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Mount Vernon Council of Citizens' Associations

Record

Volume LIX No. 5, May 2026

FROM THE CO-CHAIRS

Elections will be held at the May meeting for the following positions: One (1) Co-Chair, the Secretary, and the Treasurer position. If you are interested please let a current Co-Chair know.

We do have three people willing to run for the 3-year terms of those positions:

- Co-Chair—Queenie Cox
- Treasurer—Anita Kerr
- Secretary—Tamara Srader

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
Membership	vacant membership@mvcca.org
Editor	Terry Mulligan editor@mvcca.org
BUDG	Kimberly Shaw chair.bf@mvcca.org
EDUC	Teresa Taylor chair.edu@mvcca.org
E&R	Larry Zaragoza chair.er@mvcca.org
PL/Z	Bindu Mathur chair.pz@mvcca.org
PS/TRAN	John Lincoski chair.pst@mvcca.org
SFDC	Ellen Young rep.sfdc@mvcca.org
FCFCA	vacant rep.fairfaxfederation@mvcca.org
Stormwater	Leo Milanowski . specialcommittee@mvcca.org
Webmaster	Jason Zaragoza webmaster@mvcca.org

MVCCA General Council Meeting Minutes

April 22, 2026 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/ Revisioning Rep— Leo Milanowski
- John Lincoski – Public Safety and Transportation
- Planning and Zoning— Bindu Mathur
- Environment and Recreation— Larry Zaragoza
- Webmaster— Jason Zaragoza
- MVCCA Record Editor— Terry Mulligan

Communities Attending

- Belle View Condominium Unit Owners Association
- Gum Springs Homeowners Organization
- Holland Court Property Owners Association
- Hollin Hall Village Citizens Association
- Mount Zephyr Citizens Association
- Riverwood Homeowners Association
- Huntington Community Association
- Mount Vernon Civic Association
- Wellington Civic Association
- Spring Bank Community Association

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New Alexandria Citizens Association
Wessynton Homes Association
Mount Vernon Manor Civic Association
Grist Mill Woods Civic Association
Villamay Community Association

Fairfax County Staff

Fairfax County Mt Vernon District Supervisor Dan Storck

23 Total participants

Meeting called to order at 7:03 p.m.

Meeting minutes from the March meeting were approved.

Treasurer's Report

Bill presented the Treasurer's Report, noting that March had no income but ended with \$11,435, with the organization likely to break even or have a small surplus by year-end due to cost savings from The Record editor and Webmaster.

March Treasurer's Report approved as published in The Record

Membership: total 34 member organizations.

The group received a reminder about upcoming membership renewal applications due by July 1st for the new business year.

Committee Reports

Nominating Committee: The nominating committee reported on their progress in finding candidates for important roles, noting challenges in securing nominees. Leo informed the group that Judy and Bill would not be running for re-election, and he requested help from organization presidents to find potential candidates who are not board members of their own organizations. The committee clarified that while board members can serve, the president of the board cannot hold a co-chair position. Judy encouraged interested members to reach out to current office holders for insights into the realities of the roles.

Environment and Recreation: Larry reported on the committee's discussion of the cinder bed bike trail, noting concerns about the sensitive environment and process.

Public Safety and Transportation: John reported on public safety updates, including a briefing on the flock camera and drone first responder programs, and noted that Senate Bill 81 regarding parkway access for law enforcement has passed both the House and Senate.

Education: As published in the Record.

Planning and Zoning: Bindu provided an update on the Planning and Zoning committee's review of two development projects: the Days Inn redevelopment and Hawaiian Spa/Moon Inn project, both located on Richmond Highway, which will include residential units and commercial space.

The meeting covered updates on local development projects, including the tire shop on Richmond Highway and the Alexandria Crossing project breaking ground next month. Bindu discussed upcoming zoning regulation changes for accessory living units and the Mount Vernon Master Plan for government center revitalization. The group also addressed the status of the former United Bank building.

Budget: Will need to find a new Budget and Finance chair because the current person is stepping down at the end of the term. Minutes of their activities as published in the Record.

Southeast Fairfax County Development Corporation (SFDC): Ellen provided updates on Southeast Fairfax, including the renewal of Michael Alfano's sculptures and the grand opening of the Little Free Art Gallery.

