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Mount Vernon
Council
of Citizens'
Associations

Record

Volume LIX No. 8, September 2026

FROM THE CO-CHAIRS

The October *Record* will be published on or about November 4. HOWEVER, all minutes and resolutions to be voted on will be sent out to you via the committee chairs, and there will be an October General Council meeting and October committee meetings. The November *Record* will be published on the normal schedule (before the November General Council meeting).

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
BUDG	Leo Milanowsk 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
Stormwater	Leo Milanowski . specialcommittee@mvcca.org
SFDC	Ellen Young rep.sfdc@mvcca.org
Webmaster	Jason Zaragoza webmaster@mvcca.org
Editor	Terry Mulligan editor@mvcca.org

MVCCA General Council Meeting Minutes

July 22, 2026 Meeting via Zoom

PRESIDING: Co-Chair Queenie Cox

ATTENDING

- Co-Chair Scott Taylor
- Co-Chair Katherine Ward
- Secretary—Tamara Srader
- Treasurer—Anita Kerr

Committees

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

Communities Attending

Belle View Condominium Unit Owners Association
Belle Haven Citizens Association
Collingwood Springs Civic Association
Grist Mill Woods Civic Association
Gum Springs Homeowners Organization
Holland Court Property Owners Association
Hollin Hall Village Citizens Association
Huntington Community Association
Mount Vernon Civic Association

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

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Mount Vernon Manor Civic Association
Mount Zephyr Citizens Association
Riverwood Homeowners Association
Spring Bank Community Association
Villamay Community Association
Wellington Civic Association
Wessynton Homes Association

Elected and Appointed Officials and Staff

Christine Morin, Mount Vernon District for Supervisor
Dan Storck
Fatimah Dandashi, State Senator Scott Surovell's office

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 June 2026 General Council meeting were approved as published in *The Record*.

Treasurer's Report

The Treasurer's Report for June was approved as published in *The Record*.

Committee Reports

Planning and Zoning: The meeting focused on discussions about ALUs (Accessory Living Units) and zoning issues. Leo inquired about Christine's knowledge of the Mount Vernon Council's resolution on ALUs, which Christine confirmed she had read but would need to refresh her memory on. Christine mentioned that while they were completing interviews for a P&Z position, she could assist with land use issues in the interim. Larry provided an update on recent county meetings regarding ALUs, noting concerns about potential commercial development impact on neighborhood character and the proposed elimination of parking requirements. Several participants, including Catherine and Poul, expressed concerns that converting existing spaces to ALUs often increases property values without improving affordability.

SFDC: As published in The Record

Education: The Education Committee did not meet in July and will reconvene in September.

Stormwater: Did not meet.

Budget and Finance: Did not meet, and Chair position is open.

Environment and Recreation: Larry briefly mentioned that the E&R committee met on July 1st with a guest from DPWES who presented county projects.

Public Safety and Transportation: John reported on the public safety committee's meeting on the 13th, where they honored the late committee chair Frank Cohn and discussed hospital traffic issues, including a proposed right-in/right-out restriction at the Parkers Lane, Hinson Farm

Road, and Lynnfield Drive intersection. The committee will address these traffic concerns further at their August 31st meeting, which was moved due to Labor Day.

The meeting focused on a proposal to move a flashing yellow light from its current location south of Lynnfield Drive and Hinson Farm Road to a position north of the intersection where it would be more visible to drivers approaching Whitman Middle School. The committee approved the resolution to relocate the light, though Kevin raised concerns about potential technical requirements for sign placement distances.

RESOLUTIONS

MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS Draft Resolution on Traffic Signal at Parkers Lane, Hinson Farm Road, and Lynnfield Drive

Outcome: Resolution was approved.

Supervisor Report provided by Christine Morin, Chief of Staff

Christine provided updates on upcoming events, including a Back-to-School Backpack event on August 1st at the Lorton Community Center, and reported progress on addressing issues with a problematic bus stop at the Ingleside Shopping Center, where a multi-agency meeting was held to develop solutions. Christine provided updates about early voting for the eighth district congressional seat, occurring at their office from Monday to Friday through August 1st, with election day on August 4th. Queenie presented three questions to Christine, including concerns about sidewalk spalling at the Mount Vernon Rec Center, safety improvements needed for Fort Hunt Road pedestrian and bike lanes, and a request for an extension on the accessory living units (ALU) zoning ordinance comment period. Christine agreed to investigate the sidewalk issue and discuss the Fort Hunt Road safety concerns with Delegate Kryzak and Senator Surovell while also promising to reach out about extending the ALU comment period deadline.

