



Mount Vernon
Council
of Citizens'
Associations

Record

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Volume LVIII No. 8, September 2025

FROM THE CO-CHAIRS

1. We are pleased to announce appointment of Kimberly Shaw as the new Budget & Finance Chair, subject to ratification by the membership at the September General Council meeting. A brief resume is published elsewhere in this RECORD. The first Budget & Finance meeting will be October 6, 2025, at 7:00 p.m. via ZOOM. Appointments to the committee can be made by email to the Secretary and to the new Chair.
2. Members are reminded that renewal forms and dues were due in July. Don't lose your vote; complete renewal as soon as possible if you have not already done so.
3. Fairfax County Public Schools is holding the final public boundary review meetings in October. Even if you do not have children in FCPS, you may wish to follow the process because it affects your community. Information is available at <https://www.fcps.edu/about-fcps/maps/2024-2026-boundary-review/phase-2-part-2-community-boundary-review-meetings>.

MVCCA BOARD

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Stormwater	Leo Milanowski . specialcommittee@mvcca.org
Webmaster	Jason Zaragoza webmaster@mvcca.org

MVCCA General Council Meeting Minutes

July 2025 Meeting Virtual Meeting/ZOOM

PRESIDING: Co-Chair Judy Harbeck

ATTENDING

- Co-Chair – Scott Taylor
- Co-Chair – Katherine Ward
- Treasurer – William Kane
- Secretary – Tamara Srader

Committees

- Southeast Fairfax Development Corporation - Ellen Young
- Storm Water Management Special Committee - Leo Milanowski
- Public Safety and Transportation Committee – John Lincoski
- Planning and Zoning Committee – Bindu Mathur
- Education Committee – Teresa Taylor
- Environment and Recreation Committee – Larry Zaragoza
- Fairfax Federation – Marty Sanchez-Lowery
- Webmaster – Jason Zaragoza
- MVCCA Record Editor – Terry Mulligan

Mount Vernon Council of Citizens' Associations Website: www.mvcca.org

- - - - - Council Minutes - - - - -

Communities Attending

Belle View Condo
Collingwood Springs
Holland Court POA
Hollin Hall Village
Mason Hill
Montebello
Mt. Zephyr
MVCA
Mount Vee Manor
Riverwood HOA
Huntington
Huntington Club
Wellington
Springbank
Gum Springs Homeowners

Fairfax County Staff

Supervisor Dan Storck
Peyton Smith

Community Member Fatimah Dandashi—Sen Surovell's office

27 Attendees

Meeting Called to Order at 7:03 p.m.

June meeting minutes were approved.

Committee Reports

Education—Teresa Taylor led a meeting on July 2nd, and meeting minutes can be found in the Record. The next meeting of the boundary committee is August 5th. Some discussion occurred regarding the boundary issue and encouragement to come to the education committee meeting for further discussion.

Environment and Recreation—Please see the information as published in the Record. Resolution will be reviewed and voted on later in the meeting.

SFDC—Looking to do a large marketing program for Richmond Highway which will center on the businesses that are here and how assistance can be given to bring in more people and future businesses. Anticipated to start in Sept/Oct. It's also possible that a used bookstore is coming soon and should have more news during the next meeting.

Public Safety and Transportation—Please see the notes as published in the Record. VDOT has indicated that they have no interest in the road diet for Huntington Avenue. GW Parkway safety has a study on restricted turns from Belhaven and Belleview which will be released at the end of August. That will kick off a neighborhood traffic survey as well, which will take the next steps in the process. There is no definitive timeline and will be on a trial basis. One meeting participant did note that they have seen an increased presence on the Parkway of

Park Police, including citations being written. There was a robust discussion about parking enforcement on Fairview Drive with the county, and there seems to be good county feedback and cooperation from Supervisor Storck's Transportation liaison.

Stormwater—Met to discuss a recently released draft of the countywide flood risk reduction policy. This has been in process for about a year and a half. The policy has been briefed to the land use subcommittee on the Board of Supervisors. It isn't a regulation at this point, but rather a policy. Priorities are structural flooding, road flooding, and then yard flooding. The team thinks that more attention should be given to yard flooding. There is also some discussion about 2-, 5-, 10-, 25-, and 100-year storms, and the group would like more clarity on what that means.

Governmental Center Meeting Visioning Committee—Discussion regarding Sherwood Hall Lane and Parkers Lane. Met three times and have developed a vision statement for the revitalization of that corner. Opinion is that Supervisor Storck said that everything is still on the table and the committee should consider that fact.

Fairfax Federation—There is a scheduled meeting of a combo board and membership meeting. No other news.

Planning and Zoning—Information published in the Record.

Treasurers Report—June report serves as the report for the entire year. Have about \$1,000 surplus for the year. and the final balance in the bank is \$12,284.

Treasurers report approved as published in the Record.

Membership—21 associations have renewed for next year, and 19 of those have paid.

Co-chairs report—No issues discussed.

Resolutions Voted on during the May 2025 Meeting

Resolution the June Draft Large Scale Battery Energy Storage Systems (BESS) Zoning Ordinance (MVCCA, E&R 2025-05)

Resolution passed.

Supervisor Stork

Update on Darrell Court—movement on the issue has been very difficult to navigate. Property has been boarded up and is a total wreck inside. House has not had working plumbing for more than 9 months. Health Department was engaged and recognized the health hazards in the back yard, which contained excrement, food, bugs, and other hazardous materials. There were also drug-related issues there, which was part of the challenge associated with the building. The back yard had to be cleaned up quickly, and county staff had to be involved. The significant health hazards are targeted

- - - - Council Minutes - - - -

to be addressed to meet code and safety compliance. Resident has been arrested and plead guilty, and there is a long way to go to make sure the property does not continue to be neglected.

