

# Rose Hill Rambler

AUGUST 2025

A quarterly newsletter for Rose Hill, Sunny Ridge Estates and Guilford neighborhoods from the Rose Hill Civic Association

## Meet New Police Commander Lowery, Principal Edwards

Residents will have the opportunity to meet the new Franconia District Police Commander Marques Lowery and Rose Hill Elementary School Principal Rachal Edwards at a meeting of the Rose Hill Civic Association on Tuesday, Aug. 26 at 7 p.m. in the John Marshall Library.

Major Lowery, who began his career with the Fairfax County Police Department in 2007 as a patrol officer at the Franconia District Station, says he is thrilled to come back to an area he has gotten to know well over the years. Lowery, 40, grew up and still lives with his wife and children in Spotsylvania County.

Edwards will be able to brief residents on the start of a new school year and to talk about “partnership opportunities” with community members to raise funds and

provide material support for teachers and students.

Amanda Teaforde was recently named the school’s PTA community relations representative and although she will be out of town for the meeting on Aug. 26, does plan to attend the RHCA meeting in September.

The meeting will also feature an update from RHCA President Carl Sell about a meeting on Aug. 12 between the owner of the former GSA property at

6801 Telegraph Road and a special committee of community members who have volunteered to provide advice on plans to develop the property. (See related story on page 4)

A follow-up meeting is set for Sept. 9 at 7 p.m. at John Marshall Library and if anyone else is interested in serving on the committee, you are welcome to come.

(continued on page 2)

### Rose Hill Civic Association

**JOIN US.** Annual dues: \$10. Mail: Box 10891, Alex. Va. 22310. Website: myrosehill.com

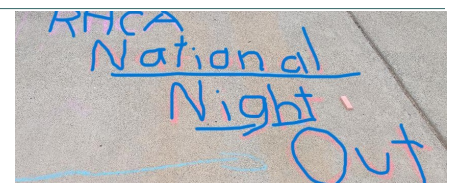
**COME TOGETHER.** Meeting: Aug. 26 at 7 p.m. in John Marshall Library.

**VOLUNTEER.** Find out how you can help your neighbors, enhance traffic safety, monitor zoning and land use issues, support police, fire and emergency medical personnel, organize community gatherings, contribute to cleanup and beautification projects, distribute copies of the Rambler and more.

## Seen on the Street



National Night Out drew a diverse crowd to honor First Responders on the lawn in front of John Marshall Library with grilled hot dogs, side dishes and chalk art. At left, Aaron Campbell from Franconia District Supervisor Rodney Lusk’s office speaks with RHCA president Carl Sell and treasurer Ken Marr. At right, Ann Marie McBride discusses traffic safety concerns with new Franconia District Police Commander Marques Lowery. (Photos: Daniel Bearth)



## Homeowner Seeks Support for Traffic Calming on Leewood Dr.

With increased traffic on Franconia Road and Telegraph Road, more drivers are using Rose Hill streets to avoid traffic lights on Franconia Road at Rose Hill Drive and Telegraph Road at Rose Hill Drive.

Community efforts have been made in the past to limit cut-through traffic on Leewood Drive. One homeowner there is willing to try again. Jessie Burdick is concerned about speeding cars, reckless driving caused by drivers hurrying to circumvent the traffic light and is willing to take the time to try to do something about it. Fairfax County has a program called Residential Abatement Traffic Program that addresses traffic calming. It involves a survey of neighbors on Leewood.



Residents on Leewood Drive report an increase in traffic as drivers try to avoid traffic lights and congestion on Franconia Road. (Photo: Daniel Bearth)

will be at the August 26, 2025, meeting to make the motion. Once it is seconded and approved, RHCA will notify Franconia District Supervisor Rodney Lusk to tell the County transportation staff to begin the process. Jessie needs a signed petition from at least 10 of her neighbors to begin the process of choosing from several choices to better control traffic.

From there, the process becomes more difficult as more support is needed for more restrictive forms of traffic calming. Speed humps, for example, require approval of 50 percent of the residents who live on the street.

In the case of Cottonwood Drive between Rose Hill Drive and Telegraph via Split Rock, one speed hump on Cottonwood Drive

To get the process started, we need a request from RHCA to Supervisor Rodney Lusk to that effect. Jessie

was approved after a long process. It has turned out, in the minds of some, not to be enough of a deterrent to limit cut-through traffic. — *Carl Sell*

## Lowery Returns to Franconia District as Commander

(Continued from page 1)

Lowery's appointment as police commander, the fourth in the last four years, continues a pattern of Fairfax County Police using the position to develop leadership talent. Lowery takes the place of Major Marisa Kuhar, who took the job a year ago and now is moving on to serve as Deputy Chief of Patrol Bureau 1.

After his initial service as a neighborhood patrol officer in Franconia, Lowery moved to the McLean District Station where he led a neighborhood patrol unit before assuming the role of

community outreach and volunteer coordinator for the Chief of Police. He served as assistant commander of the Internal Affairs Bureau's Compliance Division at the Fair Oaks District Station and was assistant commander for Search and Rescue.

