



Together we make a difference

Founded in 1969

Mount Vernon
Council
of Citizens'
Associations

Record

Volume LIX No. 7, July 2026

FROM THE CO-CHAIRS

1. We are sad to let you know that Frank Cohn, a long-standing MVCCA Transportation Chair, has passed away. Frank was 100 years of age (and just one month shy of 101).
2. The Fairfax County Invasive Management Area (IMA) Program is seeking volunteers (**See page 6 for further details**).
3. Zoning Code changes (**See notice about meetings on this topic on page 6**)

MVCCA BOARD

Co-Chairs	Katherine Ward.	co.chair1@mvcca.org
	Queenie Cox.	co.chair2@mvcca.org
	Scott Taylor	co.chair3@mvcca.org
Secretary	Tamara Srader	secretary@mvcca.org
Treasurer	Anita Kerr	treasurer@mvcca.org
Membership	Rachel Bruzzo	membership@mvcca.org
Editor	Terry Mulligan	editor@mvcca.org
BUDG	vacant	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
Stormwater	Leo Milanowski	specialcommittee@mvcca.org
Webmaster	Jason Zaragoza	webmaster@mvcca.org

MVCCA General Council Meeting Minutes

June 24, 2026 Meeting Virtual Meeting/ZOOM

PRESIDING: Co-Chair Katherine Ward

ATTENDING

- Co-Chair Scott Taylor
- Treasurer—William Kane
- Secretary—Tamara Srader

Committees

- Southeast Fairfax Development Corporation—Ellen Young
- Storm Water Management Special Committee/ Revisioning Rep—Leo Milanowski
- Environment and Recreation—Larry Zaragoza
- Education Committee—Teresa Taylor
- Public Safety and Transportation— John Lincoski
- MVCCA Record Editor—Terry Mulligan

Communities Attending

Belle View Condominium Unit Owners Association
Holland Court Property Owners Association
Hollin Hall Village Citizens Association
Mount Zephyr Citizens Association
Riverwood Homeowners Association
Huntington Community Association
Spring Bank Community Association
Wessynton Homes Association
Mount Vernon Manor Civic Association
Villamay Community Association
New Alexandria Citizens Association
Riverwood Homeowners Association

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

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Fairfax County Staff

Fairfax County Mt Vernon District Supervisor Dan Storck

Community Members

Fatimah Dandashi, Anita Kerr (incoming Treasurer),
Rachel Bruzzo (incoming Membership Chair)

23 Total participants

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

Minutes from the May meeting approved as published in *The Record*.

Treasurer's Report

The Treasurer reported no operating income during May other than interest earned on the money market account and one expenditure of \$90 for publication of *The Record*. The organization ended the month with a bank balance of \$11,245. An update on membership renewals was also provided, noting that 12 of the anticipated 34 memberships had been renewed, and members were reminded that annual dues are due by July 1 in accordance with the bylaws.

May Treasurer's Report presented as published in *The Record*

Committee Reports

Education: The Education Committee provided updates from the June School Board meeting, including discussion of a standard school-year calendar, nursery program updates, and several proposed technology initiatives related to classroom device use and digital literacy. Members also reviewed a new instructional materials contract and an upcoming Education Fund event. Additional details were included in the committee's written report, with the next meeting scheduled for September.

Transportation and Public Safety: The committee discussed two developing transportation safety issues: relocating the Whitman Middle School school-zone warning light for better visibility and addressing traffic concerns near Holland Road and the hospital. Possible improvements include turn restrictions, pedestrian safety features, and continued discussions with hospital representatives at the July meeting. The committee also reviewed walkability in Bus Rapid Transit redevelopment areas, with no formal actions taken pending additional information.

Environment and Recreation: The Environment & Recreation Committee discussed the Huntington Levee drainage basin and approved a resolution supporting the replacement of turf grass with native plantings. The committee also continued discussions regarding Mount Vernon Country Club and developed questions for a future joint meeting with the National Park Service and the Transportation Committee. The next meeting will include a presentation from DPWES on upcoming Capital Improvement Program projects.