July newsletter and other communication pieces have been sent, and the Supervisor is always open to feedback. Looking for feedback on the property at the corner of Sherwood Hall Lane and Parker’s Lane. North Hill is at 95 percent occupancy level. Encouraged everyone to contact the non-emergency number if there are issues with any property in our neighborhoods.

Question about the Quander Fairchild Park (see announcement from 2021 Fairfax County - <https://www.fairfaxcounty.gov/parks/sites/parks/files/assets/documents/press-packet/archives/pp-archive-12222021.pdf>).

Community member asked about the timeline of development because it was supposed to start this Summer, but nothing has happened.

Community member asked if there could possibly be a “coordination czar” to help work with multiple departments within Fairfax county (for example, all the groups involved in the Darrel Court issue).

Community member asked about streetscape plan and a building plan. Also, IMP building agreement. Also issues around South of the Airport study are frustrating, and it feels that the plan is not going to be good for the community.

Community member-from Mount Vee Manor HOA regarding Mt. Vernon HS renovations—Workers are at the worksite M-F and they are leaving all their lunch and trash on the ground. Water bottles everywhere, dumped, and littering everywhere. This is not ok.

Community member asked about the school boundary process and how it relates to the revisioning process for the government center land at Sherwood Hall Lane.

Community Time

Question was asked about the South of the Airport proposal to redirect Southerly takeoff Routes at Ronald Reagan Washington National Airport. A member talked about a meeting taking place, and MVCCA has not taken a position. The report and recommendations are lengthy, with proposed rerouting varied. We will need to wait and see what happens to possibly take an opportunity to have further discussion with the MVCCA communities.

Another issue came up about someone draining their pool water into a neighbor’s back yard, and Peyton recommended contacting the non-emergency police number.

Meeting Adjourned at 8:31 p.m.

Respectfully submitted.

Tamara Srader

NEW BUDGET & FINANCE CHAIR

Kimberly (Kim) Shaw has called Northern Virginia home for 14 years. She brings more than 20 years of federal service in national security and legislative affairs, including senior roles at the Department of Defense. Throughout her career, she advised top leaders, built partnerships with Congress and allies, and worked to secure resources for critical national security programs. She holds graduate degrees in history, political science, and strategic public relations. Kim and her husband, a military veteran and retired civil servant, are raising their two young children in Mount Vernon, where they have lived for the past 9 years. She is honored to serve as Chair of the MVCCA Budget & Finance Subcommittee and to give back to the community her family calls home.

- - - - Committee Reports - - - -

Public Safety/Transportation

MVCCA Public Safety/Transportation Committee Minutes July 21, 2025

The Mount Vernon Council of Citizens’ Association (MVCCA) Public Safety and Transportation Committee (PS&T) met at 7:00 p.m. on July 21, 2025, in a virtual gathering hosted on Zoom. Participants included: Peyton Smith, Fairfax County Development and Land Use Liaison; John Lincoski, MVCCA PS&T Committee Chair; Scott Taylor, MVCCA Co-Chair; and John Bioty, MVCCA Transportation Committee note-taker. Steven Larsen, New Alexandria Citizens’ Association President, also presented.

Representatives from the following MVCCA Associations attended: Belle View Condominium Unit Owners Association, Gum Springs Homeowners Organization, Mason Hill Citizen’s Association, Mount Vernon Civic Association, Potomac Valley River Bend Civic Association, Riverwood Homeowners Association, Spring Bank Community Association, Stratford Landing Citizens’ Association, Waynewood Citizens’ Association, and Wellington Civic Association.

Fairfax County Transportation Update by Peyton Smith

Chair Lincoski began the meeting by introducing Fairfax County’s Development and Land Use Liaison Representative, Peyton Smith.

Mr. Smith covered a multitude of projects to define where Fairfax County (FC) stood on selected Transportation and Public Safety Programs. Topics included Embark Richmond Highway, Bus Rapid Transport (BRT), VDOT’s I-95/495 Express Lane Study, Huntington Avenue’s proposed Road Diet, FC’s Bike Plan, Washington Metropolitan Area Transit Authority (WMATA’s) Metro Line and Silver Line Study, George Washington Memorial Parkway (GWMP) Intersection and Speed Camera Study, and concerns over illegal parking on Fairview Drive off of State Route 236.

- - - - Committee Reports - - - -

With respect to VDOT's I-95/495 Express Lane Study, Mr. Smith indicated that there was a fair amount of negative feedback to the state's four (4) Public Town Hall Meetings regarding VDOT's "proposed alternative" of incorporating two express lanes in each direction from Springfield, VA to Oxon Hill, MD. He noted that there would be a vote later this year by the regional transportation planning board on whether to add it to the regional Visualize 2050 transportation plan. He mentioned that VDOT did not include the Huntington Road Diet proposal in its paving plan for the area. Mr. Smith did say, however, that the County's Bike Plan is being updated, and consideration was being given to extending the Plan to connect to the Cameron Run and Mount Vernon Trails.

Mr. Smith indicated that Metrorail's Silver Line Study was currently "on pause." Washington Metro Area Transit Authority (WMATA) is currently focusing on reliability improvements and Automatic Traffic Operations to improve ridership reliability. Mr. Smith said that recently, Congressman Don Beyer was instrumental in having a speed camera/intersection study on the GWMP. He noted that earlier this year a set of four (4) speed cameras were set up on the GWMP. These temporary speed study cameras were located at Morningside Lane, Belle Haven and Belle View Intersections, and the Belle Haven Marina. The test lasted for a period of about one week. The cameras were to monitor vehicle operations and speeds. A preliminary report of the results by the National Park Service (NPS) is expected in late August 2025.