A graduate of Virginia Tech, Lowery has completed leadership programs with the Fairfax County Police Department and the International Association of Chiefs of Police. Lowery assumed his new post on July 26. — *Daniel Bearth*



## Residents Beware: Door-to-Door Solicitors Could Be Scammers

Dear Neighbors,

I want to alert everyone in the Rose Hill community about a troubling incident that recently occurred involving one of our neighbors. A company came to her door offering driveway resealing services. She agreed to the work and paid them, but unfortunately, the job was poorly done—and they charged her an outrageous amount. It turns out the company was running a scam.

Even more concerning, shortly after that incident, someone else—apparently connected to the same group—returned to her home. This time, they claimed to be from the power company, saying her entire house needed to be rewired and that a new electrical panel had to be installed. They convinced her to pay a deposit and sign a contract. As many of you know, the power company does *not* offer these types of services. It was clearly an attempt to take advantage of a vulnerable, elderly resident.

Thankfully, while these individuals were still in her home, she received a call from the Fairfax County Police Fraud Department. As soon as the scammers realized she was on the phone with law enforcement, they quickly packed up and left. According to the police, this group is known for similar scams and is currently under investigation.

Please keep the following in mind to protect yourself and your neighbors:

- **Never give money upfront** to any contractor or company without verifying their legitimacy.
- **In Virginia, companies must have a permit** to solicit door-to-door. Legitimate solicitors should carry a badge proving they're authorized to operate in the area.
- **If someone comes to your door without a permit**, contact Fairfax County Police right away.
- **Always do your research** before signing a contract. Look up company reviews, request references, and confirm their credentials.

**Use trusted local sources:** Many reliable contractors advertise in *The Rambler* and have already completed work in our neighborhood. Asking neighbors for referrals is another great way to find someone dependable.

Let's all stay vigilant and continue looking out for one another.

Warm regards,  
[A Concerned Neighbor]

**To report a scam or suspicious call in Fairfax County, call  
Fairfax County Police Non-Emergency Line: 703-691-2131**



## Zoning Updates: Telegraph Road, Highland Drive, Kingstowne

First, Fairfax County Department of Planning and Development staff has assigned the case involving 6801 Telegraph Road to its Tier II category for the coming year. However, the staff comment says nothing about the reuse of the office building as senior housing. Both the RHCA request and Franconia District Supervisor Rodney Lusk's memo to staff specifically mention senior housing as the primary use for the existing building. RHCA wants to limit traffic emanating from the property and senior housing is the best choice. The plan also calls for up to 50 single-family units, a request supported by RHCA. Meetings involving citizens and the developers have already begun. A preliminary report will be available at the August 26 meeting.

Rather than deny a request for development of 30 homes on Highland Drive, the staff deferred the case to its Tier III category. That means the case can be rescheduled administratively WITHOUT a public hearing. Denying the case would have meant that a developer could NOT reapply for at least a year and a new case submission would trigger public hearings.

Highland Drive is now in the same category as the Rose Hill Plaza Shopping Center case. Either case



could resurface at any time. RHCA remains vigilant in its review of County actions.

Recently, a developer filed a zoning request for hundreds of new condos in Kingstowne. Development would take place atop the existing theaters and convert a nearby office building to residential. RHCA is most concerned about increased traffic in the South Van Dorn, Franconia and Telegraph Road corridors. All three affect Rose Hill.

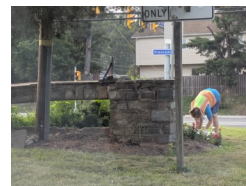
It should be noted that a high-rise residential building already has been approved for the vacant lot nearby. Originally zoned for office, the switch to residential would produce slightly less than the amount already approved. Increased traffic already has produced gridlock at peak hours on Van Dorn.

We have scheduled a presentation by the developer for 120 units of public housing on the current Franconia Government Center site for a meeting of the Rose Hill Civic Association on September 23. The yield would be 30 units per acre, approximately the same that is being sought for redevelopment of the Rose Hill Plaza shopping center, which also will include significantly less commercial space than what now occupies the site. — *Carl Sell*

## Planting Flowers and Cleaning Up: Robin Dodson Does It All

Robin Dodson has long tended the area around the entrance sign and median strip on Rose Hill

Drive and the photos shown here, before and after, show the dramatic impact she has had this year. (Photos: Robin Dodson)



## Renovations at Franconia Rec Center Will Require Closures

If you are a regular visitor to the Franconia Rec Center, be prepared to change up your routine because work to install new heating, ventilation and air conditioning systems will necessitate temporary building closures and parking restrictions beginning Aug. 18.

The fitness center and racquetball courts will be closed from Aug. 18 to Sept. 16 with fitness equipment moving to the gymnasium along with the main entrance and check-in at the door located next to the parking lot closest to the gym.

Pool, family changing room and upper level rooms will be closed from Aug. 18 to Sept. 5.

Full building and parking lot closures are set for Aug. 20 and Sept. 3 with backup days of Aug. 21 and Sept. 4.

The improvements include a new air handling system for the fitness center and racquetball courts, installation of a second HVAC unit at the pool, along with a low deck exhaust system to ventilate humid air and ceiling-mounted destratification fans to provide better air circulation throughout the natatorium.

Our Special Harbor (an accessible outdoor water park), Chessie's Big Back Yard, the outdoor amphitheater, volleyball, tennis and pickleball courts are unaffected by construction activity and will remain open even when the Rec Center is closed. — *Daniel Bearth*



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## Virginia Hills Baptist Church Begins Construction With New Design

Construction has finally begun on a new Virginia Hills Baptist Church on Telegraph Road after months of work to redesign the project, which is now expected to be completed in late Spring or early Summer of 2026.