Planning and Zoning: The P&Z report was submitted in writing because the committee chair was unable to attend the meeting. It was announced that several staff members and stakeholders are expected to participate in the July meeting to discuss ongoing land use issues. No additional discussion or action items were presented during the meeting.

Stormwater: The Stormwater Committee did not present a formal report but discussed ongoing coordination with the Environment & Recreation Committee regarding a proposed committee merger. Members also referenced stormwater considerations as part of broader discussions about the Holland Road redesign and Richmond Highway reimagining efforts. Additional planning is expected before the proposed merger takes effect in September.

Southeast Fairfax County Development Corporation (SFDC): Ellen reported that the committee continues to work on several ongoing projects and expects its new marketing campaign to launch in July. She noted that the campaign details were still being finalized and would be shared with the board at the next meeting. No additional committee business or action items were reported.

Co-Chair Report

The Co-Chairs announced plans to merge the Stormwater Committee with the Environment & Recreation Committee, with the transition anticipated in September, and noted that Leo is expected to assume responsibility for the Budget Committee at that time. They also provided updates on ongoing discussions regarding traffic and safety concerns at the Holland Road and Sherwood Hall Road intersection, including plans to meet with hospital representatives to better understand their concerns. Additionally, the Co-Chairs introduced the new Membership Chair, Rachel, and welcomed her to the board while encouraging members to support membership renewal efforts.

Supervisor's Time

Supervisor Dan Storck updated the board on several county initiatives, including newly approved trespassing enforcement measures to assist businesses with recurring trespass issues and a new helmet requirement for riders ages 14 and younger using bicycles, scooters, and electric bikes. He also discussed ongoing efforts to improve pedestrian and traffic safety, expand mental health and homelessness resources, and strengthen coordination between Fairfax County Police and the George Washington Memorial Parkway Police to address roadway safety concerns. Finally, he provided a status update on the Quander/Fairchild Park trail project, explaining that regulatory and permitting requirements have delayed construction, but work is expected to move forward once approvals are completed and bridge fabrication is finished.

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Resolutions for the June Meeting as published in *The Record*

Resolution on the Proposed Ordinance Amendment (MVCCA, E&R 2026-03)

Resolution passed

HUNTINGTON COMMUNITY ASSOCIATION

RESOLUTION 2026-01

Resolution passed

MVCCA RESOLUTION: REQUEST FOR TRANSPARENCY AND TIMELINE FOR THE FAIRCHILD AND QUANDER PARK PROPERTIES TRAIL AND BRIDGE DEVELOPMENT

Resolution passed

Meeting adjourned at 8:09 p.m.

Respectfully submitted.

Tamara Srader

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Public Safety and Transportation

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MVCCA Public Safety & Transportation Committee Meeting Highlights

July 13, 2026

The MVCCA Public Safety and Transportation Committee met on July 13 to review several ongoing transportation issues affecting neighborhoods near Parker's Lane, Sherwood Hall Lane, and the Inova Mount Vernon Hospital campus. Representatives from multiple civic associations joined the discussion, along with guest speaker Dominic Bonaiuto from Inova Mount Vernon Hospital.

Chair Lincoski convened the meeting at 7:00 p.m. Also attending were Queenie Cox and Scott Taylor, MVCCA Co-Chairs, as well as committee members from the following MVCCA associations: Belle View Condominium Unit Owners Association, Gum Springs Homeowners Organization, Holland Court Property Owners Association, Mason Hill Citizen's Association, Montebello Condominium Unit Owners Association, New Alexandria Citizens Association, Potomac Valley River Bend Civic Association, Riverwood Homeowners Association, Stratford Landing Citizens Association, Springbank Community Association, Villamay Community Association, Waynewood Citizens' Association, Wellington Civic Association, Williamsburg Manor North Community Association, and others.

