



Mount Vernon
Council
of Citizens'
Associations

Record

Together we make a difference

Founded in 1969

Volume LVIII No. 9, October 2025

FROM THE CO-CHAIRS

1. Please appoint reps from your community to the Budget and Finance and Education Committees.
2. Cochair Ward will represent the MVCCA on the task force to address additional functions to be added to THE COMMONS (the old MV High School). She will reach out to the MVCCA members for their thoughts.
3. The county planning task force for the Penn Daw development along Route 1 will have MVCCA representatives on it. The first meeting is November 3.
4. Needed: volunteer to be our Rep to the Fairfax Federation of Citizens Association. Our current Rep is retiring. MVCCA is a board member of this countywide organization, and it is imperative that we bring a Mount Vernon district perspective to the issues they address. If you are interested please contact the cochairs.

MVCCA BOARD

Co-Chairs	Katherine Ward co.chair1@mvcca.org
	Judy Harbeck co.chair2@mvcca.org
	Scott Taylor co.chair3@mvcca.org
Secretary	Tamara Srader secretary@mvcca.org
Treasurer	Bill Kane treasurer@mvcca.org
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PL/Z	Bindu Mathur chair.pz@mvcca.org
PS/TRAN	John Lincoski chair.pst@mvcca.org
SFDC	Ellen Young rep.sfdc@mvcca.org
FCFCA	Marty Lowery rep.fairfaxfederation@mvcca.org
Stormwater	Leo Milanowski . specialcommittee@mvcca.org
Webmaster	Jason Zaragoza webmaster@mvcca.org

MVCCA General Council Meeting Minutes

September 2025 Meeting Virtual Meeting/ZOOM

PRESIDING: Co-Chair Judy Harbeck

ATTENDING

- Treasurer—William Kane
- Secretary—Tamara Srader

Committees

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

Communities Attending

- Belle View Condo
- Holland Court POA
- Hollin Hall Village

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

Mt Zephyr
MVCA
Mount Vee Manor
Huntington
Wellington
Springbank
Gum Springs Homeowners
Riverview

Fairfax County Staff

Supervisor Dan Storck
Peyton Smith

Community Member Fatimah Dandashi—Sen. Surovell’s office

Community Member Mark Busse

Meeting called to order at 7:04 p.m.

Meeting minutes were approved by acclamation.

New Budget and Finance Chair

Ratification of Kim Shaw as budget and finance chair completed, and welcome Kim! Judy encouraged members who had not appointed a budget and finance representative to do so by contacting the secretary and Kim.

Committee Reports

Education: Group will focus on school boundary issues and proposed changes to school start times at their next meeting on October 24.

Environment and Recreation: Larry reported on the E&R committee’s discussion of a legislative proposal regarding PFAS chemicals and a hearing on Fort Belvoir’s stormwater permit. Bindu concluded with an update on the planning and zoning committee’s recent meeting, which included discussions on upcoming development projects.

Planning and Zoning: The meeting covered updates on two major development projects: Moon Inn (114 residential units with 5,000 sq ft commercial space) and Days Inn/Hawaiian Pool & Spa (420 residential units). Bindu mentioned the formation of a task force with MVCCA board members to oversee these developments and noted that the next meeting on October 6 will focus on the Gristmill Project.

Public Safety: John provided an update on public safety and transportation matters, highlighting concerns about parking signage, GW Parkway safety, bike trail expansion, and the 495 Southside Express Lanes project, which received robust community opposition. John also discussed plans to improve coordination between county agencies regarding code compliance issues, particularly in relation to the Darrell Court property. A concern was raised about the high number of vehicles with expired safety inspections and temporary

tags in Mount Vernon, questioning whether enforcement has decreased. John agreed to investigate the issue.

SFDC: Ellen provided an update on the marketing plan for Richmond Highway in that they are hoping that the plan has been approved and then they can pick a firm to complete the work. She also mentioned a new art gallery project at Mount Vernon Plaza.

Fairfax Federation: Discussing yearly survey of issues that were published in October. Hoping that they will have some input on the PFAS and 495 topics. Still ongoing work on the unified sanitation district proposals. The Board of Supervisors has indefinitely postponed this work.