Community Time

The council discussed ongoing power outage issues with Dominion Energy, where reported outages were being falsely cleared from the system, causing confusion for emergency crews. Fatimah from Senator Surovell's office agreed to investigate whether this was a software glitch or intentional. The council also learned about an upcoming town hall in early September regarding Holland Hills power outages, which will include a Dominion representative. Larry reported that he, along with Bindu and John, had drafted a letter requesting an extension on the ALU (Accessory Living Unit) schedule, which Christine will help advance.

Meeting adjourned at 8:11 p.m.

Respectfully submitted.

Tamara Srader

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Public Safety and Transportation

MVCCA Public Safety & Transportation Committee Meeting Summary

August 31, 2026

The MVCCA Public Safety & Transportation Committee convened on August 31 for its off-cycle September meeting, addressing several transportation, safety, and infrastructure issues affecting the Mount Vernon community. The session included updates on school-zone safety, hospital area traffic concerns, new county projects, and preparations for upcoming discussions with Park Service leadership.

Chair Lincoski convened the meeting at 7:00 p.m. Also attending were Katherine Ward and Queenie Cox, MVCCA Co-Chairs. Committee members attending included the following MVCCA associations: Belle View Condominium Unit Owners Association, Grist Mill Woods Civic Association, Gum Springs Homeowners Organization, Holland Court Property Owners Association, Huntington Community Association, Mason Hill Citizen's Association, Montebello Condominium Unit Owners Association, New Alexandria Citizens Association, Riverwood Homeowners Association, Stratford Landing Citizens Association, Villamay Community Association, Waynewood Citizens' Association, Williamsburg Manor North Community Association, and Westgrove Citizens Association.

School Zone Safety: Parkers Lane Flashing Beacon

The committee confirmed that the previously approved resolution to improve the Parkers Lane school zone flashing light remains active. Distribution to the appropriate county recipients was delayed due to the August recess but occurred after the meeting.

Hospital Access: Sherwood Hall Lane & Holland Road

The committee unanimously approved a resolution requesting a feasibility review of restricting left turn movements from Holland Road at the Inova Mount Vernon Hospital access point. Members emphasized the need for updated traffic data, noting that the last known study—conducted when the hospital sought a traffic signal—may be more than a decade old.

Key considerations included:

- **Safety & Congestion:** Residents continue to report conflicts between hospital traffic and through traffic on Sherwood Hall Lane.
- **Emergency Response:** Members recommended obtaining police input to ensure that any changes do not impede emergency vehicle operations.

The finalized resolution will be forwarded to the MVCCA Board in September.

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New Fairfax County Project Identified: Sherwood Hall & Parkers Lane

The committee learned of **Fairfax County Project #166**, a funded Active Transportation initiative focused on pedestrian improvements at Sherwood Hall Lane and Parkers Lane. Planned upgrades include:

- Installation of pedestrian signals.
- New curb ramps.
- High visibility crosswalk markings.
- Enhanced pedestrian islands.

Members expressed concern that this project had not been previously communicated to the committee and may intersect with ongoing discussions about nearby intersections. Additional information was requested from Supervisor Storck's office, and his staff provided the following link: <https://www.fairfaxcounty.gov/transportation/bike-walk/100-million-funding/prioritization>.

Parkway Repaving

Residents reported intermittent lane closures and slowdowns near Mount Vernon Estate due to repaving work. The activity has been ongoing for several weeks, and drivers should anticipate occasional delays.

Neighborhood Safety: Flock Cameras

The committee discussed the increasing use of Flock license plate reader cameras in the area. Members raised questions about data retention, ownership, and privacy protections, particularly for devices installed on private property. The committee will seek guidance from county staff with expertise in data governance and public safety technology.

E Bike Helmet Requirement

New Virginia legislation requires helmets for riders age 14 and under. Families are encouraged to ensure compliance with this updated safety rule.

October Meeting Preview

The Superintendent of the George Washington Memorial Parkway will attend the committee's October meeting. Residents may submit questions through their civic association representatives for the upcoming discussion.

Environment and Recreation

MVCCA Environment and Recreation Committee Meeting Minutes

September 1, 2026

Chair, Larry Zaragoza; MVCCA Co-chair, Katherine Ward

Communities represented: Hollin Hall Village Citizens Association, Huntington Community Association, Bell View Condominium Unit Owners Association, Spring Bank Community Association, Potomac Valley-River

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Bend Civic Association, and Fairhaven Citizens Association.