Honoring a Longtime Community Leader

The meeting opened with a remembrance of Frank Cohn, former chair of the Transportation Committee, who recently passed away at age 100. Cohn served in World War II and later became a respected leader in local transportation advocacy. Committee members reflected on his legacy and longstanding contributions to the Mount Vernon community.

School Zone Flashing Light on Parker's Lane

A major topic of the evening was the school zone flashing light near Walt Whitman Middle School. Residents noted that the current beacon sits too far south on Parker's Lane, making it invisible to drivers turning from Hinson Farm Road or Lynnfield Road. As a result, many motorists enter the school zone without seeing the 25 mph warning.

Committee member John Bioty presented a detailed review of the situation and the transportation related proffer associated with Inova's campus expansion. Bioty recommended moving the flashing light farther north to ensure that all drivers receive adequate warning.

Committee members agreed that the relocation is a straightforward safety improvement. Inova's representative noted that sign placement may be governed by state distance requirements but expressed support for coordinating with local agencies to explore solutions. The committee voted to approve a resolution requesting relocation of the beacon before the next school year.

Residents also raised concerns about the Holland Road/Sherwood Hall Lane intersection, which has seen increased congestion and near misses as hospital traffic grows. Drivers frequently form an informal "third lane" to turn left, creating unsafe conditions for both motorists and pedestrians.

Community members reiterated support for converting the intersection to right in/right out only, similar to the successful configuration at Fort Hunt Road and Rollins Drive. Inova agreed that updated traffic counts and accident data are needed, given that the last major study was conducted more than a decade ago. The hospital expressed willingness to support a new traffic analysis and coordinate with the county's ongoing Government Center Visioning Study.

Residents briefly discussed several additional topics:

- **Parking on Holland Road:** Some hospital staff continue to park along the roadway despite proffer restrictions. Inova will review the proffer language and explore interim parking solutions.
- **Sherwood Hall Lane Capacity:** Some residents suggested expanding westbound lanes toward Route 1, while others cautioned that widening could increase speeding.

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- **State Smart Scale Changes:** Members were encouraged to contact state representatives about restoring pedestrian and bicycle weighting in Virginia's Smart Scale transportation scoring.
- **Parkway Maintenance:** Brush piles and maintenance concerns along the George Washington Memorial Parkway will be revisited with National Park Service leadership.
- **Southside Express Lanes:** VDOT is expected to hold public meetings in late August.

Next Steps

A revised resolution addressing hospital area traffic concerns will be drafted by mid August and circulated for review ahead of the next August 31 committee meeting.

Environment and Recreation

MVCCA Environment and Recreation Committee Meeting Notes

July 1, 2026

E&R Chair, Larry Zaragoza, Co-Chairs Scott Taylor and Katherine Ward

Member communities represented included: Bell View Condominium Unit Owners Association, Hollin Hall Village Citizens Association, Huntington Community Association, Spring Bank Community Association, Potomac Valley River Bend Civic Association, Wellington Civic Association, and Tauxemont Community Association.

Guest: Jason Widstrom, Watershed Projects Implementation Central Branch Chief, Fairfax County Department of Public Works and Environmental Services

Discussion of Capital Projects to be Undertaken by DPWES: Jason provided an overview of various projects that DPWES will be undertaking over the next couple of years and tentative plans for projects that have not yet been funded.

Fund 40150 Deficit: Larry shared some of the slides for the Board's Environmental Committee meeting that was scheduled for July 7. The cost of waste management has outpaced the fees collected. Moreover, leakage (disposal of waste collected in the county in some other jurisdiction) threatens to incur fees from Reworld for not meeting minimum levels.

The meeting adjourned at 8:30 p.m.

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Planning and Zoning

MVCCA Planning and Zoning Meeting

July 6, 2026

In lieu of our monthly meeting, the committee was asked to join county staff virtually for an update on the Accessory Living Units (ALU) zoning ordinance amendment, which considers updates to zoning regulations for ALUs, such as basement apartments or in-law suites.