Stormwater: Minutes are in the Record for the past two meetings. The meeting focused on reviewing and discussing Fairfax County’s updated stormwater policy, which aims to address flooding issues and improve infrastructure. Leo explained the history of the policy, including recent changes and the estimated \$600–900 million cost to fix existing problems. The group reviewed key aspects of the new policy, such as updated levels of service and a new prioritization system for addressing stormwater-related issues. They identified several areas for clarification or improvement, including defining operational limits, strengthening language around levels of service, and addressing concerns about groundwater impacts on flooding. Judy suggested voting on the resolution, and Paul raised a question about the reliance on NOAA-defined flood sizes, which Leo addressed by noting that Fairfax County is specifically mentioned in NOAA’s Atlas 14.

Treasurers Report: As printed in the Record, \$315 in income for July and one expenditure for \$70. For August there was \$710 of income and a \$192 expense, which is the annual rent for a Post Office box. Ended August with a total of \$13,048 in our two accounts.

Report was approved as printed in the Record.

Membership: We have 32 member organizations

Resolutions

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

Item 6 updated to include “under Virginia law”.

Passed unanimously.

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

Passed unanimously.

Supervisor’s Time

The meeting covered several updates and discussions led by Supervisor Dan Storck, including the status of various community projects and initiatives. Dan provided updates on the Mount Vernon Rec Center’s opening, the Tour de Mount Vernon bike event, and ongoing efforts to improve bike lanes in Fort Hunt and Huntington. He also discussed the completion of a noise study for National Airport and the master planning process for the Mount Vernon Governmental Center. Additionally, Dan highlighted progress on the Daryl Court interagency coordination and the Southside Express Lanes project, emphasizing the need for community input and collaboration with VDOT and other stakeholders.

Dan provided updates on several incidents, including a homicide on Buckman Road, a school closure due to concerns about potential threats, and a pedestrian fatality on Richmond Highway. He also discussed the challenges with the Huntington Avenue Road project, explaining that VDOT’s decision to postpone it was due to unmet requirements and intersection issues. Dan suggested that express lanes could potentially provide funding for the project in the future, estimating a need of around \$100 million for comprehensive improvements.

Queenie asked about the status of the Douglas Street/ Turk Road pedestrian connector trail, which Dan explained is in the planning phase, with expected completion within the next year or two. Dan also addressed the Little Hunting Creek underpass, confirming that it remains part of the VDOT/embarc highway construction project. Regarding a homeless encampment on private property, Dan confirmed the county is working with the homeowner to remove the camp by the following Monday, noting that trespassing on private property can be handled immediately by police if necessary. Paul raised concerns about the Bionair proposal/South Flow presentation at the TCA Noise Group meeting, which Dan clarified would be presented to the CWG group for recommendation, though the exact approval process with jurisdictions remains unclear.

Mark presented a flooding issue on his property caused by blocked swales on his neighbor’s property, which violated grading plans and exceeded disturbance limits. Dan offered to have Peyton from his office follow up with Mark to investigate the situation and potentially involve Stormwater. Paul inquired about the requirement for swales in grading plans, and Mark shared details from his neighbor’s grading plan showing the intended drainage paths.

Meeting Adjourned at 7:32 p.m.

Respectfully submitted.

Tamara Srader

Planning & Zoning

**MVCCA Planning and Zoning (P&Z) Monthly Meeting
October 6, 2025**

Committee Attendees

- P&Z Committee Chair
- MVCCA Co Chair 3
- MVCCA Co Chair 1
- Gum Springs Homeowners Organization
- New Gum Springs CA
- Belle View Condominiums
- Belle Haven Terrace Civic Association
- Grist Mill Woods CA
- Spring Bank
- Mt. Vernon CA
- Huntington CA

Other concerned citizens

Guest Speaker

- Mark White, Grist Mill Barn Project
- Brendon Hanafin, Fairfax County Park Authority

Other Guests

Holly Dougherty, Mount Vernon-Springfield Chamber of Commerce

Proceedings

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

1. Progress on the Grist Mill Park project.
2. Darrell Court update.
3. Bike Lanes on Belle View Blvd.

Meeting Notes

Mark White revisited the Grist Mill Project for the P&Z Committee. He noted that the barn is underutilized, and he is interested in restoring it into a restaurant. He has developed a team comprised of restaurateurs and commercial builders.

