

Rose Hill Rambler

May 2024

A quarterly newsletter for Rose Hill, Sunny Ridge Estates and Guilford Estates neighborhoods from the Rose Hill Civic Association

Buyer of GSA Site Will Attend May 28 RHCA Meeting

Sandeep Lohia, the new owner of the office building at 6801 Telegraph Road, has agreed to discuss his purchase of the large former government office building across from Greendale Golf Course at a meeting of the Rose Hill Civic Association on Tuesday May 28 at 7 p.m. in the community rooms of the John Marshall Library.

No votes will be taken as the program will be devoted to an exchange of ideas as to what will fit best with Rose Hill and other neighboring communities. We have invited Juliana Sharp, president of the Virginia Hills Citizens Association, along with a representative from Willow Oaks Homeowners Association and residents from nearby subdivisions of Vantage, Deer Run Crossing, Woodstone and Stoneybrooke along South Kings Highway.

If you are hearing about this for the first time, it means that you are not connected to RHCA for periodic email updates. Please make sure RHCA has your email so you can receive updates between issues. You don't have to be a member to receive reports, but we would appreciate your membership and participation in this important issue.

Lohia submitted what turned out to be the winning bid to the General Services Agency for the 110,000 square-foot building that formerly housed the Air Force Technical Applications Center and Defense Nuclear Agency. The property was declared surplus and opened to the bidding process. The winning bid was \$6.65 million, according to a local real estate media outlet.

Lohia operates a company known as Metro DC Developments and owns two private Montessori schools in Fairfax and Loudon Counties. He has developed workforce housing in Washington, D.C., and is involved in franchising of specialized medical clinics.

Government property is exempt from local zoning rules, but new development by a private owner will



The future of this property on Telegraph Road will be a topic of discussion with residents of nearby neighborhoods at a meeting of the Rose Hill Civic Association on May 28.

require an amendment to the comprehensive plan of Fairfax County as well as action to designate a specific zoning category. Community meetings and public hearings will be held for each action.

The property is bordered by Franconia Park and Rec Center on the north and an Army Reserve Center on the south. The golf course is across the street and a commercial shopping center and gas station are adjacent to the Reserve Center.

The main entrance is on Telegraph Road with secondary access on South Kings Highway. Both are two-lane roads that could be expanded to four lanes. All nearby neighborhoods are zoned residential.

We have a unique opportunity to participate at the start of the process to determine the use of the property. As far as we know, Mr. Lohia has no pre-determined plan to develop the property and is seeking community input before plans are developed. —
Carl Sell

Government Center Housing Proposal Faces Opposition

By Carl Sell

While we await an updated plan (it's been almost two years!) for the Rose Hill Plaza Shopping Center and information about the former GSA property at 6801 Telegraph Road, both of which are at our doorstep, there are other high-density proposals being considered in Franconia District. All are not in conformance with the County's comprehensive plan and therefore could have an impact on other proposed projects nearby.

The closest, and most contentious, is a proposal to introduce high density low and moderate units on the current Franconia Government Center site at 6121 Franconia Road. A new building, which will house police, a regional library, offices for senior and child care centers and the supervisor's office, is under construction on Beulah Street near its intersection with the Franconia-Springfield Parkway.

The proposal for the old government center site has produced the same type of local citizen opposition we see here in Rose Hill for the shopping center. An organization, the Franconia Coalition, has been formed to oppose the current plan. The group has a web site where you can learn more about its efforts.

The Fairfax County Housing and Redevelopment Authority has filed zoning plans for 110 units, from one to two and three bedrooms, on the five-acre site.



Outline shows the boundaries of the current Government Center site.

The building will be four stories high with parking provided at a rate of only one space per unit. That figure has the neighbors up in arms as they fear a mass overflow of cars on nearby streets.

The Franconia Coalition also is suggesting that the site be dedicated for community uses, such as the Koinonia Foundation, an organization that serves those in need in Franconia. Koinonia has outgrown its facility at the nearby Franconia United Methodist Church.