The meeting included an overview and discussion of proposed changes to the zoning ordinance and next steps for the project. A summary of the findings are noted below:

State legislation creating statewide regulations for the development and use of ALUs passed the General Assembly this year and goes into effect on July 1, 2027. However, the legislation exempted any locality that adopted an ordinance before January 1, 2026; therefore, the legislation does not apply to Fairfax County.

Feedback was solicited through a community survey conducted earlier this year, community meetings, emails, and other correspondence and discussions.

Support has been expressed for expanding opportunities for ALUs as an important option for housing affordability, to allow aging parents or caregivers to live near family, for seniors to age in place, and to provide more flexible and equitable housing options. Concerns have also been noted about increased density and impacts to neighborhood character, parking, traffic, septic systems, and other infrastructure, as well as corporate investment in dwellings.

Staff Recommendations:

- Remove separate permit for interior ALUs and detached ALUs on lots 36,000 Square Feet (SF) and larger. Zoning review would take place as part of any related building permit application or upon request.
- Eliminate the owner-occupancy requirement or renewal or recordation requirement.
- Allow detached ALUs on lots 36,000 SF and greater with an Administrative Permit and allow detached ALUs on lots between 15,000 and 36,000 square feet with special permit (SP) approval.
- For interior ALUs, keep the maximum size of 1,200 SF and add the maximum of 40% of the principal dwelling, whichever is less (consistent with an interior ALU); and add the ability for the BZA to approve a larger size.
- For detached ALUs, apply the general standards for freestanding accessory structures (e.g., 20-foot height limit on lots less than 36,000 SF in size), with the ability to request a taller height with SP approval, and specify a maximum height of 35 feet and subordinate to the principal dwelling for lots larger than 36,000 SF.

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- For detached ALUs, increase maximum size to 1,200 SF or 40% of the principal dwelling (whichever is less) and remove the construction date for use of the basement.
- Allow up to 3 people (range: 2–4) in an ALU.
- Remove parking standard for ALUs.
- No ALUs in apartments or townhomes.

Both P&Z and E&R previously wrote resolutions on ALUs which can be found at: https://mvcca.org/record/record_2026-05.pdf

Note, there is no Planning and Zoning Meeting in August. The next meeting will be held on August 31 (for September) at 7:00 p.m. via Zoom.

Education

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MVCCA Education Committee

No meeting this month. The Education Committee will meet again via Zoom on September 3, 2026 at 7:00 p.m.

SFDC

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We have been awarded a grant from the AARP in support of our efforts to install art along the Richmond Highway corridor, making it a more vibrant and welcoming area. Please refer to the press release in the link below:

<https://www.ffxnow.com/press-releases/southeast-fairfax-development-corporation-awarded-grant-to-expand-public-art-along-route-1/>

Budget and Finance

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No updates this month. Chair position remains vacant.

Stormwater

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No updates this month.

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Public Safety and Transportation

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MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS

Draft Resolution on Traffic Signal at Parkers Lane, Hinson Farm Road, and Lynnfield Drive

Whereas, Whitman Middle School (The School) is located on Parkers Lane south of the Sherwood Hall library; and

Whereas, the intersection of Parkers Lane, Hinson Farm Road, and Lynnfield Drive (The Intersection) is just south of the property of The School; and

Whereas, south of The Intersection on the east side of Parkers Lane, a school zone light (The Light) is located which flashes when the speed limit north of the light is reduced from 35 mph to 25 mph ; and

Whereas, The Light is not visible to vehicles turning north from Hinson Farm Road or Lynnfield Drive onto Parkers Lane; and

Whereas, as a result, when The Light is flashing, vehicles proceeding north on Parkers Lane slow down to 25 mph, while vehicles turning left from Hinson Farm Road and right from Lynnfield Drive onto Parkers Lane are unaware that The Light is flashing and accelerate or maintain 35 mph; and

Whereas, the differing speeds of vehicles travelling northbound on Parkers Lane toward The School causes a dangerous situation to arise that has the potential to cause injury to students and drivers near The School.