Stormwater: Stormwater committee did not meet in March and discussed plans for a joint committee meeting in June to discuss options for the corner of Sherwood Hall and Parker's Lane.

Supervisor's Time

Supervisor Storck provided updates on the budget process, noting that budget hearings have been completed, with written comments being reviewed, and a budget markup presentation is scheduled for next Tuesday. He addressed questions about the Penn Daw Fire Station and emergency housing facility, explaining that it will include emergency housing for up to 50 adults and supportive housing for 20 adults and 10 family units, with construction expected to begin later next year. Dan also discussed the future of the Huntington Community Center, stating that its activity levels have decreased significantly post-COVID, and he advocated for changes to make it more viable, including its role as a polling station.

Storck discussed the budget item for a community center and voting station, emphasizing the need for community consultation before making decisions about its future operation. He provided updates on the Gum Springs Heritage study, noting that while consultants are leading the effort, community engagement and consensus have not yet been achieved. Regarding the Mount Vernon Master Plan, he clarified that no final decisions have been made about building renovations or repurposing, and he highlighted opportunities for co-locating facilities to potentially save money and address needs like senior housing. Queenie raised concerns about community access to the heritage study report, and Supervisor Storck agreed to follow up with Tony Zolkofer to ensure relevant information is shared with interested community members.

The meeting focused on a long-running study affecting a proposed development of townhomes in Gum Springs. Queenie requested copies of study documents to share with homeowners, noting that the cost had increased significantly from the original \$60,000 budget to over

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\$100,000. Dan clarified that the original and current studies were different in scope, with the original being a building survey and the current one involving community engagement for a historic management plan. The group discussed the need to bring the process to a close after 3 years, and Dan mentioned ongoing work on the Grist Mill Barn project, which he described as “on life support” despite county investment of approximately \$2 million in infrastructure.

Resolution

RESOLUTION PZ-2026-02 (proposed) Penn Daw Fire Station, Emergency Shelter, and Supportive Housing Plan Amendment 2023-IV-MV3 (PA-2023-00044) Concurrent with Rezoning 2025-MV-00022

Outcome: Resolution passed.

Member Time

A community member raised concerns about school consolidation plans and auxiliary living units, expressing disagreement with proposed changes to school locations and community impact.

Meeting adjourned at 8:22 p.m.

Respectfully submitted.

Tamara Srader

Hollin Hall Village Citizens Association, Huntington Community Association, Mason Hill Citizen’s Association, Mount Vernon Civic Association, New Alexandria Citizens Association, Potomac Valley River Bend Civic Association, Riverwood Homeowners Association, Spring Bank Community Association, Villamay Community Association, Waynewood Citizens’ Association, Wellington Civic Association, Wellington Heights Civic Association, Westgrove Citizens Association, Williamsburg Manor North Community Association, and others.

Residents opened the meeting by raising questions about the County’s plan to install a Capital Bikeshare station locally. Several attendees expressed skepticism about the usefulness of the station for errands, medical appointments, or Metro access, noting that key destinations are many miles away. Some also shared past frustrations with abandoned e scooters and e bikes cluttering the trail.

Mr. Simon then briefed the committee on his office’s relationship with the National Park Service (NPS). Despite significant resource constraints, the working relationship remains strong and productive. He emphasized that his office regularly assists with issues ranging from potholes and vegetation to roadkill removal and trail maintenance.

A major focus of the discussion was Congressman Beyer’s speed camera legislation, which aims to allow revenue from Parkway speed cameras to be reinvested directly back into the Parkway. Although the bill received a bipartisan hearing, it is unclear whether it will advance.

The committee also received an update on a modest federal funding request targeting the Belle Haven and Belle View intersections. The proposal would fund the replacement of the current temporary pylons with a 4.5 inch raised curb, add upgraded signage and reflective markings, and install rumble strips and pedestrian hybrid beacons (HAWK signals) to improve safety for both drivers and trail users.