Mr. Smith reported that area citizens petitioned to have "No Parking" signs erected on Fairview Drive to halt illegal parking at that location. VDOT, however, declined that request, opting for citizens to report illegal parking for enforcement actions. Lastly, Mr. Smith reported that a BRT Executive Meeting was held to consider artwork options for future BRT Stations. Gum Springs and other associations submitted artwork proposals. However, not all BRT Station locations received artwork offerings. To correct that situation, Mr. Smith said that professional artists were solicited to do the entire artwork designs for future BRT Stations and noted that artwork would be produced digitally at minimal cost. He indicated that this situation would level the playing fields and ensure all BRT Stations would receive the appropriate artwork they deserved.

Chair Lincoski thanked Mr. Smith for his Fairfax County update on PS&T-related projects of interest. In closing, Mr. Smith placed his e-mail address in the chat (PeytonSmith@fairfaxcounty.gov) and encouraged Committee Members to contact him for informational updates.

Committee Member Comments on PS&T Items of Interest

Chair Lincoski introduced Steve Larsen from New Alexandria Citizens Association, who commented on the Belle View and Belle Haven Parkway intersections. Mr. Larsen discussed the notion that speed camera results may suggest restricting turns onto the Parkway from the Belle

View and Belle Haven intersections, namely, recommending "No left turn" onto the Parkway from Belle Haven and "No right turn" from Belle View Blvd. He hoped that the NPS Intersection Study would resurrect the possibility of traffic circles at one or both locations. Another committee member offered his view that any right turns onto the Parkway would be dangerous because it is difficult to see trailing cars. Trailing cars are often blocked by the lead car, and serious crashes do occur. Other members suggested that software traffic models could help in these situations.

Chair Lincoski mentioned that during the June PS&T meeting, Lt. Rose from the National Park Police (NPP) encouraged continuous coordination between the Park Police and MVCCA Committees. Chair Lincoski encouraged the committee to stay engaged on GWMP issues and concerns.

Regarding PS&T items of interest going forward, a draft list was gathered from committee members that included:

- GWMP Safety Improvements, Enforcement Actions and Speed Cameras.
- GWMP resurfacing and maintenance.
- Route 1 Improvements.
- I-95/I-495 Express Lanes Study.
- Huntington Avenue Road Diet.
- BRT improvements and artwork submissions.
- Crime along Richmond Highway and GWMP pull-off locations.
- Mount Vernon Trail improvements.
- GWMP tree and vegetation clean up.
- South of the Airport Noise Study.

Several members highlighted concerns with GWMP resurfacing on the Southern Section of the Parkway and ongoing roadway and tree maintenance needs. A member with knowledge of the subject offered that, unfortunately, under the "Great American Outdoor Initiative/Act," the Southern Section of the Parkway improvements initiative did not get funded. He mentioned, however, that this was number one (1) future priority for the NPS "wish list."

Wellington Civic Association member, Jan Smith, said that the Southern Section of the Parkway needed an entire overhaul. She indicated that Parkway cleanup was sorely lacking and asked about NPS' Maintenance Budget.

Several members said that the Committee should not forget Fairfax County's "South of the Airport" Noise Study. A Riverwood Homeowner's Association Member, Paul Hertel, mentioned that he had read the recommendations from the Study and disagreed with them. He said that the claim that "all of Fairfax County would benefit from Study Recommendations" is false. Some routes were repositioned over the Mount Vernon Area, and that did not benefit local residents.

- - - - Committee Reports - - - -

Meeting Adjourned

Without further business, Chair Lincoski thanked Committee members for sharing their thoughts, interests, and concerns. The PS&T Meeting concluded at 8:03 p.m.

MVCCA Public Safety/Transportation Committee Minutes September 8, 2025

The Mount Vernon Council of Citizens' Association (MVCCA) Public Safety and Transportation Committee (PS&T) met at 7:00 p.m. on September 8, 2025, in a virtual gathering hosted on Zoom. Participating in the meeting were: John Lincoski, MVCCA PS&T Committee Chair; and John Bioty, MVCCA Transportation Committee note-taker for the meeting.

Committee members from the following participating associations included: Belle View Condominium Owners Association, Gum Springs Homeowners Organization, Huntington Community Association, Mason Hill Citizen's Association, Mount Vernon Civic Association, Riverwood Homeowners' Association, Spring Bank Community Association, Stratford Landing Citizens' Association, Waynewood Citizens' Association, Wellington Civic Association, and Westgrove Citizens Association.

Total attendance for tonight's meeting was fourteen.

Committee Transportation Items—Update and Discussion

Chair Lincoski began the meeting by welcoming new members and provided an update on recent transportation and safety developments. Listed items included:

Fairview Drive Parking: The state and County are concerned about illegal parking on Fairview Drive (off Route 236). Area residents petitioned to have "No Parking" signs erected on both sides of Fairview Drive to halt illegal parking at that location. VDOT, however, declined that request, opting for residents to report illegal parking for enforcement actions. This option, however, has not solved the problem, and illegal parking continues. Increased enforcement may be needed. The Committee agreed to include Fairview Parking as an item on the list for the upcoming year.

George Washington Memorial Parkway (GWMP): The Chair noted that the GWMP continues to be a major focus for the Committee. A previous proposal discussing restructuring turns onto the Parkway from Belle View and Belle Haven Intersections was revisited. The proposal recommended "no left turn" onto the Parkway from Belle Haven and "no right turn" from Belle View Blvd. One Committee member noted that both the National Parkway Police (NPP) and the National Park Service (NPS) were against the idea. Coordination between Fairfax County Police and NPP on enforcement and emergency response was discussed. Regarding speed cameras, Chair Lincoski stated that the news was not good, with a recent state

legislative effort being tabled for study. Committee members agreed that the GWMP should continue to be a primary Transportation focus, along with enforcement and maintenance issues.