Now THEREFORE, the Mount Vernon Council of Citizens 'Associations (MVCCA) proposes the following simple solution to this safety issue:

The MVCCA recommends that the responsible party move The Light north of the Intersection so that all drivers on Parkers Lane, Hinson Farm Road, and Lynnfield Drive can clearly view it and take appropriate action.

Fairfax County Invasive Management Area (IMA) Program

The Fairfax County Invasive Management Area (IMA) Program is a community-based initiative run by the Fairfax County Park Authority that trains volunteers to remove destructive invasive plants and restore natural habitats like forests, meadows, and waterways. Community members are trained and certified by the Park Authority to become Volunteer Site Leaders who actively plan, log, and supervise public, community-wide invasive removal events at local County Parks. Citizens interesting in participating in invasive removal activities can sign up for them on the IMA web site or contact Scott Taylor, the site leader for the Mount Vernon Park site at co.chair3@mvcca.org for more information.

Fairfax County Zoning Ordinance Amendment

Project Web Page

https://www.fairfaxcounty.gov/planning-development/zoning-ordinance/amendments/2026-code-of-virginia-updates?utm_medium=email&utm_source=govdelivery



07-14-2026



The Department of Planning and Development will be hosting two virtual community meetings on July 21 (7:00 p.m.) and July 22 (12:00 p.m.) to discuss proposed changes to the Zoning Ordinance in response to new legislation that was approved during the 2026 Virginia General Assembly session. The proposed changes are mandatory in order to comply with new legislation and became effective statewide on July 1, 2026. For more information about this proposed Zoning Ordinance Amendment and to access links to the community meetings, please visit the project webpage:

[2026 Code of Virginia Updates – Proposed Zoning Ordinance Amendment | Planning Development](#)

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

Mount Vernon Council of Citizens' Associations, Inc. Treasurer's Report^{1, 2}, Current Month and Fiscal Year Compared to Budget Periods Ending June 30, 2026

	June	Total July 1 to June 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	6	2	
Total Cash Receipts	<u>1</u>	<u>3,556</u>	<u>3,597</u>	<u>\$ (41)</u>
Cash Disbursements (including outstanding checks):				
Administrative	19	571	600	29
Insurance Premium	-	824	800	(24)
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	70	940	1,400	460
Web Site	81	1,064	1,590	526
Total Cash Disbursements	<u>170</u>	<u>3,400</u>	<u>4,390</u>	<u>991</u>
Net Budget - Receipts in Excess(less than) Disbursements:	(169)	156	(793)	\$ 950

Other Sources/Changes in Cash:

Cash at Beginning of Period	11,245	12,284	12,284
Total Cash at End of Period	<u>\$ 12,151</u>	<u>\$ 12,151</u>	<u>\$ 11,491</u>

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

Burke & Herbert - Checking	\$ 5,979
Burke & Herbert - Money Market	6,172
Total Cash	<u>\$ 12,151</u>

Respectfully Submitted,
Anita Kerr, Treasurer
July 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, July 22, 2026, 7:00 p.m.
(Virtual)**

AGENDA

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

COMMITTEE CALENDAR

MVCCA Council—July 22, 7:00 p.m., Virtual
MVCCA Board—September 8, 7:00 p.m., Virtual

Comm	Date	Time	Place	Chair
PL/Z	8/31	7:00	Virtual	Mathur
*PS/TRAN	8/31	7:00	Virtual	Lincoski
E&R	9/2	7:00	Virtual	L. Zaragoza
EDU	9/3	7:00	Virtual	Taylor
MSCS	9/3	7:00	Virtual	Milanowski

*JOINT Public Safety/Transportation Meeting

*The Record is published monthly except August by the
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