Mr. Simon also previewed findings from a new Volpe Center study on the same Belle Haven and Belle View intersections. While the full report will be released this summer, he shared that the study evaluated several options — from turn restrictions to roundabouts — but that the most promising solution appears to be installing traffic signals at both Belle Haven and Belle View. This approach would offer the greatest safety benefit at the lowest cost, though it will require reopening the environmental assessment process.

Residents raised additional concerns about pavement conditions, trail safety, speeding, and the impact of regional development on traffic patterns. Mr. Simon noted that resurfacing the South Parkway remains a top priority but depends on federal funding. He also shared that NPS plans to redeploy portable speed display trailers along the South Parkway during the summer season.

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Budget & Finance

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No updates this month.

Public Safety/Transportation

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MVCCA Public Safety & Transportation Committee Meeting Minutes
May 11, 2026

The MVCCA Public Safety & Transportation Committee met on May 11, 2026 to hear a detailed briefing from Noah Simon, District Chief of Staff for Virginia Congressman Don Beyer. He provided a wide ranging update on safety issues, federal funding efforts, and long term plans for the southern section of the George Washington Memorial Parkway, an area that continues to demand significant attention due to heavy traffic, aging infrastructure, and ongoing safety concerns.

Chair Lincoski convened the meeting at 7:00 p.m. Also attending were Katherine Ward and Scott Taylor, MVCCA Co-Chairs, as well as committee members from the following MVCCA associations: Belle View Condominium Owners Association, Grist Mill Woods Civic Association, Gum Springs Homeowners Organization,

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The meeting concluded with committee business and a commitment to continue monitoring Parkway developments closely. Draft resolutions, analysis documents, and community correspondence will be circulated ahead of the next meeting.

Environment & Recreation/ Planning & Zoning

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MVCCA Joint Meeting Environmental & Recreation/Planning & Zoning May 6, 2026

Attendees

Committee Representatives

- E&R Committee Chair (Wessynton)
- P&Z Committee Chair
- MVCCA Co-Chair 1
- Wellington CA
- Hollin Hall Village Citizens Association
- Belle View Condominium Unit Owners Association
- Mount Vernon CA
- Springbank Community Association
- Huntington Community Association
- Riverwood HOA
- Potomac Valley River Bend Civic Association
- Tauxemont Community Associatoin

Guest Speaker

Kathy Taylor (Legal Counsel)—Walsh, Colucci, Lubeley & Walsh

Other Attendees

- Thomas McHugh—Mount Vernon Country Club
- Daniel Mongolio—RC Fields Civil Engineers
- Jim Harry—Mount Vernon Country Club
- Chris Sandels—Mount Vernon Country Club
- Louis Generio—Mount Vernon Country Club
- Vince McHale—RC Fields Civil Engineers
- Mike Ernst—Architect

Proceedings

The meeting was called to order by the E&R Committee Chair. The primary agenda item was an update on the proposed improvements and Special Exception Amendment for Mount Vernon Country Club. The purpose of the presentation was to provide an update on the Special Exception Amendment application for Mount Vernon Country Club, located at 5111 Old Mill Road. The property encompasses more than 120 acres and is situated primarily within a residential area.

The applicant is seeking a Special Exception Amendment to:

1. Upgrade and revitalize the pool facility.
2. Relocate and reconstruct the maintenance facility.
3. Increase the height for the containment structure.
4. Improve the golf course.
5. Fill the floor plain.

A majority of the southern and central portions of the property are located within the Resource Protection Area (RPA) and floodplains associated with Dogue Creek and its tributaries.

The speaker noted that the proposed improvements are intended to enhance member amenities without increasing club membership, without changing the main entrance, and no modification to parking or traffic impact.

Planned upgrades of the pool area include:

- Renovation of the pool area.
- Construction of a new two-story pool house.
- Addition of multipurpose sports courts.
- Expanded restaurant-style dining and event space on the second floor.
- Renovations to the main pool and children’s pool.

The speaker discussed relocation of the Maintenance Facility. The project will include relocating the current maintenance facilities, which are presently located adjacent to the RPA and floodplain, thus limiting its expansion opportunities.

The proposed new maintenance complex will:

- Be located farther from recreational areas and golfers.
- Include a new one-story maintenance building.
- Provide climate-controlled sections within the facility.
- Add vegetative buffers and new tree plantings along Old Mill Road to minimize visual and noise impacts.
- Include a designated entrance for maintenance vehicles.