Rose Hill is a signer of a petition from civic and homeowner associations in the area who oppose the development. The Coalition is on record as opposing the county's transfer of the property to the Housing Authority without considering local community needs. Information is available at myrosehill.com as to how you can add your voice to the process. Time is of the essence as the county is "fast-tracking" this application.

Other high density residential projects are being considered for the Best Buy site on Commerce Street across from the Springfield Town Center and Springfield Boulevard behind the GSA site on Loisdale Road. Both involve multi-story buildings with little or no provisions to upgrade nearby roads.

The Franconia District Land Use Committee will hear each of these proposals and vote on whether to recommend them for approval by the County Board of Supervisors. Rose Hill has a seat and a vote on the committee and our position has been clear. We do not support high density development that is not compatible with the surrounding neighborhood and does not provide the infrastructure to support it.



This image shows what a multi-story apartment building would look like on the Franconia Government Center site. (Photos: Fairfax County Housing and Redevelopment Authority)

Community Rallies To Replace Entrance Sign Damaged in Car Crash

A high-speed police chase on March 8 ended with a rental car driven by a 24-year-old man from Hempstead, N.Y., colliding with the Rose Hill entrance sign at the intersection of Franconia Road and Rose Hill Drive. The crash caused extensive damage to a sign that has served as a focal point for the community for many years.

As a result, the Rose Hill Civic Association is pursuing a claim for damages against the driver and has begun looking into the feasibility of making repairs while also soliciting ideas for a new sign and perhaps making other improvements to the median strip on



Car crash ruins beloved community sign.



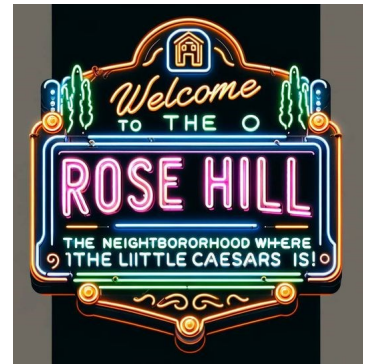
Rose Hill Drive from Franconia Road to the entrance to Rose Hill Elementary School.

or replace the sign and is working with Virginia Department of Transportation to get permission to erect a new sign. — *Daniel Bearth*

Robert Riccio, RHCA treasurer, is leading the effort to repair

The entrance sign, at left, has been in use for decades and consisted of a stone base with a solid wooden sign above that highlighted public and private landmarks and the community's 65-year anniversary in 2020.

At right, Matthew Plaster offered his idea for a new sign on the Rose Hill Farm Facebook page. It is neon-lit and, we think, tongue-in-cheek.



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County Workers Are Picking Up Yard Signs Too Close To Roadway

A homeowner on Franconia Road recently observed a worker picking up a Save Our Shopping Center sign from his front yard. The man said he was hired by Fairfax County to pick up yard signs that were not at least five feet away from the inner edge of the sidewalk.

County officials later clarified that yard signs must be five feet from the roadway, not the sidewalk, and they have "re-

instructed" contractors on what constitutes a violation of county rules.

If you have a sign in your yard, check to make sure it is at least five feet from the roadway. And if you have a sign missing or damaged, let us know and we will endeavor to bring you a replacement.

— *Daniel Bearth*



This sign on Franconia Road was picked up and later returned after officials clarified sign placement rules.



Sign, at left, is too close to the street. Sign, at right, is OK.

(Photos: Terry Blatt, Daniel Bearth)



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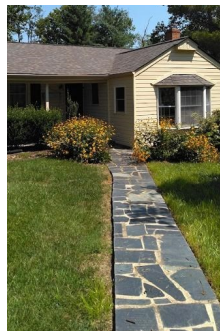
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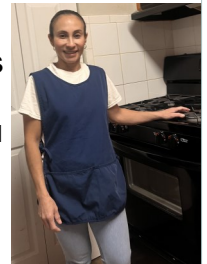
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Owner Hopes To Keep Doggie Daycare Business in Rose Hill

By Daniel Bearth

When Martha Day opened Sonny's Place in 2018, she was looking for a new purpose in her life after retirement. Her Irish Setter pup, Sonny Boy, had just begun attending Doggie Daycare at Poochie Playhouse, which was shutting down after operating for 12 years in Rose Hill Plaza.