Active Fairfax Plan Meeting—Bike Plan: Chair Lincoski mentioned that the "Active Fairfax" Plan (a county-level visionary document) was recently released with the results of Community Surveys. Many people liked the "Active Fairfax" Plan, especially the biking community. The Plan proposed to link many County bike paths for expanded use to include Cameron Run and the Mount Vernon Trail. The challenge, Chair Lincoski mentioned, is funding. The Committee agreed to include this item in their future focus.

Fort Hunt Road Bike Lanes: Recently there was a discussion with the County regarding bike lanes at the intersection of Fort Hunt Road and Richmond Highway (i.e., in the vicinity of the Belle Haven Country Club). Although this was a subject of interest, especially for the biking community, the issue is tabled for the present. The Committee agreed that it could be something to watch going forward.

Huntington Road Diet: Although the Committee endorsed a Resolution supporting a Road Diet on Huntington Avenue (reducing two lanes in each direction to one lane in each direction, with a turn lane in the center and bike lanes), the construction of bike lanes on Huntington Avenue appears stalled. VDOT has gone ahead with repaving Huntington Avenue without incorporating the Road Diet or the bike lanes. However, county staff are exploring an alternative capital improvement project as a way forward. The Committee agreed that this issue be kept as an item of concern.

I-95/495 Southside Express Lane Study: Chairman Lincoski stated that the Virginia Department of Transportation (VDOT) completed its four (4) Town Halls to discuss their I-94/I-495 Southside Express Lane Study's "proposed alternative" (erecting two express lanes from Springfield, VA to Oxon Hill, MD). Several Committee members attended these Town Halls and noted that Community feedback was largely negative. Chair Lincoski mentioned that there would be a vote on whether to approve or oppose VDOT's proposed alternative later this fall. Overall, there was strong Committee opposition to VDOT's proposed alternative. One member noted that VDOT's [Study Summary](#) published findings that showed strong community opposition.

Committee members agreed that VDOT's Proposed Alternative was problematic for local area residents. Committee members stated that it was disappointing to note that, considering all the negative feedback at Town Halls, VDOT was proceeding with its planned Environmental Assessment to the Proposed Alternative.

Committee Public Safety Items—Update and Discussion
Having concluded the review of Transportation items, Chair Lincoski introduced a Public Safety list that included the following items:

- - - - Committee Reports - - - - - - - - Committee Reports - - - -

Code Compliance Issues

Chair Lincoski reported having learned of complaints concerning a property on Derrell Court in Alexandria, VA. Code compliance issues related to the property, now ordered vacated, continue to negatively impact neighboring residents. (Note that residents can file a complaint or report a violation by calling (703)-324-1300 to report non-emergency issues such as neglected property, trash and debris, or even overly tall grass.) The committee will continue to focus on this issue.

GWMP Public Safety Issues

Public Safety issues relating to Parkway enforcement levels, maintenance, and traffic calming have always been a focus for the Safety Committee. Safety factors exist at several road intersections adjoining the Parkway, namely Belle View Boulevard and Belle Haven Road. Other GWMP safety concerns include fallen trees, roadway deterioration, and motorized bicycles on the Mount Vernon Trail. Overwhelming, the Committee agreed that GWMP Safety concerns should remain a future focus.

Coordination on Blighted Properties for Public Safety

Chair Lincoski noted that “blighted properties” locally and nationally remain an issue. These properties decrease property values while supporting an increase in crime. Committee members noted that addressing blight often requires collaboration between local governments, developers, and community partners to reclaim, rehabilitate, or demolish these properties. Committee members agreed to continue to focus on this issue.

South of the Airport Noise Study—Update

Chair Lincoski reiterated that noise pollution resulting from aircraft taking off or landing at Ronald Reagan National Airport continues to be a primary safety concern in Fairfax County.

Riverwood Homeowner’s Association member, Poul Hertel, volunteered that airport noise is a growing concern among residents in the area. Mr. Hertel provided a summary of the recently completed study’s status and expressed his opposition to its results and recommendations. The study focused on the communities south of National Airport and included community engagement meetings and public outreach. He noted that a considerable amount of funding was involved to conduct the study.

Committee members agreed that the “South of the Airport” Noise Study was an item to focus on going forward.

Richmond Highway (RT-1) Crime and Drugs

Several Committee members noted the crime and drug traffic along Richmond Highway, especially during the evening hours, was an area of concern. Several other members added that that this is also true along the GWMP. This item will continue to be a focus of the Committee.

Other Items to Consider

Several members want to gain more knowledge on State/ County traffic-calming measures for residential roadways.

Meeting Adjourned

Without further business, Chair Lincoski thanked Committee members for sharing their thoughts, interests, and concerns on MVCCA-related items. The PS&T Meeting concluded at 8:03 p.m.

Future 2025 Public Safety and Transportation Committee Meetings

- October 13
- November 19
- December 8

Note: Until further notice, all meetings will be held remotely.

Environment & Recreation

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MVCCA Environment & Recreation Committee Meeting September 3, 2025

Meeting participants: Katherine Ward, cochair, and Larry Zaragoza, committee chair; Huntington Community Association; Hollin Hall Village Citizens Association; Belle View Condominium Unit Owners Association; Spring Bank Community Association; and Potomac Valley-River Bend Civic Association.

Chair Zaragoza called the meeting to order at 7:00 p.m.