A separate community meeting is planned with residents of Rosemary Lena Way, which borders portions of the property.

Additional golf course improvements will be phased in as funding becomes available, including:

- Green renovations.
- Cart path realignment.
- Pond improvements and expansion.
- Driving range modifications.
- Replacement and increased height of containment netting.

A detailed Preliminary Floodplain Study has been completed and submitted by RC Fields, which shows that grading and floodplain improvements will not adversely impact surrounding properties. The study also noted that any increases will remain fully contained within existing floodplain boundaries and golf course property limits

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Other items discussed at the meeting include the Cinder Bed Road Development. Members expressed concerns that the project was not sufficiently sensitive to environmental considerations, and given the concerns raised with this project, county policy for trails has been changed so that environmental assessments are to be undertaken before trail approval. Additional information is being collected and will be reviewed later.

Fairfax County has issued a new Total Maximum Daily Load (TMDL) Action Plan, a regulatory requirement currently open for comment. The Committee Chair discussed continued E&R review and response efforts and the environmental disruption often associated with stream restoration projects which can be offered as a credit to developers.

The E&R Chair announced that several upcoming Transportation Committee meetings are coming up regarding the George Washington Parkway where representatives from the National Park Service will attend. Topics will include the Belle Haven intersection and Belle View Boulevard intersection.

Discussion was held regarding Accessory Living Units (ALUs), also referred to as subsidiary or accessory dwelling units. Virginia recently passed legislation regarding ALUs; however Fairfax County is exempt because it already maintains an ordinance regulating these units. Issues include: parking, stormwater management, infill development, and changes to neighborhood character.

Upcoming Meetings

P&Z Committee Meeting: June 1, 2026, at 7:00 p.m. (Zoom)

E&R Committee Meeting: June 3, 2026, at 7:00 p.m. (Zoom)

Education

MVCCA Education Committee Meeting Notes

May 7, 2026

The MVCCA Education Committee met via Zoom at 7:00 p.m. on Thursday, May 5, 2026. Attendees included representatives from Belle View Condominium Unit Owners Association, Collingwood Springs Citizens Association, Mt. Zephyr Civic Association, Spring Bank Community Association, the Education Committee Chair, and an MVCCA Co-Chair.

The following agenda items were discussed:

Update on School Boundary Changes

Fairfax County Public Schools (FCPS) conducted a comprehensive assessment of all schools from August 2024 to January 2026. The FCPS School Board approved the superintendent's [recommended](#)

[changes](#) to school boundaries in January 2026. The changes will be implemented in the 2026–27 school year, affecting approximately 1,700 students across 46 schools.

The Superintendent has identified certain boundaries and pyramid assignments for further study, in addition to her approved recommendations. These include the following:

1. Gunston ES, Halley ES, Laurel Hill ES, and Lorton Station ES.
2. Bren Mar Park ES.
3. Rolling Valley ES.

FCPS is scheduled to complete its evaluation by December 2026, and the Superintendent is scheduled to present her recommendations to the School Board in January 2027, with any approved changes being implemented in the 2027–28 school year.

Some action items at the April 9, 2026 School Board Meeting will affect the calendars for the 2026–27, 2027–28, and 2028–29 school years.

The School Board [approved a motion](#) to direct the Superintendent to schedule no more than eight (8) early release days for elementary school students per school year.

The School Board [approved a motion](#) to direct the Superintendent to designate Veterans Day as a standard instructional day for students and staff for the 2026–2027 school year, and all subsequent years, and to create and implement a district-wide “Veterans Day Observance Curriculum” designed to appropriately instruct students and engage community members in observing the meaning of this day.

The School Board [adopted a follow-on motion](#) to direct the Division Superintendent to bring her recommended calendars for School Year 2027–28 and School Year 2028–2029 to incorporate comprehensive community engagement that includes, but is not limited to, in-person feedback and electronic surveys, to the July 9th, 2026 regular meeting of the Fairfax County School Board for action.