The meeting reviewed some of the new findings of the last EQAC Annual Report on the Environment. The report is posted online. Some highlights include:

- The need to investigate fuel cells. They do not use combustion to generate electricity, so they do not create the toxic pollution as other energy sources that use fossil fuels. They create less noise, and they do not pose a strain on the electrical grid.
- Information on PFAS in county waters and the need for more monitoring.

A resolution on the Board of Supervisors meeting that dissolved the Tree Commission and restructured EQAC into the Environmental Commission highlighted the importance of recognizing the views of those who provide public testimony at Board meetings. Following some revisions to the draft, Kevin motioned approval as written, which was seconded by Ellen. The vote was unanimous.

The committee also discussed the ALU proposal that the county had proposed. A resolution had been drafted in July, and the MVCCA had asked for additional time to review the new language. Following review of that language, the committee voted to reaffirm the comments that had been provided. The motion was offered by Leo Milanowski and seconded by Steve Larsen. All supported the motion with the exception of Lucy, who is new to the committee.

Kevin offered a motion to adjourn at 8:40 p.m., which was seconded by Ellen. The vote was unanimous.

Stormwater (E&R)

MVCCA Stormwater Committee Report September 2026

This will be the final report from the MVCCA Special Committee on Stormwater (MSCS). In the future, Issues related to stormwater problems confronting Mount Vernon neighborhoods will be addressed through MVCCA's Environment and Recreation Committee and MVCCA's other standing committees.

Throughout its existence, MSCS has pursued improvements to the County's approach to addressing stormwater problems. This included documenting specific stormwater problems in the Mount Vernon District. This information was provided to the County's Department of Public Works and Environmental Services. MSCS also worked to change County stormwater ordinances/regulations/guidance and pursue funding to improve aging and inadequate stormwater infrastructure, especially in older neighborhoods.

Regarding the latter, MSCS asked County staff to determine the underlying cause(s) of damaging stormwater run-off in the older communities in Mount Vernon, whether it be aging, inadequate infrastructure; increases in impervious surfaces due to infill development; or other causes. In response, the Fairfax County's 2025 budget authorized funding to pursue a stormwater run-off pilot project in the adjoining communities of Wellington, Tauxemont, and Hollin Hall Village. The project was not started due to more pressing budget issues.

On September 3, 2026, MSCS received a message from County staff that a contract had been awarded to conduct the study. The message asked to meet with community residents to review the scope of work and other details. This meeting and follow-on activity will be pursued through the Environment and Recreation Committee.

Planning and Zoning

MVCCA Planning and Zoning Meeting Minutes August 31, 2026

Committee Attendees

P&Z Committee Chair
MVCCA Webmaster
E&R Chair
Montebello Condominium Unit Owners' Association
Spring Bank Community Association
Wellington Civic Association
Belle View Condominium Unit Owners Association
Civic Association of Hollin Hills
New Gum Springs Civic Association
Tauxemont Community Association

Guest Speakers

Kathy Taylor—Land Use Attorney with Walsh Colucci for Seven Brew
Tim McGuinness—5730 Biscayne Drive/2401 Huntington Avenue
Steve Larsen—New Alexandria

Other Attendees

Bernie Suchicital—Land Use Planner with Walsh Colucci
Matt Lose—Director of Entitlements for Seven Brew
Travis Odom—Director of Real Estate for Seven Brew
Shawn Barry—VP of Toth and Associates (Civil Engineering firm) for Seven Brew
Mark Viani—guest
Holly Dougherty—President at Mount Vernon Springfield Chamber of Commerce
Uri Pasternak—guest
Walter Clarke—Planning Commissioner, Mount Vernon District

Proceedings

The Planning & Zoning (P&Z) Committee meeting was called to order by the Committee Chair.

The first guest speaker was Kathy Taylor, who presented a proposal for a new Seven Brew drive-through establishment. Located at 8624 Richmond Highway in the Engleside Shopping Center, directly across from Lukens Lane, this site would mark the brand's first location in Fairfax County. The facility will be on a pad site of just over half an acre and will serve nonalcoholic, handcrafted beverages including coffees, shakes, and energy drinks.

The project is in the pre-application stage, and no Special Exception has yet been filed. Approval will require modifications to the shopping center's existing parking requirements. Ms. Taylor highlighted several design features aimed at enhancing the overall property, including alignment with planned Bus Rapid Transit (BRT) improvements, increased green space, and the positioning of pickup windows away from Richmond Highway. The proposed layout is designed to facilitate smooth vehicular traffic flow while ensuring clear, safe separation for pedestrians.

Committee members inquired about the choice of location. Developer explained that the site offers high pass-by traffic and traffic associated with the adjacent grocery store. The business model emphasizes a drive-through concept which has fast "in and out" service to prevent traffic congestion. Committee members also shared local details regarding neighboring Taco Bell, which tends to draw younger clients who linger in the parking areas. Ms. Taylor noted this feedback and will return to the committee with further updates as the application progresses.