Paster Bart Purdy said the rapidly rising cost of labor and materials put the original design out of reach since money for the project came from proceeds from the sale of land by VHBC to Brightview Senior Living, which opened on the same site in July.

“We had to reduce the scope of our plan,” Purdy said, “We eliminated the second floor, elevator, theatre seating, chapel, baptistery and multipurpose room,” Paster Purdy said. “We went from eight classrooms to six, leveled out the sanctuary floor, went from theatre seating to stackable chairs and placed the stained glass (from the original church building) in the sanctuary (instead of a separate chapel).”

Purdy said the church will use a portable baptistery and the new building is designed so that a second floor and theatre could be added in the future.

The new church building will be shared with two other congregations — Kingstowne Communion United Methodist and La Hermosa Baptist — and the preschool, which currently operates out of Mount Vernon United Methodist Church, will return, but will be slightly smaller, Purdy noted.

“We look forward to interacting with the residents of Brightview, partnering with Rose Hill Elementary



School to provide ESOL (English for Speakers of Other Languages) classes and being a resource for the community,” said Purdy, who also wants to ask community residents two questions: What are the greatest needs of our community and what can our church do to meet those needs? Send responses to [vhbcpastor@verizon.net](mailto:vhbcpastor@verizon.net) — *Daniel Bearth*

### Community Notes

**William Stemple**, who along with his late wife Jean were the last of the Rose Hill Originals commemorated on a sign in front of the John Marshall Library, passed away on May 29 at age 98. A U.S. Army veteran, Bill was active in the Rose Hill community and served as a volunteer at Mount Vernon Hospital and Greendale Golf Course.



Bill and his wife Jean are shown at their home on Cottonwood Drive in 2021. (Photo: Daniel Bearth)

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- Anxiety?
- PTSD?
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## Homes For Sale (August 2025)

| Status  | Address                    | Bedrooms | Price       | Finished Sq. Ft. | Subdivision         |
|---------|----------------------------|----------|-------------|------------------|---------------------|
| ACTIVE  | 4603 Picot Road            | 4        | \$645,000   | 1,009            | Sunny Ridge Estates |
| ACTIVE  | 6706 Telegraph Road        | 4        | \$730,000   | 1,096            | Rose Hill Park      |
| ACTIVE  | 4609 Cottonwood Place      | 4        | \$719,000   | 1,352            | Rose Hill Farms     |
| ACTIVE  | 6512 Carriage Drive        | 4        | \$609,000   | 1,107            | Rose Hill Park      |
| ACTIVE  | 6019 Rose Hill Drive       | 3        | \$652,000   | 1,092            | Rose Hill Farms     |
| ACTIVE  | 6310 Saddle Tree Drive     | 4        | \$624,950   | 2,492            | Rose Hill           |
| ACTIVE  | 6117 Rose Hill Drive       | 3        | \$620,000   | 1,092            | Rose Hill Farms     |
| ACTIVE  | 6109 Leewood Drive         | 3        | \$699,900   | 1,197            | Rose Hill Farms     |
| ACTIVE  | 4702 Eaton Place           | 4        | \$759,900   | 1,559            | Sunny Ridge Estates |
| ACTIVE  | 4507 Tipton Lane           | 5        | \$715,000   | 1,132            | Sunny Ridge Estates |
| ACTIVE  | 6420 Willowood Lane        | 3        | \$689,000   | 2,004            | Rose Hill           |
| ACTIVE  | 4406 Roundhill Road        | 4        | \$899,900   | 3,446            | Rose Hill Farms     |
| ACTIVE  | 6121 Squire Lane           | 3        | \$639,999   | 2,018            | Sunny Ridge Estates |
| ACTIVE  | 6503 Carriage Drive        | 3        | \$595,950   | 1,107            | Rose Hill Park      |
| ACTIVE  | 6109 Leewood Drive         | 3        | \$684,900   | 1,197            | Rose Hill Farms     |
| PENDING | 6224 Thornwood Drive       | 5        | \$789,000   | 2,304            | Hawthorne Manor     |
| PENDING | 4514 Picot Road            | 4        | \$735,000   | 1,590            | Sunny Ridge Estates |
| PENDING | 4511 Apple Tree Drive      | 4        | \$715,000   | 2,025            | Rose Hill Farms     |
| PENDING | 6504 Carriage Drive        | 4        | \$810,000   | 2,920            | Rose Hill Park      |
| PENDING | 5325 Franconia Road        | 6        | \$1,370,000 | 5,445            | Guilford            |
| CLOSED  | 5004 Eastchester Circle    | 3        | \$598,300   | 1,092            | Rose Hill           |
| CLOSED  | 6290-D Rose Hill Court #64 | 2        | \$292,000   | 879              | Heritage Knoll      |
| CLOSED  | 6407 Rose Hill Drive       | 3        | \$575,000   | 1,340            | Rose Hill Farms     |
| CLOSED  | 6122 Squire Lane           | 3        | \$756,000   | 1,690            | Sunny Ridge Estates |
| CLOSED  | 6301 Cottonwood Drive      | 4        | \$632,500   | 1,560            | Rose Hill Farms     |
| CLOSED  | 6519 Haystack Road         | 3        | \$702,000   | 1,566            | Rose Hill Park      |
| CLOSED  | 4515 Tipton Lane           | 4        | \$701,000   | 2,018            | Sunny Ridge Estates |
| CLOSED  | 4613 Tipton Lane           | 5        | \$655,000   | 2,018            | Sunny Ridge Estates |
| CLOSED  | 6218 Thornwood Drive       | 3        | \$650,000   | 1,403            | Hawthorne Manor     |