This link describes details from the April 9, 2026 School Board Meeting: <https://www.fcps.edu/news/april-9-2026-school-board-meeting-highlights#action-items>

Family Vision Committee

One of the Education Committee representatives, who is a member of the Superintendent’s Family Vision Committee, described the purpose and scope of the committee.

Two parents from each school may sit on the committee.

The committee meets 3 or 4 times per year.

Each region has its own meeting with the superintendent and staff.

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Topics include what the superintendent’s priorities for the year are and issues that the superintendent and her staff are currently working on.

The Education Committee representative encouraged interested parents to ask their principals how to get involved with the Family Vision Committee.

The Education Committee will meet again via Zoom at 7:00 p.m. on June 4, 2026.

After due consideration, the Committee unanimously agreed to nominate the following candidates:

- Co-Chair—Queenie Cox
- Treasurer—Anita Kerr
- Secretary—Tamara Srader

Respectfully submitted by the Nominating Committee on May 15, 2025.

SFDC

SFDC was honored to receive the Innovation Award from Arts Fairfax, for the “Faces of One” sculptures and the murals along Richmond Highway. Our next project will be a life-size sculpture on a building (yet to be determined), thanks to a grant from AARP.

MVCCA Nominating Committee

Mount Vernon Council of Citizens Association Nominating Committee Report May 15, 2026

In accordance with the MVCCA Bylaws, the Board of Directors established a Nominating Committee at its March 2026 meeting. The Committee’s purpose was to compile a list of candidates for one MVCCA Co-chair position and the Treasurer and Secretary positions to be elected at MVCCA’s May 2026 meeting.

MVCCA’s Bylaws stagger the terms of office for the Co-chairs. While each of the Co-chairs serves a three-year term, each is offset by one year. The Co-chair elected during this cycle will serve a three-year term. The Treasurer and Secretary positions are also three-year terms.

As the Bylaws require, the Nominating Committee consisted of persons drawn from members in good standing of MVCCA member associations. The members of the committee and their associations are:

- Teresa Taylor, Belle Haven Terrace
- Queenie Cox, Gum Springs
- Leo Milanowski, Hollin Hall Village

None of the Committee members serve as officers of MVCCA.

In our search for candidates, the Committee contacted each of MVCCA’s current Committee Chairs as well as Presidents of MVCCA’s member organizations and asked for potential candidates for the positions.

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Environment & Recreation

Mount Vernon Council of Citizens’ Associations (MVCCA)

Resolution on the Proposed Ordinance Amendment (MVCCA, E&R 2026-02)

Whereas, the Environment and Recreation Committee (E&R) of the MVCCA reviews and comments on County environmental and recreation programs.

Whereas, the County is in the process of proposing an Amendment to the Accessory Living Units ALU ordinance (see: <https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/amendments/accessory-living-units>).

Whereas, an ALU provides an accessory dwelling that can be either interior or attached to the principal dwelling unit.

Whereas, the current ordinance (see: <https://online.encodeplus.com/regs/fairfaxcounty-va/doc-viewer.aspx#secid-2872>) for ALUs includes a number of requirements, including those listed below:

1. An accessory living unit is permitted only in association with a [single-family detached dwelling unit](#), and no more than one accessory living unit is permitted on a single-family [lot](#).
2. An accessory living unit must be wholly contained within the [structure](#) of a single-family detached dwelling unit and must have direct access to the principal [dwelling](#) through an interior space that is finished, temperature-controlled, and fully enclosed.
3. Any new external entrance proposed for an accessory living unit must be located on the side or rear of the dwelling. Any proposed garage or [carport](#) must be located directly adjacent to any existing garage or carport, and the associated [driveway](#) and curb cut must be the same as that which serves the principal dwelling.
4. Either the accessory living unit or the principal dwelling unit must be owner-occupied.

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5. There are also other restrictions on ALUs that address size, bedrooms, parking, occupants, and compliance with building requirements.
6. A permit is required, and a special permit will be required if certain thresholds are not met.

Whereas, the MVCCA recognizes that the County has a housing shortage.

Whereas, County policies encourage higher residential density with shopping, entertainment, and active transportation in Suburban Village Centers (e.g., walking, biking) near current or planned major transportation infrastructure, such as a Metro station.