Our second speaker was Tim McGuinness, who spoke to the committee regarding the rezoning of 5730 Biscayne Drive and 2401 Huntington Avenue from C-5 Commercial to Residential Zoning. He also asked for our support in recommending a fee waiver for changes relating to this property.

Historically, the property had been issued a nonconformity waiver to allow residential occupancy. When the McGuinness family purchased the property in 1990, they applied for an office-use waiver. Although that waiver was set to expire after 2 years, they continued the office use beyond its expiration date, at which point they learned the property reverted back to C-5 commercial zoning. Mr. McGuinness would like the property returned to standard residential status without incurring the usual rezoning fees.

Several other homes in the area share the same zoning restrictions but are still under the nonconformity waiver.

This home is unique in that it had an office-use waiver. This specific house has also become a target for local crime. The committee agreed to write a letter supporting his request.

Our last discussion was headed by Steve Larsen about construction of a pair of duplexes in New Alexandria. This property has come up several times in the past years. It is on I street and 10th and is only about 33 feet wide. The question is whether the neighborhood wants this. Historically, the land appears to be in a former VDOT right of way which was granted to a private owner. The property also has a small set-back area. The committee will continue to follow the progress of this project. Commissioner Clarke said he would also continue to keep the committee informed.

The next Planning and Zoning Meeting will be held on October 5th at 7:00 p.m. via Zoom. We will be talking about the Mount Vernon Country Club.

Education

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MVCCA Education Committee

No meeting this month. The Education Committee will meet again via Zoom on October 1, 2026 at 7:00 p.m.

SFDC

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A verbal report will be given at the General Council meeting.

Budget and Finance

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MVCCA Budget & Finance Committee Report

September 2026

The MVCCA Budget and Finance Committee did not meet in September.

In August, the Committee Chair reached out to the Presidents of MVCCA member organizations requesting contact information for their representatives; most have responded. With that information, representatives will be contacted and a meeting will be scheduled for October 2026.

----- Resolutions -----

Environment and Recreation

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MOUNT VERNON COUNCIL OF CITIZENS' ASSOCIATIONS (MVCCA)

Resolution on the Process for the Restructuring of EQAC and Elimination of the Tree Commission (MVCCA, E&R 2026-04)

Whereas, the County is in the process of reviewing Boards, Authorities, and Commissions;

Whereas, on August 25, the Board held a hearing on dissolving the Tree Commission and later approved the bylaws to support the reorganization of the Environmental Quality Advisory Council into the new Environmental Commission (see the August 25 video of the Public Hearing to Consider Amendments to Chapter 122: https://video.fairfaxcounty.gov/ViewPublisher.php?view_id=7);

Whereas, we believe that the changes adopted will diminish the attention, capabilities, and effectiveness on the issues addressed by the Environmental Commission, especially with the limitations on meetings and term limits for officers;

Whereas, the materials for this meeting, including the revisions to the bylaws in response to comments, were not available until the week before the Board meeting;

Whereas, public comments disagreed with the dissolution of the Tree Commission and the proposed bylaws for the new Environmental Commission. (see comments on testimony below);

Whereas, while some board members criticized testimony as at least partially incorrect, Supervisor Walter Alcorn agreed with many of the comments in testimony, and Supervisor Dan Storck asked that some of the concerns be addressed through changes to the bylaws and obtained agreement from several other Board members that the bylaws can be revisited;

Whereas, the comments offered during testimony reflected the concerns of the community and the MVCCA;

Be it resolved that the criticism by some Board members of those offering testimony was uncharacteristic of the reactions that we have historically observed.

Be it further resolved that the observations and opinions expressed as testimony should be respected as the view of that commenter/organization.

Be it further resolved that the County should establish a goal of building agreement and support for projects, policies, and other decisions of concern to residents.

Be it finally resolved that the County should endeavor to seek agreement and support for projects, policies, and other decisions of concern to residents based on timely notification of proposed changes that materially affect communities and consideration of public comments on

these changes, making sure that the County and its citizens share a complete understanding of the underlying facts and rationale leading up to these decisions.

Examples of some comments:

Did the County consider the value and cost savings resulting from the work of EQAC and the Tree Commission when it reported a projected savings of \$20,000 and 600 hours? One commenter noted that the County's metric of resources is penny-wise and dollar-foolish. We have thought that the value of the EQAC and Tree Commission has been to provide good advice to the Board of Supervisors, assist in establishing accountability, and spread the word about County environmental programs, which both educates and builds support for these programs. Members of these BACs have been active in their communities and can be even more effective than County staff in explaining the benefits of programs to County residents and businesses. Testimony also highlighted provisions in the adopted bylaws that appear to be focused on saving resources but make it harder to build agreement and provide thorough analysis.