White and Hanafin talked about the Fairfax County’s private and public partnerships. The process involves submission of a proposal which then goes to the competitive bid process. Hanafin noted that Grist Mill park ideally needs a master plan. This plan would dictate what would happen overall to this park. A plan was started but shelved during the COVID-19 pandemic. The restoration of the barn was part of the master plan. A sound and comprehensive master plan would possibly allow funding via a bond in 2026.

Some of the improvements needed at Grist Mill include upgrading of lighting, parking, and access to utilities like gas, water, electricity, and plumbing. These improvements would improve the park overall and would

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by necessary before the barn could be improved. It is still not certain how much these improvements would cost. It is still too early to determine the total expenses.

The committee discussed the difficulty that the private sector has with the public sector in that the timing takes so long to get projects approved. It was noted that the private sector has a hard time retaining capital and funding with such long time frames to manage. Also questioned was who would be responsible for what costs. White noted that additional research is needed including stability of the barn and overall feasibility. Hanafin discussed the difficulty in obtaining the funding but that there is a path forward. He is working on the master plan and a bond to obtain the funding at the same time. He said that in 6 months they hope to have a resolution. There are plans to continue public outreach.

Hanafin noted that over \$11 million would be required to completely repair Grist Mill Park. However, with the number of other parks also requiring repair, it is doubtful that Grist Mill would get all of this money. He also noted that this project is more of an economic and social development project. White stated that there would be a large financial impact to the community and that it is “one of kind” project. Most fields only have snack bars not full-scale restaurants.

Traffic concerns were discussed, including a dangerous intersection near the park. At this point, traffic studies have not been completed. Also noted was a similar project in Manassas, Virginia. Two Silos in Manassas is different because in Fairfax County, the land at Grist Mill would be kept in perpetuity.

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 allegation of criminal activity. The MVCCA and P&Z Committee needs to decide on our next steps, if any. Co-Chair 3 mentioned that he will present a summary of our options. The committee was open to sending a letter addressed to several county officials.

Co-Chair 3 also discussed bike lanes on Belle View Blvd. These would remove parking spaces. Time is expiring on responding to the county, and a link was shared.

The next P&Z meeting will be held on November 3 at 7:00 p.m. via Zoom.

Education

MVCCA Education Committee Meeting Minutes October 1, 2025

Attendees

Cathy Hosek—Collingwood Springs Civic Association
Dan Petrenko—Belle View Condominium Owners Association

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Tyler and Anya Austria—Huntington Community Association
David Phillips—Spring Bank Community Association
Judy Harbeck—MVCCA co-chair liaison
Teresa Taylor—Chair, Belle Haven Terrace Civic Association

The following agenda items were covered:

School Boundary Review Process

The school boundary review process continues and is now in its second phase. The Boundary Review page on the FCPS website can be accessed at this link: <https://www.fcps.edu/about-fcps/maps/2024-2026-boundary-review>.

By mid October, the consultant should have updated the Boundary Explorer Tool with updated draft boundary scenarios. Those scenarios will be accessible at this link: <https://www.fcpsboundaryreview.org/>.

The scenarios will also be presented, and feedback will be gathered at a series of community meetings in October. Details about the October meetings can be found at this link: <https://www.fcps.edu/about-fcps/maps/2024-2026-boundary-review/phase-2-part-2-community-meetings>.

The following meeting is scheduled for associations in the West Potomac and Mount Vernon High School pyramids:

Saturday, October 25, 9:30–11 a.m., at Sandburg Middle School

The following meeting is scheduled for associations in the South County High School pyramid:

Wednesday, October 22, 6:30–8 p.m., at Hayfield Secondary

Consultants will use feedback provided during the October meetings and via the Boundary Explorer Tool to make any necessary changes to the draft boundary scenarios, and those changes will be reviewed by the superintendent’s advisory committee in November. The advisory committee will provide recommendations to the supervisor for review. After review, the supervisor will present a proposed implementation to the Fairfax County School board in January 2026.

