable activities, and provides information and services for neighborhood residents.



2026 JMCA Membership

Who should join the JMCA?

- All residents of Jefferson Manor over the age of 18, renters and owners
- All non-resident owners of property in Jefferson Manor

How are dues spent by the JMCA?

- Organization of community events that bring residents of Jefferson Manor together
- Publishing this bi-monthly newsletter
- Engagement in regional initiatives that improve the quality of life in the Neighborhood, like the Park Clean-up Day

Advertise in the Newsletter

Ad Size	Price per issue
Full page	\$210
1/2 page	\$110
1/4 page	\$60
1/8 page	\$35

For advertising information, contact the JMCA Treasurer at treasurer@jeffersonmanor.org.

Jefferson Manor Citizens Association
PO Box 4104
Alexandria, VA 22303-0104

JMCA Membership Form

Name(s): _____

JM Street Address: _____

Email: _____

Membership Type:

- New Member
 Renewing Member

Choose One:

- One year Household [\$25]
 Two year Household [\$45]
 One year Senior 55+ [\$10]

Total \$ _____

- Cash
 Charge
 Check
 Paypal
 treasurer@jeffersonmanor.org



JMCA accepts additional funds outside of dues to bolster financial support for community activities and events. If you would like to make a donation, include the additional amount here \$ _____

Jefferson Manor Citizens Assn
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Alexandria VA 22303-0104
JeffersonManor.org