Whereas, parts of the Mount Vernon District are already experiencing significant flooding due to infill and inadequate stormwater management facilities, which will be further worsened by climate change.

Whereas, the survey conducted to inform this ALU ordinance update shows overall support for ALUs, there was significant concern for parking, neighborhood character, construction impacts, stormwater/tree loss, enforcement, investor use, and whether detached ALUs become second houses rather than subordinate units.

Whereas, County-sponsored research shows that increasing impervious surface will not only make it harder to meet tree canopy goals, but the addition of ALUs, especially separate buildings, will create more pressure on parking and water quality.

Whereas, revisions to the ALU provisions are expected to create flexibility in the arrangement and use of a secondary dwelling unit and revisions to the types of arrangements and minimum lot size that would be eligible to apply for an administrative or special permit to facilitate submission and review of applications.

Whereas, Virginia law has not been designed to address the conflict between maintaining the character of a community and infill, so should the county allow ALUs on properties that are less than two acres, then this action will place a new burden on homeowner associations, who will need to either impose fines that are inadequate to address ALU violations of HOA rules or take the violator to court, which would likely cost at least hundreds of thousands of dollars.

Whereas, if the County is seeking less oversight and enforcement and fewer permit conditions, then the ordinance should be designed to prohibit impacts that might otherwise be addressed in enforceable restrictions that are monitored.

Therefore, be it resolved that the MVCCA asks the Fairfax County Board of Supervisors to consider the following:

1. The ALU ordinance should retain requirements 1 through 6 listed earlier in this resolution. The current requirements

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for ALUs are important to maintain the character of communities, support the county tree canopy goal, reduce flooding, and reduce impacts to water quality. Applications to accommodate relatives in an ALU within the primary dwelling with little to no increase in the building footprint should be allowed, but ALUs intended to provide a revenue stream for the property owner should be strongly discouraged or denied.

2. Focus on the placement of new housing along major transportation corridors, such as Metro, as opposed to infill. While development near Metro stations will sometimes require developers to purchase existing housing to create much more housing, planned development near Metro stations is far better for the environment than unplanned ALUs.
3. If plans cannot be made to offset and mitigate the impact of ALUs, the ALUs should not be allowed. The County should have an approval process that requires increasing levels of justification and review by County staff and community input as the environmental and other impacts increase. The addition of separate ALUs on smaller lots should be strongly discouraged, and HOA approval should be required if there is a registered HOA with the Virginia Department of Professional and Occupational Regulation. ALUs should be limited to provide an option for relatives, with modest enlargements to the primary residence.
4. As a part of the permitting process, the applicant should provide a notice of approval from the HOA before granting a permit if there is a registered HOA.
5. If the County is going to make it easier to build ALUs on single-family lots that are less than two acres, then there should be clear permitting conditions addressing the number of people, size of structure, owner occupancy, and other conditions that are monitored and enforced.
6. If the application does not meet the above criteria, a special permit with community input and environmental review should be required, and the project should be shown to have mitigated impacts or the ALU should be denied.

Planning & Zoning

Mount Vernon Council of Citizens' Associations (MVCCA)

Resolution Regarding the Fairfax County Accessory Living Unit (ALU) Policy Proposal

WHEREAS, Fairfax County is considering a proposed Zoning Ordinance Amendment to streamline the approval

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process for Accessory Living Units (ALUs) to align with broader countywide housing initiatives and attainable housing goals; and

WHEREAS, countywide public outreach and survey data indicate a strong community preference for “exploring zoning changes” (58%) rather than implementing mandatory, sweeping regulations; and

WHEREAS, a significant majority of residents expressed critical concerns regarding neighborhood stability, specifically citing impacts on street parking, localized traffic, stormwater runoff, environmental preservation, tree canopy loss, and overall neighborhood character; and

WHEREAS, the current county proposal emphasizes administrative streamlining—including eliminating land-record recording requirements, re-evaluating the two-acre minimum for detached units, and reconsidering setbacks and the 1,200-square-foot maximum cap—yet fails to provide explicit, enforceable regulatory language to guarantee that ALUs remain truly “subordinate” to the principal dwelling;

NOW, THEREFORE, BE IT RESOLVED, that Mount Vernon Civic Association (MVCCA) adopts the following positions regarding the proposed ALU ordinance:

1. Establish Definitive Design Standards: The County must implement clear, measurable zoning and

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architectural standards for both attached and detached ALUs. This must include explicit limitations on height, massing, building footprint, roof pitch, facade materials, window placement, and overall lot coverage to prevent visual encroachment on neighboring properties.