The first order of business was a resolution with legislative recommendation for our representatives to the General Assembly. Following discussion of the draft with adjustments, Mark moved for adoption of the resolution, which was seconded by Kevin. The vote was unanimously in support of the resolution.

Leo Milanowski, chair of the Special Committee on Stormwater, summarized discussions of the stormwater committee. They are likely to recommend a resolution that would provide input to LDS on stormwater management when they meet on Monday.

There was also a discussion of the environmental assessment for Hollin Hall shopping center. No issues or concerns were raised as part of the discussion, which was intended to be informational.

There was also discussion of the upcoming Department of Environmental Quality hearing on the state’s response to comments on the Fort Belvoir stormwater permit, which was scheduled for September 15 at 6:30 pm at Sherwood Hall library.

At 8:30 p.m., Dorothy offered a motion to adjourn, which was seconded by Kevin. The vote in support of adjourning was unanimous.

Stormwater

MVCCA Stormwater Committee Report July 17, 2025

The MVCCA Special Committee on Stormwater met on July 17, 2025 via ZOOM. Committee members from New Alexandria, Tauxemont, Wellington, and Hollin Hall Village attended.

The purpose of the meeting was to review the proposed update to Fairfax County’s flood risk reduction policy, released on June 4, 2025. The proposed update will replace the County’s current policy, approved by the Board of Supervisors (BoS) on April 28, 1997.

The update follows a County Executive memorandum, “Update on the Countywide Flood Risk Reduction Policy,” dated April 24, 2024. The memorandum provided an update on the nature and extent of the flooding problem in Fairfax County; identified a three-element approach to mitigating flooding issues consisting of projects, programs, and regulatory changes; and requested advice from the BoS on a way forward. In a resolution dated June 26, 2024 (E&R-SW-2024-J01), MVCCA recognized the importance of the elements outlined in the County Executive’s memorandum and asked the Board of Supervisors to move quickly to formalize a policy and implement the memorandum’s elements for project, program, and regulatory change.

The proposed policy update contains the following noteworthy elements:

- Changing levels of service to use various standards as criteria for “adverse flood impacts.”
- Stipulating specific objectives for Land Development Regulations.
- Establishing an order of precedence to pursue stormwater-related County Capital Projects.
- Enumerating a suite of programs available to residents and businesses to reduce flood risks.

In reviewing the proposed update, the Committee noted inclusion of the specific policy goal of eliminating adverse flooding impacts and was encouraged by the the inclusion of standards to which mitigation efforts would be implemented. However, it was noted that these definitions of adverse flood impacts were too technical in nature and should include accompanying descriptions in laymen’s terms to be better understood by residents. Committee members were also encouraged by the inclusion of specific objectives to be implemented in the County’s land development regulations and how mitigation efforts would be prioritized, with one exception. In the update’s order of precedence, road flooding was considered a higher priority than yard flooding. Because long-term yard flooding could affect elements of a structure, yard

flooding should continue to be a priority candidate for mitigation.

Other areas of concern were:

- Lack of definition of the “limits” the County sets as it pursues mitigation of adverse flooding (see Paragraph A., Statement of Policy).
- No recognition of the special problems caused by infill development.
- Mitigation of yard flooding when it causes structural problems, particularly in areas with high groundwater.
- Wording in the update that assigns mitigation responsibility to residents, especially if flooding results from County-approved construction activity.

The participants agreed to review the draft policy and provide any other concerns/comments/clarifications to the Committee chair, who will draft a resolution for consideration at the September meeting.

Before the meeting closed, the Committee discussed topics for future meetings, including:

- Need for improved stormwater management plans.
- Effectiveness of current flood mitigation efforts/ challenges with outdated infrastructure.
- Efforts to increase funding for stormwater projects, given that significant investment will be needed to address issues.
- VDOT’s role in addressing stormwater issues.
- Clarifying the land disturbance standard at which mitigation plans are required to prevent flooding.

MVCCA Stormwater Committee Report September 8, 2025

The MVCCA Special Committee on Stormwater met on September 8, 2025 via ZOOM. Committee members from Tauxemont, Wellington, and Hollin Hall Village attended.

The purpose of the meeting was to review a draft resolution on the proposed update to Fairfax County’s flood risk reduction policy, released on June 4, 2025. The Board of Supervisors is tentatively scheduled to consider the updated policy in October 2025.

Based on comments expressed at the Committee’s meeting in July and additional comments committee members provided in August, the Committee chair developed a draft resolution addressing the proposed update to the County’s Flood Risk Reduction policy.

There was general agreement that the update was a step in the right direction, but that certain aspects required added definition, e.g what limits the County would set on its responses to adverse flooding as stated, but not defined, in the Statement of Policy section, and explanation/ clarification in laymen’s terms of the four (4) criteria

- - - - Committee Reports - - - -

defining adverse flood impacts in the Levels of Service Established section. It was also agreed that the update should be expanded to address specific shortcomings in current County policy, e.g the impact of infill development on existing homes. Another area of agreement was that the update should not dismiss groundwater impact when stormwater raises groundwater levels and has a negative structural impact. Finally, it was agreed that the County should take responsibility for issues where adverse flooding is a result of County-approved construction activity.