## Homes For Rent (August 2025)

|        |                            |   |             |       |                     |
|--------|----------------------------|---|-------------|-------|---------------------|
| CLOSED | 4801 Apple Tree Drive      | 3 | \$3,528/mo. | 1,496 | Rose Hill Farms     |
| CLOSED | 6317 Rose Hill Drive       | 3 | \$3,500/mo. | 1,244 | Rose Hill Farms     |
| CLOSED | 6288-D Rose Hill Court #58 | 2 | \$1,850/mo. | 879   | Heritage Knoll      |
| CLOSED | 5931 Peverill Drive        | 3 | \$3,600/mo. | 1,575 | Sunny Ridge Estates |
| CLOSED | 4612 Cottonwood Place      | 3 | \$3,498/mo. | 1,352 | Rose Hill Farms     |
| CLOSED | 5008 Treetop Lane          | 3 | \$3,500/mo. | 1,352 | Rose Hill Farms     |
| CLOSED | 6228 Park Terrace          | 4 | \$3,895/mo. | 2,645 | Guilford            |

Source: Tom & Cindy and Associates

**Members of the Rose Hill Civic Association or residents who provide services in kind qualify for a FREE listing in the business directory.**

### Photography

**Tisara Photography.** 703.625.2331. Specializing in family and business portraits and life events, Tisara Photography in Old Town Alexandria is now run by Nina Tisara's son, Steven Halperson. Nina lives on Hayfield Place.

### 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 38 years and have lived in Rose Hill for 49 years.

### Home-based Business

**Stampin' Up!** is a company specializing in decorative stamps for greeting cards, craft projects and memory keeping. The products are available for purchase through independent distributors. My name is Tracy and I'm a Stampin' Up demonstrator. Contact me at stampin13@yahoo.com.

### Home Improvement/Handyman

**TaskPro Plus** is veteran-owned and operated. Steven Routt brings professional-level skills to any kind of home repair or renovation project. Shed-building and removal is a specialty. 703.835.6414 Email: taskproplus@gmail.com

### Party Planning

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### Ministry to Coaches and Athletes

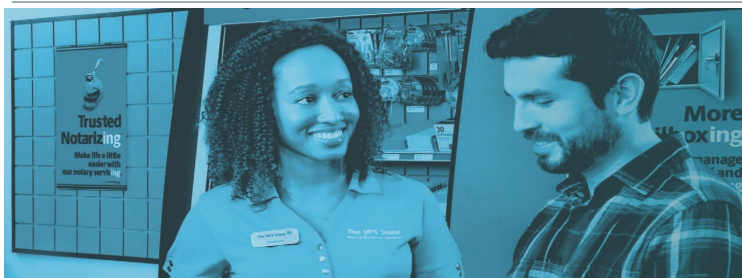
Steven Able represents the Fellowship of Christian Athletes in the Greater Fairfax South area, working with coaches and athletes at 13 public high schools, including Edison. Email: sable@fca.org

### Education/Child Care

**Freedom Learning Center** provides educational support to families. We offer a preschool program, full-day to homeschoolers, homeschool enrichment classes and tutoring. In addition, we provide after school care to students in the Bush Hill community. Contact Heather Able at freedomlearningcenter7@gmail.com or go online to find more information at [freedomlearningcenter.org](http://freedomlearningcenter.org).

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### RHCA Officers

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Listing in the business directory is free to members of the Rose Hill Civic Association and residents who own their own business.

*The Rose Hill Rambler is published 4 times a year in February, May, August and November*

Anyone interested in placing an ad can send it via email to Daniel Bearth at [idmbearth@aol.com](mailto:idmbearth@aol.com) in tiff or jpeg format. Make payments to the Rose Hill Civic Association, Box 10891, Alexandria, VA 22310.

**HELP WANTED** The Rose Hill Civic Association is looking for volunteers who will help communicate with Rose Hill Elementary School. The school has a new PTA representative for community relations/fundraising and RHCA would like to have a counterpart that will assist in keeping the community up-to-date in those areas. Also, we need someone to operate and manage our e-mail outreach program. If you can help, contact Carl Sell at 703-971-4716, [sellcarl@aol.com](mailto:sellcarl@aol.com), or Daniel Bearth, 703-971-4357, [idmbearth@aol.com](mailto:idmbearth@aol.com).