Education Committee members will share this information with their association members and encourage them to attend the meeting for their pyramid.

School Start Times Survey

FCPS is considering a change to school start times. The primary goal is to begin the middle school day at 8:00 a.m. or later. In order to minimize any costs, elementary and high school start times would need to shift as well. The Considering a Change to K-12 School Start Times page on the FCPS website can be reached at this link”: https://www.fcps.edu/considering-change-k-12-school-start-times?utm_campaign+=&utm_medium=email&utm_source=govdelivery.

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This is a link to a survey regarding proposed start and end time options: https://fcpsk12va.qualtrics.com/jfe/form/SV_0JMILRRFc6PD3My?utm_campaign+=&utm_medium=email&utm_source=govdelivery.

The survey closes Monday, October 6. Committee members will share this information with their association members and encourage them to take the survey.

Implementation of Advanced Academic Program (AAP) centers in all FCPS middle schools

According to the Fairfax County Federation of Civic Associations, the Fairfax County School Board has directed Superintendent Reid to implement AAP centers in all FCPS middle schools. The Federation is not in favor of this and has drafted a letter to Dr. Reid and the School Board stating their objections.

The consensus of the MVCCA Education Committee our meeting was that we do not agree with the Federation’s objectives. Judy Harbeck has agreed to contact the Federation by email or letter to let them know we do not share their concerns. The Education Committee will determine next steps after the Federation responds.

Update on interest in moving Whitman Middle School

The possibility of moving Whitman Middle School has been discussed during the FCPS Boundary Review process. The Mount Vernon district’s effort to reimagine the future Mount Vernon Center (the Mount Vernon Governmental Center, Fire Station, Police Station, and Library at Sherwood Hall and Parkers Lane) and development of The Commons Mount Vernon (project to renovate and reuse the original Mount Vernon High School on Route 1) may provide an opportunity to facilitate a move of Whitman Middle School. Cathy Hosek from our committee is a member of the FCPS Boundary Review Advisory Committee and will keep the Education Committee informed of any traction this idea may get during the boundary review process.

Budget & Finance

MVCCA Budget & Finance Committee Meeting Minutes October 6, 2025

The committee met via Zoom on Monday, October 6 at 7:00 p.m., led by Committee Chair Kimberly Shaw. Judy Harbeck, Co-Chair, was also in attendance.

Committee members attending included Riverwood HOA.

The attendees discussed potential items to focus on next year, including county tax rates and property assessments, delivery of county services, tracking meal tax proceeds, and the county’s upcoming FY27 budget timeline. We also discussed how to improve understanding of the source of county revenue and expenditures.

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Upcoming key dates for the Fairfax County Fiscal Year 2027 budget:

1. The financial forecast will be presented at the Board of Supervisors’ Joint Budget & Education Committee on December 2, 2025.
2. The FY27 advertised budget plan will be presented to the Board of Supervisors on February 17, 2026.

The next Budget & Finance Committee meeting will be held via Zoom on Monday, November 3 at 7:00 p.m.

Fairfax County Federation of Citizens Associations

FCFCA Meeting September 25, 2025

The Fairfax Federation met on September 25 and received an overview of the upcoming legislative session in Richmond by Rip Sullivan, Delegate from the 6th District. He encouraged the Federation to send their Legislative Issues Package as early as possible when bills are drafted and go into consideration.

Data Centers

Mr. Sullivan also discussed Data Centers and ways in which their high demand for electricity to cool them could be mitigated. These approaches include: 1) co-locating buildings that could use the heat generated by the centers, such as a model where an Eli Lilly manufacturing plant receives the excess heat from the data center, and 2) the prospect of use of small compact fusion reactors being built and tested by Commonwealth Fusion in partnership with Dominion Electric., which could replace the need for electricity altogether.

The Federation also received a briefing from Dr. Neely Law, Senior Planner, Fairfax County Office of Environmental and Energy Coordination, on expanding the use of solar energy in the county.