More specifically, the following changes to the update will be included in the resolution:

- Under A. STATEMENT OF POLICY, in line 9, define the “limits” under which the County policy will operate.
- Under C. LEVELS OF SERVICE ESTABLISHED:
- In line 28, replace “seek to provide” with “mandate.”
- In line 34, add the following at end of sentence: “as defined in NOAA tables for Fairfax County.”
- In line 37, define the term “designated” as it refers to “channels, pipes, and related appurtenances.”
- In lines 34 through 48, reword to clarify in laymen’s terms the definitions of the four (4) criteria defining adverse flood impacts.
- In lines 37–38, define “designated channel ...” and replace “10-year” with 100-year.”
- Under D. OBJECTIVES OF LAND DEVELOPMENT REGULATIONS:
- In Line 56, delete bullet No. 4 and replace with the following: “Not result in any additional flooding impacts on other adjacent or nearby property.”
- Add the following new bullet No. 7: “Require on-site stormwater detention devices designed to accommodate the 100-yr storm event rainfall standard for all infill development projects regardless of extent of land disturbance.”
- Under E. PRIORITIZATION OF CAPITAL PROJECTS, in bullet 2.a, (line 80), add the following at the end of the sentence: “unless stormwater has caused a rise to groundwater levels.”

Other topics discussed at the meeting are listed below and will be entertained at future Committee meetings:

- Responsibility for and enforcement of maintenance requirements for stormwater devices.
- Expansion of the grant programs to assist residents with existing stormwater problems.

- - - - Committee Reports - - - -

Planning & Zoning

MVCCA Planning and Zoning (P&Z) Monthly Meeting August 26, 2025

Committee Attendees

- P&Z Committee Chair
- MVCCA Co Chair 3
- MVCCA Co Chair 1
- New Gum Springs CA
- Tauxemont
- Belle View Condominiums
- Springbank
- Riverwood HOA
- CA of Hollin Hills
- Wellington CA
- Montebello Condominiums
- Huntington CA

Guest Speaker

Philip ‘Uri’ Pasternak, Bean Kinney & Korman (Legal)—Moon Inn, Days Inn

Other Guests:

- Mark Viani, Bean Kinney & Korman (Legal)—Moon Inn, Days Inn
- Temple Washington, WHA Architecture and Planning (Architect)—Moon Inn
- Aaron Vinson, Walter L. Phillips, Inc. (Civil Engineer)—Moon Inn
- Angel Sanchez, Wells & Associates (Traffic)—Moon Inn, Days Inn
- Siva Selvan, Owner’s Representative—Moon Inn
- Chad Smith, Hord Coplan Macht (Architect & Landscape Architect)—Days Inn
- Chase Eatherly, Hord Coplan Macht (Architect & Landscape Architect)—Days Inn
- Josh Wooldridge, The NRP Group (Developer)—Days Inn
- Joseph Torg, The NRP Group (Developer)—Days Inn
- Michael Workosky, Wells & Associates (Traffic)—Moon Inn, Days Inn

Proceedings

The meeting was called to order by the P&Z Committee Chair. The meeting had three topics:

1. Progress on Moon Inn/
2. Progress on Days Inn/Hawaiian Spa.
3. Darrell Court update.

Meeting Notes

Moon Inn, located at 6140 Richmond Highway, is a 35-unit inn with a lot area of over 60,000 square feet. The developer plans up to 114 residential units with approximately 5,000 square feet of ground-floor

- - - - Committee Reports - - - -

commercial space. This property will have six stories at the front and, due to grading issues, will have rear steps going down. Parking will be underground. There is potential for a park site which will be together with the Days Inn Project next door.

The Days Inn Redevelopment project is located at 6100 & 6130 Richmond Highway. The property is currently a three-story motel with 108 Units and a one-story commercial site (Hawaiian Pool and Spa). The two parcels of land are approximately 194,000 square feet. The developer plans upto 420 residential units. There are no commercial/retail enterprises planned at this property. This property will have seven stories above grade but will appear as three–four stories with the rear grade change. There is the potential for a park site with the Moon Inn property next door. The garage will serve as a retaining wall for the neighborhood.

Discussions at the meeting included the entry into the projects, frontage, and parking. We also talked about the effect of the sun on the property and its neighbors. Pasternak mentioned that they will return several times to this committee for additional information as the project progresses.

Both of these projects are now considered active tier 1 projects. The County has requested a task force to work on the project. MVCCA will have some members on this task force.

Lastly, Co-Chair 3 gave an update on the situation at 6801 Derrell Ct. which is a single-family residential property that is in disrepair and had been cited for multiple code violations. There is also an allegation of criminal activity. The MVCCA and P&Z Committee need to decide on our next steps, if any. Co-Chair 3 mentioned that he will present a summary of our options.

The next P&Z meeting will be held on October 6 at 7:00 p.m. via Zoom.

Education

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No meeting minutes for this edition of the *Record*.

Fairfax Federation of Citizens Associations

Unified Sanitary District

In the past few months the Fairfax Federation’s Citizen’s Association Services Committee sought clarity on the goals of the Board of Supervisors (BOS) for a Unified Sanitary District (USD) in Fairfax County. After

- - - - Committee Reports - - - -

input from membership and allied organizations, the Federation issued a letter to the BOS on July 28, 2026, praising BOS leadership’s effort to create sustainable waste management for the county but outlining its concerns and defining issues that would arise in pursuit of a USD:

- The need for transparency in how the County develops its proposal.
- The potential benefits and burdens a USD would create for residents and HOAs.
- The importance of protecting local trash haulers and small businesses already serving our community

July 28th Letter

https://www.fairfaxfederation.org/_files/ugd/8bf868_12bdad3d51284f5ea4910a9599ddd752.pdf

On August 26th, the BOS voted to INDEFINITELY suspend a hearing and vote on creating a 5-year period for a USD.

The Federation believes this subject will return, and it will continue to insist on a transparent process, measurable benchmarks, and clear conditions that must be met before a USD can responsibly move forward. Members are encouraged to continue engaging in this topic with the Citizen’s Association Services Committee of the Federation.