## Rose Hill Civic Association (members as of August 2025)

### **Bernard Avenue**

Mark Allen & Ana Torres-Davis

### **Blossom Lane**

Barbara Digman

### **Carriage Drive**

Geraldine Mason, Shari Schafflein & David Johnson

### **Climbhill Road**

Philip & Carol Bishop

### **Clovergrass Drive**

Ulyses Guerrero

### **Cottonwood Drive**

Marlene Hass Smith, Carl & Marti Sell, Ian MacIntire, Danny Lenore, William Stemple, Alberta J. Taylor, Diane & Danny Bird, Danny Adams, Catherine Mitchell, Jodie Wallace

### **Craft Road**

Maron Selby, Kyle Schlarman

### **Dew Grass Drive**

Nina Weber

### **Dove Drive**

Cathy Riddick

### **Driftwood Drive**

Carolyn Erickson, Arlene Shapiro, Elizabeth Sharp, Bruce Jones Jr.

### **Eastchester Circle**

Carl & Margaret J. Bon, James Troy, Matthew Dailey, Cynthia Johnson-Dailey, Jeannette Bottomley

### **Eaton Place**

Mariann Jacobson, Lewis Moore, Cindy Schmidtlein, Catherine Long, Christin Berry

### **Franconia Road**

M. Theresa Blatt

### **Greendale Road**

Karen Wheelless

### **Hayfield Place**

Steve & Heather Able, Nina Tisara

### **Haystack Road**

Martin Shupack, Nathan Dicken, Charles Pfefferle & Jeska Aislinn, Susie & Chris Guinto

### **Lark Lane**

Rick & Patti Ballard

### **Leewood Drive**

Kashaf & Kimberly Chagla, Michael Smith & Ratri Friend, Rodney & Kathy Palmer, Lindsay Holzrichter, Katya Derzon, Shirley Mae Herr & Robert Collins, The Kowalik Family

### **Lillian Drive**

Don & Carol Hakenson

### **Maryview Street**

Beth & David Gurfein, John & Patricia Lawrence, Stephen & Brenda Phillips, Denise Smith

### **May Boulevard**

Julia Brundage, Shirley Staples Bennington

### **Mission Court**

Cheri Schipper

### **Picot Road**

Robert & Peggy Riccio, Olivia Tuggle

### **Rose Hill Drive**

Sandy Benarick, Stanley M. Taylor, Dave & Linda Nichols, B.T. Nguyen, Daniel & Ingrid Bearth, Monica Reed,

Ken Marr, Gene & Lisa Sible, Marvin & Frances Justice, Thanh & Mai Thi Truong Luu, Carol Spurrier

### **Rose Hill Farm Road**

Reserve at May Hill HOA (12)

### **Roundhill Road**

Jim & Linda McClelland, Stephen & Holly Dougherty, Elissa Hamon, Charbel Antoun

### **Saddle Tree Drive**

Corey Morgan, Helen Cofer

### **Silo Road**

Danielle Sturgis, John & Penny Cashmire, Linda Walton

### **Squire Lane**

Arlene Moore, Donna Smith

### **Sturbridge Place**

Linda & Tim Hestvik

### **Telegraph Road**

Pamela McKinley, Marlene Minarik

### **Thornwood Drive**

Elizabeth Biddle

### **Treetop Lane**

Ann Schappi, Edwina Brooks-Whitfield

### **Wayside Place**

Stephanie Smith, David & Robin Dodson

### **Willowood Lane**

William & Janelle Parker, Jo Ann Ponce, Mike & Bonnie Greek, Frank & Patricia Jencks, Ronald Machmer

### **Winston Place**

Donna Dillon, Carolyn Szamborski & Billy, Pam & Jamie Yereb, Brenda Edleson

(Continued on next page)

# Talking About Trees with Jim McGlone, ISA Certified Arborist, and Deana Crumbling



*Jim McGlone welcomes your questions and comments about trees and plants. Contact him via email at: dofmcglone@gmail.com*

## Are Mosquitos Bugging You?

Frequent rains have made this a perfect year for mosquitos. Dealing with them is easy and inexpensive. The first thing to do is eliminate standing water on your property. Mosquitos can breed in the small amount of water contained in flowerpot saucers, toys, and even the rings of the black corrugated tubing commonly used for extending downspouts. Change bird bath water every 2 days and keep water in ponds moving with a fountain or a pump. To protect yourself from mosquito bites, wear long pants and sleeves or use repellents and use fans to blow away the mosquitos outside.

Water that cannot be immediately emptied should be treated by dropping in mosquito “dunks” or “bits.” These products contain a natural bacterium called Bti that kills developing mosquito larvae before they can grow up and bite. Bti is harmless to anything that is not a mosquito larva. You can also fight mosquitos with a “mosquito bucket” that lures mosquitos to lay their eggs in Bti-treated water. These mosquito buckets are easy to make: put some leaves or grass clippings in a bucket, add water and ¼ small mosquito dunk. Also lean a stick against the side so frogs or birds have an escape route. You can get buckets for free from your grocery store bakery. Elephant mosquitos, which do not bite and eat other mosquito larvae, have bred in our bucket.

Do not spend a lot of money on commercial spraying. Spraying uses contact insecticides that will settle on the tops of foliage and kill any insect that encounters it. But mosquitos hide from the sun and predators under the leaves. So, spraying only kills the mosquitos that are flying when the spray occurs. Meanwhile the spray residue kills mosquito predators and pollinators. Worse still are bug zappers; they attract bugs with UV light, but mosquitos fly to heat and CO<sub>2</sub>. It is mostly moths that get zapped.