Education Committee

The Federation’s Education Committee sent an October 3rd letter to the FCPS Superintendent regarding FCPS recommendation that Advanced Academic Program (AAP) Centers be dismantled and that AAP students remain at their base schools. The letter endorses keeping these AAP students at centers due to the fact that it believes a “critical mass” of peer students is required to sustain the socio-emotional needs of advanced learners. This would not preclude use of AAP methodology at base schools.

https://www.fairfaxfederation.org/files/ugd/8bf868_5ebff0a2e8ef4d2eb2604f707fce5c34.pdf

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Legislative Issues Package

The Federation will present its Legislative Issues Package at its next General Membership Meeting on Thursday, October 23, 2025, at 7:00 p.m. The meeting will be in-person at Mason District Government Center, 6507 Columbia Pike, Annandale, VA 22003

The Legislative Issues Package reflects the work and input from our committees and member associations, addressing the most pressing topics facing our neighborhoods. Highlights of the package include:

- Land Use and Growth Management: Promoting responsible development that balances housing needs with infrastructure capacity.
- Transportation: Supporting improved regional transit, congestion management, and pedestrian safety.
- Education: Advocating for equitable and sustainable school funding.
- Public Safety and Emergency Preparedness: Enhancing resources for first responders and neighborhood resilience.
- Environmental Stewardship: Advancing clean water, tree canopy preservation, and climate resilience initiatives.

During the meeting, the Federation will:

- Present and discuss the draft Legislative Issues Package.
- Invite feedback and amendments from member associations.
- Vote on adoption of the final package for submission to local and state leaders.

<https://www.fairfaxfederation.org/membership-meetings>

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SFDC

SFDC has received the grant to promote businesses along Richmond Highway. The project will emphasize current businesses' needs, and it will create and promote an area identity. The goal is to make sure that the businesses we have are able to thrive during the upcoming road work on the Highway and to attract visitors from nearby areas.

A new mural will be installed on the retaining wall to the north of the North Hill buildings. This effort continues the installation of Art on the Corridor.

Public Safety/Transportation

The October 16 Public Safety and Transportation Committee meeting minutes will be published in next month's *Record*.

Environment & Recreation

The October 1 E&R Committee meeting minutes will be published in next month's *Record*.

Stormwater

No Stormwater meeting minutes this month.

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

Mount Vernon Council of Citizens' Associations, Inc. Treasurer's Report, Current Month and Fiscal Year to Date Compared to Annual Budget Periods Ending September 30, 2025

	September	Total July 1 to September 30	2025-2026 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
Cash Receipts (including deposits in-transit):				
Dues - Current Members	\$ 875	\$ 3,265	\$ 3,595	
Money Market Interest	1	2	2	
Total Cash Receipts	876	3,267	3,597	\$ (330)
Cash Disbursements (including outstanding checks):				
Administrative	25	217	600	383
Insurance Premium	-	-	800	800
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	120	190	1,400	1,210
Web Site	-	-	1,590	1,590
Total Cash Disbursements	145	407	4,390	3,983
Net Budget - Receipts in Excess(less than) Disbursements:	731	2,860	(793)	\$ 3,653

Other Sources/Changes in Cash:

Cash at Beginning of Period	13,048	12,284	12,284
Total Cash at End of Period	\$ 13,779	\$ 13,779	\$ 11,491

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

Burke & Herbert - Checking	\$ 7,611		
Burke & Herbert - Money Market	6,167		
Total Cash	\$ 13,779		

Respectfully Submitted,
William J Kane, Treasurer
October 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.

NEXT COUNCIL MEETING

**Wednesday, October 22, 2025, 7:00 p.m.
(Virtual)**

AGENDA

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

COMMITTEE CALENDAR

**MVCCA Council—October 22, 7:00 p.m., Virtual
MVCCA Board—November 11, 7:00 p.m., Virtual**

Comm	Date	Time	Place	Chair
BUDG	11/3	7:00	Virtual	Shaw
EDU	11/5	7:00	Virtual	Taylor
E&R	11/5	7:00	Virtual	L. Zaragoza
PL/Z	11/3	7:00	Virtual	Mathur
*PS/TRAN	11/10	7:00	Virtual	Lincoski
MSCS	11/6	7:00	Virtual	Milanowski

*JOINT Public Safety/Transportation Meeting

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