House of Delegates Candidate Forums

The Fairfax Federation is co-sponsoring several Candidate Forums for upcoming elections to the Virginia House of Delegates. These will be available on local access TV and livestreamed.

District 16 (Paul Krizek, Incumbent) will be on September 25, 2025 at 7:00 p.m.
<https://www.fairfaxfederation.org/calendar>

General Membership Meeting

The next Fairfax Federation general membership meeting will be on Thursday, September 25, at 7:00 p.m. at the [Franconia Governmental Center](#)

At this meeting Delegate Rip Sullivan will preview the 2026 General Assembly session, highlighting the impacts of data centers and the energy infrastructure needed to support them.

Fairfax Federation meetings are open to the public and all MVCCA members are encouraged to attend.

SFDC

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There will be a verbal report at the next General Council meeting.

Environment & Recreation

Mount Vernon Council Of Citizens' Associations (MVCCA)

Resolution in Support of Legislation to Protect against the Impacts of Per- and Polyfluoroalkyl substances (PFAS) (MVCCA, E&R 2025-06)

Whereas, PFAS, also known as “forever chemicals” for their persistence in the environment, pose health risks to people and are commonly found in the human body¹;

Whereas, EPA has promulgated drinking water standards for PFAS, promulgated hazardous substances designations for perfluorooctanoic acid (PFOA) and perfluorooctane sulfonic acid (PFOS) (specific PFAS contaminants), issued ambient water quality criteria and benchmarks for some PFAS contaminants, and other actions²;

Whereas, the EPA has issued a draft risk assessment for sewage sludge risk assessment for PFOA and PFOS, which would be used to limit the application of sewage sludge, which is also known as biosolids, to land as a soil conditioner or fertilizer³;

Whereas, while the Environmental Protection Agency (EPA) is planning to reconsider the promulgated PFAS regulations for drinking water⁴ and possibly other PFAS actions, the EPA has said that they plan to retain the standards for Perfluorooctanoic acid (PFOA) and Perfluorooctane sulfonate (PFOS), which are two of the most common and widely studied of the PFAS forever chemicals;

Whereas, uncertainty surrounding the implementation of federal PFAS actions has slowed federal and Virginia action to address sources and reduce risks (e.g., drinking water, consumption of crops whose soil has been treated with PFAS contaminated biosolids, and consumption of PFAS contaminated seafood);

Whereas, Fairfax County has taken a critical step of identifying sources of PFAS in the County;

Whereas, the science is clear that PFAS are highly persistent in the environment, are toxic at very low levels,

1 EPA PFAS Website. <https://www.epa.gov/pfas/pfas-explained>

2 EPA Key Action to Address PFAS. <https://www.epa.gov/pfas/key-epa-actions-address-pfas#:~:text=Final%20CERCLA%20Hazardous%20Substances%20Designations.PFAS%20chemicals%20into%20the%20environment>

3 EPA Federal Register (2025-00734 (90 FR 3859)) <https://www.federalregister.gov/documents/2025/01/15/2025-00734/draft-sewage-sludge-risk-assessment-for-perfluorooctanoic-acid-pfoa-and-perfluorooctane-sulfonic>

4 EPA news release (May 14, 2025) <https://www.epa.gov/newsreleases/epa-announces-it-will-keep-maximum-contaminant-levels-pfoa-pfos>

are released from a variety of sources, and are commonly found in the human body;

Therefore, be it resolved that the MVCCA asks our representatives to the General Assembly to support and promote legislation that will:

1. Support legislation to require testing of biosolids for PFAS contamination. The testing requirement should be a condition of permits to land apply biosolids and should be required for each land application activity.
2. For each year that biosolids are to be applied to land, require permit holders for land application of biosolids to sample soils for PFAS annually and the sampling results shall be made available within 90 days of sampling to the farm operator.
3. Upon the request of the adjoining land owners or those within 400 feet, permit holders shall be required to conduct PFAS sampling of private drinking water wells within 90 days.
4. Require that sampling results, including sampling and analysis methods, which shall be methods approved by the State, be reported to property owners, and Virginia shall make this information available through the Virginia Department of Environmental Quality’s Environmental Data Hub or other public website.
5. State legislators should propose legislation to adopt a 4-year moratorium on the application of biosolids to new sites. Because PFAS contaminants are so persistent, application of PFAS contaminated biosolids can contaminate farmland so that it is not useable. The runoff from areas treated with PFAS contaminated biosolids can contaminate seafood.
6. Require the listing of PFOA and PFOS as hazardous substances under Virginia.
7. Direct the Department of Environmental Quality to adopt water quality standards for PFOA and PFOS.

Stormwater

Mount Vernon Council Of Citizens' Associations (MVCCA)

Proposed Resolution: Recommendations to the Fairfax County Board of Supervisors on the County’s DRAFT Flood Risk Reduction Policy, dated June 4, 2025

Whereas: On June 4, 2025, a DRAFT *Flood Risk Reduction Policy* was issued for comment intending to replace the County’s current policy, dated April 28, 1997.

Whereas: The DRAFT *Flood Risk Reduction Policy* follows on from a County Executive memo of April 23, 2024, which provided an update on the nature and extent of the flooding problem in Fairfax County; identified a three-element approach to mitigating flooding issues, consisting of projects, programs, and regulatory changes; and requested advice from the Board of Supervisors on a way forward.

- - - - - Resolutions - - - - -

Whereas: In its resolution, dated June 26, 2024, MVCCA recognized the importance of the elements outlined in the County Executive’s memorandum and asked the Board of Supervisors to move quickly to formalize a policy and implement the memorandum’s project, program, and regulatory change elements, as well as consider alternate sources for funding those elements.