(Continued from previous page)

**Other Contributors:** Jim and Cheryl Norvell, Ann Marie McBride, Valentin Saavedra, Sharada Gilkey, Jesse Burdick, Ali Ibrahim

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Ann Marie McBride, Robert Riccio, Olivia Tuggle, Cathy Riddick

### RHCA Beautification Committee

Robin Dodson, Rob Thomson, Teresa Boli, Margie Alston

### RHCA Welcome Committee

Linda Hestvik

### FCPD Community Advisory Committee Representative

Hunter Forte

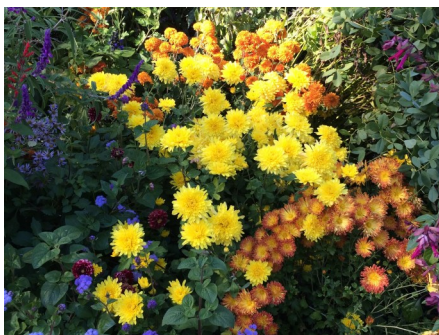
### RHCA Entrance Sign Committee

Carl Sell, Wes Hanney, Ronja Roberts, Gene Sible, Tom Kopko, Cathy Riddick, Rob Thomson, Kyle Schlarman

# Gardening in Rose Hill

With Peggy Riccio, Virginia Horticulturist

As fall approaches, chrysanthemums step onto center stage. These popular blooming shrubs are available in gold, yellow, red and orange floral colors and symbolize the advent of autumn.



There are two types: florist and garden. Florist mums are about to bloom in containers at local nurseries now. They are bred to bloom uniformly during the fall and temporarily add color to the landscape. These are not winter hardy. If you take them out of the container and plant them in the ground, they will not have enough time to establish roots. You can either treat them as disposable annuals or if you cannot handle throwing them out, you can try to overwinter them if you cut back the stems to about 4 inches after it blooms and cover the entire container and plant with mulch. Put it on its side in a sheltered location outside, like under a deck, and bury with mulch. It is okay if the foliage does not receive light if you remove the mulch in the spring.

Garden mums are winter hardy perennial shrubs that usually are purchased and planted in the beginning of the growing season. These are a better investment since they will come back year after year. These mums will need at least 6 hours of direct sun. Before you plant them, learn the mature size to determine the proper spacing, which will vary depending on

the type. After planting, mulch and water well and often until they are established. Fertilize with a balanced fertilizer (10-10-10) on a regular schedule until late August or early September.

If left to their own devices, mums will bloom in the summer. To have fall blooms, trim the branches back at the end of June, no later than July. Any later and you will accidentally remove the buds. This also will increase branching which translates to more blooms.

In the fall, after they have bloomed, cut back the mums to about 4 inches and cover with mulch to prevent heaving. Or remove only the spent flowers, mulch, and then remove dead stems in the spring. Mums have shallow root systems so mulching before winter prevents them from being "heaved" out of the soil.

In the spring, remove mulch if it is covering the foliage, clean up any debris, and start fertilizing in the summer. Remember to put a reminder in your calendar to give it a trim in June. Then enjoy the colors in the fall!

*Peggy Riccio is a local horticulturist and garden communicator. Subscribe to her free monthly gardening newsletter, [Pegplant's Post Gardening Newsletter](#), by entering your email on her website, [pegplant.com](http://pegplant.com), an online resource for gardening the DC metro area.*

## ROSE HILL CIVIC ASSOCIATION MEMBERSHIP FORM

Please fill out this form and mail, along with your check, to:  
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ADDRESS: \_\_\_\_\_

EMAIL: \_\_\_\_\_

PHONE: \_\_\_\_\_

Enclosed is a check for: \$10 Annual Membership

\$\_\_\_\_\_ Donation for replacement and upkeep of Rose Hill entrance sign. \$\_\_\_\_\_ Donation for RHCA General Fund.

# Sonny's Place Looks for Buyer After Another Sale Falls Through

Despite many months of negotiations with several prospective buyers, Martha Day, owner of Sonny's Place in Rose Hill Plaza, has been unable to secure a sale of her business.

Martha opened the business in June 2018 and has provided doggie daycare, pet grooming and boarding services to thousands of customers since then and earning accolades as "Your Pets Favorite Home Away From Home" and "Best in the Neighborhood" from the community for many years.

Earlier this year, one prospective buyer backed out of the deal on the day of signing due to concern "about the state of the economy." Another prospective buyer was turned down as a lease holder by Combined Properties, the owner of the shopping center. And on Aug. 14, after successfully negotiating with the owners of a pet boarding and training business in Reston, Va., Day said the buyer inexplicably "backed out" of the sale.



Day is frustrated, but not giving up. "I plan to continue the pursuit of a qualified buyer to carry on our legacy," she said.

In 2022, Combined Properties unveiled a plan to raze the shopping center and build up to 400 apartments with ground-floor retail, a parking garage and grocery store on the site beginning in 2027.