2. Implement Lot-Size Proportionality: The ordinance must recognize that smaller residential lots lack the physical capacity to absorb the same structural and environmental impacts as larger parcels. The County should institute strict, lot-size-sensitive tiers to ensure that accessory units do not overwhelm the principal dwelling, crowd property lines, or compromise neighboring privacy.
3. Enforce Comprehensive Infrastructure and Neighborhood Protections: The County must establish rigorous mechanisms to evaluate and mitigate the cumulative impacts of ALUs on local infrastructure. Regulations must proactively safeguard neighborhoods by addressing off-street parking requirements, preventing unregulated short-term rentals, managing stormwater runoff, protecting mature tree canopies, and ensuring strict building code compliance to eliminate unsafe construction.

Proposed MVCCA Budget FY 2026-2027			
Cash Receipts			
Dues - Current Members		\$3,465	
Money Market		6	
Total Receipts		\$3,471	
Cash Disbursements			
Administration		\$605	
Insurance		\$845	
Outreach/Town Hall		\$0	
Record Production		\$1,200	
Web Site		\$755	
Total Expenses		\$3,405	
Net Budget		\$66	
The rates enacted in July 2022 are reflected in the Receipts.			755
Association Category	Rate	# in Category	
Less than 30	\$50	2	\$100
31-100	\$60	3	\$180
101-200	\$80	10	\$800
201-300	\$90	6	\$540
301-400	\$105	3	\$315
401-550	\$120	3	\$360
551-700	\$150	1	\$150
701-900	\$165	3	\$495
More than 900	\$175	3	\$525
		34	\$3,465

----- 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 April 30, 2026

	April	Total July 1 to April 30	2025-2026 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
Cash Receipts (including deposits in-transit):				
Dues - Current Members	\$ -	\$ 3,550	\$ 3,595	
Money Market Interest	1	5	2	
Total Cash Receipts	1	3,555	3,597	\$ (42)
Cash Disbursements (including outstanding checks):				
Administrative	-	553	600	47
Insurance Premium	-	824	800	(24)
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	90	780	1,400	620
Web Site	12	983	1,590	607
Total Cash Disbursements	102	3,140	4,390	1,250
Net Budget - Receipts in Excess(less than) Disbursements:	(101)	415	(793)	\$ 1,208

Other Sources/Changes in Cash:

Cash at Beginning of Period	11,435	12,284	12,284	
Total Cash at End of Period	\$ 11,334	\$ 11,334	\$ 11,491	

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

Burke & Herbert - Checking	\$ 5,163			
Burke & Herbert - Money Market	6,171			
Total Cash	\$ 11,334			

Respectfully Submitted,
William J Kane, Treasurer
May 1, 2026

Notes:

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

NEXT COUNCIL MEETING

**Wednesday, May 27, 2026, 7:00 p.m.
(Virtual)**

AGENDA

- Call to order
- Minutes Approved
- Committee Reports
- Treasurer Report
- Election of MVCCA Officers
- Supervisor's Time
- Member's Time
- Adjourn

COMMITTEE CALENDAR

MVCCA Council—May 27, 7:00 p.m., Virtual
MVCCA Board—June 9, 7:00 p.m., Virtual

Comm	Date	Time	Place	Chair
EDU	6/4	7:00	Virtual	Taylor
E&R	6/3	7:00	Virtual	L. Zaragoza
PL/Z	6/1	7:00	Virtual	Mathur
*PS/TRAN	6/8	7:00	Virtual	Lincoski
MSCS	6/4	7:00	Virtual	Milanowski

*JOINT Public Safety/Transportation Meeting

*The Record is published monthly except August by the
Mount Vernon Council of Citizens' Associations, PO Box
203, Mount Vernon, VA 22121-0203*