Whereas: Notable policy elements included in the DRAFT *Flood Risk Reduction Policy* are:

- Changing levels of service to use a 100-year storm versus a 10-year storm event as a criteria for “adverse flood impacts” for structural flooding.
- Stipulating specific objectives for Land Development Regulations.
- Establishing an order of precedence to pursue stormwater-related County Capital Projects.
- Enumerating a County-provided suite of programs to reduce flood risks.

Whereas: Specific elements of the DRAFT *Flood Risk Reduction Policy* require changes and additions to provide clarity.

Therefore Be It Resolved: The following changes be incorporated into the proposed policy update before it is issued:

- Under A. *STATEMENT OF POLICY*, in line 9, define the “limits” under which the County policy will operate.

- - - - - Resolutions - - - - -

- Under C. *LEVELS OF SERVICE ESTABLISHED*:
 - In line 28, replace “seek to provide” with “mandate.”
 - In line 34, add the following at end of the sentence: “as defined in NOAA tables for Fairfax County.”
 - In line 37, define the term “Designated” as it refers to “channels, pipes, and related appurtenances.”
 - In lines 34 through 48, rework to clarify in laymen’s terms the definitions of the four (4) criteria defining adverse flood impacts.
 - In line 37–38, define “designated channel, ...” and replace “10-year” with “100-year.”
- Under D. *OBJECTIVES OF LAND DEVELOPMENT REGULATIONS*:
 - In Line 56, delete bullet No. 4 and replace with the following: “Not result in any additional flooding impacts on other adjacent or nearby property.”
 - Add the following new bullet No. 7: “Require on-site stormwater detention devices designed to accommodate the 100-year storm event rainfall standard for all infill development projects regardless of extent of land disturbance.”
- Under E. *PRIORITIZATION OF CAPITAL PROJECTS*, in bullet 2.a, (line 80), add the following at the end of the sentence “unless stormwater has caused a rise to groundwater levels.”

Mount Vernon Council of Citizens' Associations, Inc.

Treasurer’s Report, Current Month and Fiscal Year to Date Compared to Annual Budget
Period Ending July 31, 2025

	July	Total 1 July to 31-Jul	2025-2026 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ 315	\$ 1,680	\$ 3,595	
Money Market Interest	1	1	2	
Total Cash Receipts	316	1,681	3,597	\$ (1,916)
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	-	-	600	600
Insurance Premium	-	-	800	800
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	70	70	1,400	1,330
Web Site	-	-	1,590	1,590
Total Cash Disbursements	70	70	4,390	4,320
Net Budget - Receipts in Excess(less than) Disbursements:	246	1,611	(793)	\$ 2,404

Other Sources/Changes in Cash:

Cash at Beginning of Period	12,284	12,284	12,284	
Total Cash at End of Period	\$ 12,530	\$ 12,530	\$ 11,491	

End of Period Cash Balances by Account (adjusted for outstanding items):

Burke & Herbert - Checking	\$ 6,363
Burke & Herbert - Money Market	6,166
Total Cash	\$ 12,530

Respectfully Submitted,
William J Kane, Treasurer
August 1, 2025

Notes:

- 1 This financial statement uses the cash basis of accounting except as noted on the face of the statement.
- 2 Amounts are rounded to the nearest dollar.

----- Treasurer's Report -----

Mount Vernon Council of Citizens' Associations, Inc. Treasurer's Report, Current Month and Fiscal Year to Date Compared to Annual Budget Period Ending August 31, 2025

	August	Total 1 July to 31-Aug	2025-2026 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
Cash Receipts (including deposits in-transit):				
Dues - Current Members	\$ 710	\$ 2,390	\$ 3,595	
Money Market Interest	1	1	2	
Total Cash Receipts	711	2,391	3,597	\$ (1,206)
Cash Disbursements (including outstanding checks):				
Administrative	192	192	600	408
Insurance Premium	-	-	800	800
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	-	70	1,400	1,330
Web Site	-	-	1,590	1,590
Total Cash Disbursements	192	262	4,390	4,128
Net Budget - Receipts in Excess(less than) Disbursements:	519	2,129	(793)	2,922

Other Sources/Changes in Cash:

Cash at Beginning of Period	12,530	12,284	12,284	
Total Cash at End of Period	\$ 13,048	\$ 13,048	\$ 11,491	

End of Period Cash Balances by Account (adjusted for outstanding items):

Burke & Herbert - Checking	\$ 6,881			
Burke & Herbert - Money Market	6,167			
Total Cash	\$ 13,048			

Respectfully Submitted,
William J Kane, Treasurer
September 1, 2025

Notes:

- 1 This financial statement uses the cash basis of accounting except as noted.
- 2 Amounts are rounded to the nearest dollar.

NEXT COUNCIL MEETING

**Wednesday, September 24, 2025, 7:00 p.m.
(Virtual)**

AGENDA

- Call to order
- Minutes Approved
- Ratification of Chair Appointment
- Committee Reports
- Treasurer Report
- Resolutions
- Supervisor's Time
- Member's Time
- Adjourn

COMMITTEE CALENDAR

**MVCCA Council—September 24, 7:00 p.m., Virtual
MVCCA Board—October 14, 7:00 p.m., Virtual**

Comm	Date	Time	Place	Chair
BUDG	10/6	7:00	Virtual	Shaw
EDU	10/1	7:00	Virtual	Taylor
E&R	10/1	7:00	Virtual	L. Zaragoza
PL/Z	10/6	7:00	Virtual	Mathur
*PS/TRAN	10/13	7:00	Virtual	Lincoski
MSCS	10/2	7:00	Virtual	Milanowski

*JOINT Public Safety/Transportation Meeting

*The Record is published monthly except August by the
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