Despite uncertainty about the future of the shopping center, Cecilia Biancas said she expects to open Little Dreams Daycare in September after working for months to meet County building occupancy standards for providing childcare services. Biancas currently provides childcare at her home in Alexandria. — *Daniel Bearth*

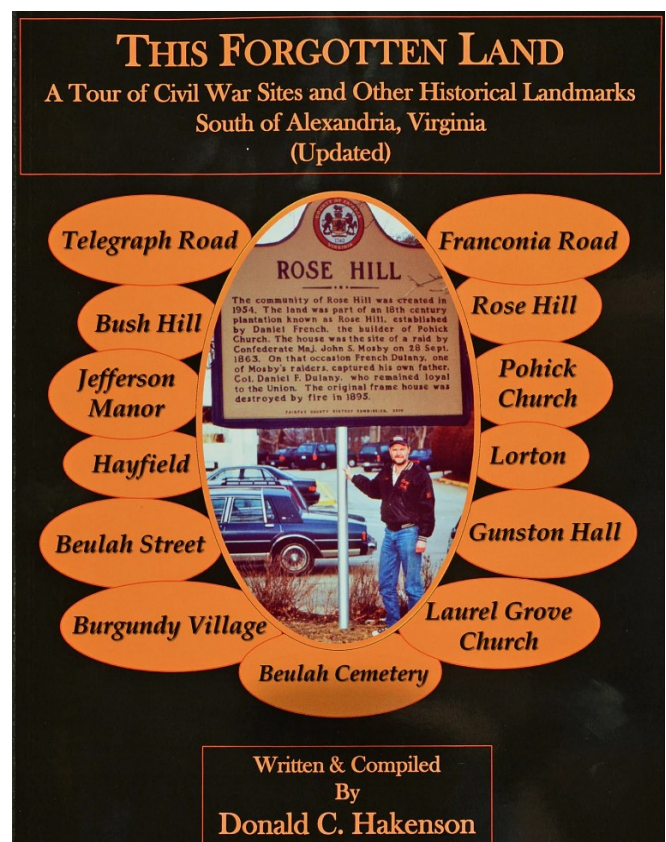
## Donald C. Hakenson Presents

"This Forgotten Land, A Tour of Civil War Sites and Other Historical Landmarks South of Alexandria, Virginia" (updated and with new maps)

This book covers the areas of Franconia Road, Rose Hill, Pohick Church, Lorton, Gunston Hall, Laurel Grove Church, Beulah Cemetery, Burgundy Village, Beulah Street, Hayfield, Jefferson Manor, Bush Hill and Telegraph Road.

To purchase the book, contact Don Hakenson at 703-971-4984 or email: [dhakenson@verizon.net](mailto:dhakenson@verizon.net). The book is \$30 plus \$5 shipping. It can also be purchased at the Franconia Museum, located at 6121 Franconia Road, Alexandria, Virginia 22310.

More books by Donald C. Hakenson and Charles V. Mauro can be viewed at this exclusive website: [Mosbyvirginiahistory.square.site](http://Mosbyvirginiahistory.square.site). They include: "A Tour Guide and History of Col. John S. Mosby's Combat Operations" and "We Once Met by Chance: Four Life Stories During the American Civil War."





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No! Your roof takes a beating everyday from sun, wind and rain. Your shingles become brittle and crack with age. This exposes the sub-structure (or roof decking) to moisture which slowly, but surely, deteriorate and rots the wood beneath which literally, "keeps you out of the rain."

Further, the metal flashings around chimney areas and at adjoining exterior walls (or rooflines), the penetration Collars (around plumbing and heat stacks) and all other vents become worn and prone to water infiltration.

Next time you're outside take a close look at your roof (most people don't pay attention to it until there's a problem). How does it look? Is it rough and weathered? Are the shingles "curling or cracking? Is one section very distinguishable from all other areas? Finally, are you proud of the way your roof helps "show" your home, or are you embarrassed by its appearance?

**Remember:** By the Time you have waited "as long as 'possible,'" you have probably waited too long and will end up spending your hard earned money on interior and sub-structure repairs as well as much needed roof replacement.

*Call or visit our web site to learn about the other 5 misconceptions and other important information you need to know before hiring a contractor.*



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# Ask a Veterinarian By Casandra Fowler DVM

## Q. What common household products are dangerous for pets?

We love our pets like family—and just like curious toddlers, they often explore the world with their mouths. But some everyday items we barely think twice about can pose serious dangers to cats and dogs.

Foods top the list of household hazards. Most people know chocolate is dangerous, but did you know baking chocolate and dark chocolate are far more toxic than milk chocolate? Other dangerous foods include grapes and raisins, which can cause kidney failure in dogs. Xylitol, a sweetener found in sugar-free gum, baked goods, and some peanut butters, can cause a sudden drop in blood sugar and liver failure—especially in dogs.

And onions, garlic, and chives, whether raw, cooked, or powdered, can damage red blood cells in both cats and dogs.

Medications are another common culprit. Over-the-counter pain relievers like ibuprofen (Advil) and aspirin are toxic to pets, even in small doses.

Acetaminophen (Tylenol) is especially dangerous to cats, who lack the enzymes to break it down—it can cause severe anemia and liver failure from even a small amount. Never give your pet human medication without veterinary guidance, and keep all prescriptions and supplements securely stored. Even medications and supplements marketed for pets—including those sold at pet stores or online—may not be safe for every animal. Some contain ingredients that interact with other medications or may be unsafe for pets with certain health

conditions. Always check with your veterinarian before giving your pet any new supplement or over-the-counter treatment.