Staff asserted that the student member position on EQAC was such a success that membership should be increased to two student members, even though student members have been EQAC members to gain experience. Why was the position a success warranting an increase in the number of students from one to two when so many adult appointees who would have liked to serve on the new Environmental Commission will not be able to serve because the Commission will be limited to a total of 15 members? Staff never shared why the student member position was a success. We are not aware of any BAC with more than one student member. Moreover, few BACs have even one student member.

Some from the County claimed that the process was open and allowed for reasonable comment, so why did commenters disagree? Some testimony asserted that holding this vote in August, when many organizations do not meet, was inappropriate and should have been scheduled so that more organizations could participate. The MVCCA is among the organizations that do not hold meetings in August, and we can only agree with this comment. While the Board matter triggering this review was adopted in February of 2024, only a very rough draft was initially provided in June, and the meeting materials were not available until the week before the Board meeting. This process was the reason testimony recommended that the review of the reorganization of EQAC and dissolution of the Tree Commission be restarted and provide for an open process that allows interested parties to participate..

- - - - - July 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 July 31, 2026

	<u>July</u>	<u>Total 1 July to 31-Jul</u>	<u>2026-2027 Annual Budget</u>	<u>Budget Variance To spend or Favorable (Unfavorable)</u>
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ 1,010	\$ 2,760	\$ 3,465	
Money Market Interest	1	1	6	
Total Cash Receipts	<u>1,011</u>	<u>2,761</u>	<u>3,471</u>	<u>\$ (710)</u>
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	-	-	605	605
Insurance Premium	-	-	729	729
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	70	70	1,200	1,130
Web Site	-	-	770	770
Total Cash Disbursements	<u>70</u>	<u>70</u>	<u>3,304</u>	<u>3,234</u>
Net Budget - Receipts in Excess(less than) Disbursements:	941	2,691	167	\$ 2,524

Other Sources/Changes in Cash:

Cash at Beginning of Period	12,151	12,151	12,151
Total Cash at End of Period	<u><u>\$ 13,092</u></u>	<u><u>\$ 13,092</u></u>	<u><u>\$ 12,318</u></u>

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

Burke & Herbert - Checking	\$ 6,919
Burke & Herbert - Money Market	6,173
Total Cash	<u><u>\$ 13,092</u></u>

Respectfully Submitted, Anita Kerr, Treasurer August 1, 2026
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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, 2026

	August	Total 1 July to 31-Aug	2026-2027 Annual Budget	Budget Variance To spend or Favorable (Unfavorable)
<u>Cash Receipts (including deposits in-transit):</u>				
Dues - Current Members	\$ 220	\$ 2,980	\$ 3,465	
Money Market Interest	1	2	6	
Total Cash Receipts	<u>221</u>	<u>2,982</u>	<u>3,471</u>	<u>\$ (489)</u>
<u>Cash Disbursements (including outstanding checks):</u>				
Administrative	202	202	605	403
Insurance Premium	-	-	729	729
Outreach/Town Hall Meets	-	-	-	-
"Record" Production	-	70	1,200	1,130
Web Site	-	-	770	770
Total Cash Disbursements	<u>202</u>	<u>272</u>	<u>3,304</u>	<u>3,032</u>
Net Budget - Receipts in Excess(less than) Disbursements:	19	2,710	167	2,543

Other Sources/Changes in Cash:

Cash at Beginning of Period	13,092	12,151	12,151
Total Cash at End of Period	<u>\$ 13,111</u>	<u>\$ 13,111</u>	<u>\$ 12,318</u>

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

Burke & Herbert - Checking	\$ 6,937
Burke & Herbert - Money Market	6,174
Total Cash	<u>\$ 13,111</u>

Respectfully Submitted,
Anita Kerr, Treasurer
September 1, 2026

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 23, 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—September 23, 7:00 p.m., Virtual
MVCCA Board—October 13, 7:00 p.m., Virtual**

Comm	Date	Time	Place	Chair
EDU	10/1	7:00	Virtual	Taylor
PL/Z	10/5	7:00	Virtual	Mathur
E&R	10/7	7:00	Virtual	L. Zaragoza
PS/TRAN	10/12	7:00	Virtual	Lincoski
BUDGET	TBA	7:00	Virtual	Milanowski

*The Record is published monthly except August by the
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