Rodenticides (rat poison) are extremely dangerous for pets and one of the most common causes of pet poisoning. These baits are designed to be tasty and can cause internal bleeding, brain swelling, or kidney failure depending on the type used. Insecticides and yard treatments, even those labeled “natural,” may also cause seizures, GI upset, or skin reactions—especially if pets walk through freshly treated areas and then groom themselves.

De-icing salts used on sidewalks and driveways in winter can irritate and burn paw pads and, if licked off, may cause vomiting or more serious health problems. Wipe your pet’s paws after walks and consider pet-safe ice melt products around your home.

Plants bring beauty to our homes, but some are highly toxic to pets. Lilies, in particular, are extremely dangerous to cats—even licking a pollen-covered paw or chewing a single leaf can cause acute kidney failure. Other problematic plants include sago palms, tulips, oleander, and azaleas.

Cleaning products and automotive chemicals (like antifreeze) may smell interesting to pets and can be deadly. Even natural or “green” products may not be pet-safe. Check labels and consider switching to pet-safe alternatives, especially for surfaces your pets walk on or lick.

What should you do if your pet is exposed to something toxic? Call your veterinarian immediately—or contact the Pet Poison Helpline at 855-764-7661 or ASPCA Animal Poison Control at 888-426-4435. Time matters. When calling, be prepared to share the name of the product, how much your pet may have ingested, and when the exposure occurred. If possible, have the packaging on hand.

Take a walk through your home with your pet’s perspective in mind. What can they reach? What could be chewed, spilled, or licked? A few simple changes can prevent a scary emergency—and keep your furry family members safe and healthy.

*Casandra Fowler is the owner of Harmony Animal Hospital at The Shops at Telegraph Village.*

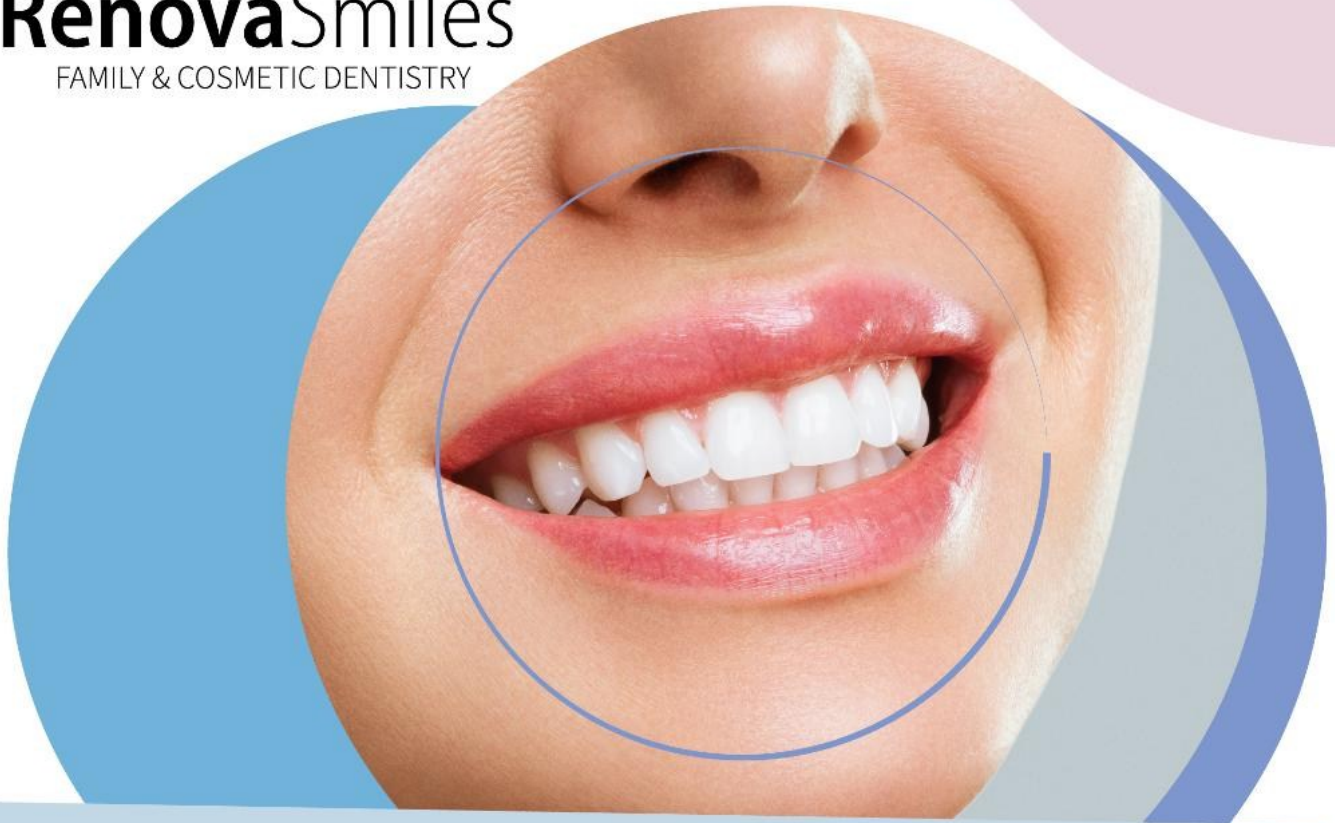


A poster for dog treats claims to be Xylitol free. (Photo: Daniel Bearth)



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