"I decided what could be more fulfilling than providing a loving safe place for Sonny to play with other dogs in the community," Martha says.

Since then Martha has provided what she likes to call "your pets favorite home away from home" for nearly 2,000 customers.

"Sonny's Place provides wonderful daycare, professional grooming and the only cage-free boarding in the area," Martha says. "Dogs are given two walks a day, socialized with other dogs of like size and guaranteed to be tired when picked up by their owners at the end of the day."

Now, because of health issues, Martha is attempting to sell the business and is negotiating with several prospective buyers. The process is complicated by the fact that the owner of the shopping center, Combined Properties, has proposed razing the center and replacing it with as many as 400 apartments and cutting as much as 70% of space for retail stores.



Martha Day sits behind the counter at Sonny's Place, a business she is hopeful will remain part of the community "for years to come." (Photo: Daniel Bearth)

shops in Rose Hill Plaza, the question of whether they will be around after 2027 is very real," Martha says. "Sonny's is a very important and valuable business for this community."

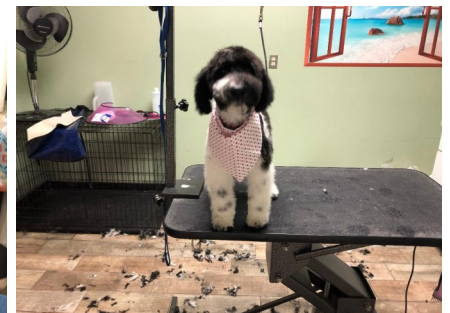
"Through the years we have experienced highs and lows. The challenges have been many, from constant turnover among dog groomers, the Covid-19 shutdown, and dog flu and cat rabies cases. We survived them all thanks to the love and support of wonderful people in the community and the understanding and support of the landlord."

Martha says her hope is that Sonny's will continue to serve pet owners in Rose Hill for years to come. "The foundation," she notes, "has been laid."

"Like all the



Sonny's Place offers cage-free boarding and pet grooming. (Photos: Martha Day)



High School Students Spruce Up Trails and Playground at Franconia Park

By Julie Margolis

The days leading up to Earth Day on April 20 were busy for staff and volunteers at Franconia Park and Rec Center.

First, on our monthly Trail and Property Beautification Day (second Saturday of every month), we gathered our paint and brushes and spruced up the amphitheater in the park ahead of our Summer Concert Series which begins July 3.

The following week a team of 50 students from Bishop Ireton High School worked on painting and gardening projects throughout the park as part of a

school-wide "Day of Service" event.

The next day 60 members of the Hayfield H.S. National Honor Society descended on Chessie's Big Backyard to clean flower beds, add landscape border, replace weed paper, remove dead plants, and add lots and lots of mulch!

In May, we were excited to host a team of students from Edison H.S. who joined us on our monthly Trail and Property Beautification Day on May 11.

Julie Margolis is the volunteer coordinator at Franconia Rec Center and can be reached at Julie.Margolis@fairfaxcounty.gov.



At left: Volunteers from Bishop Ireton H.S. Below: Students from Hayfield, Edison and West Potomac H.S. come together for Trail Beautification event. Below at right: Hayfield Honor Society students.

(Photos: Julie Margolis)



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Virginia Hills Church Breaks Ground for New Home

A ceremonial groundbreaking for the new Virginia Hills Church and Learning Center on Telegraph Road took place on May 19, although the start of construction is still awaiting final approval of building permits and financing, according to Pastor Bart Purdy.



The church will be on the same property as the Brightview Senior Living complex with both projects due to open next Spring.

Among the guests at the groundbreaking with shovels in hand were the Rev. Michelle Matthews of The Kingstowne Communion United Methodist Church, seen at left, Virginia State Delegate Mark Sickles and Franconia District Supervisor Rodney Lusk. The Kingstowne Communion, which currently holds its services at Hayfield Secondary School, will share the new sanctuary along with members of the La Hermosa Baptist Church. — *Daniel Bearth*



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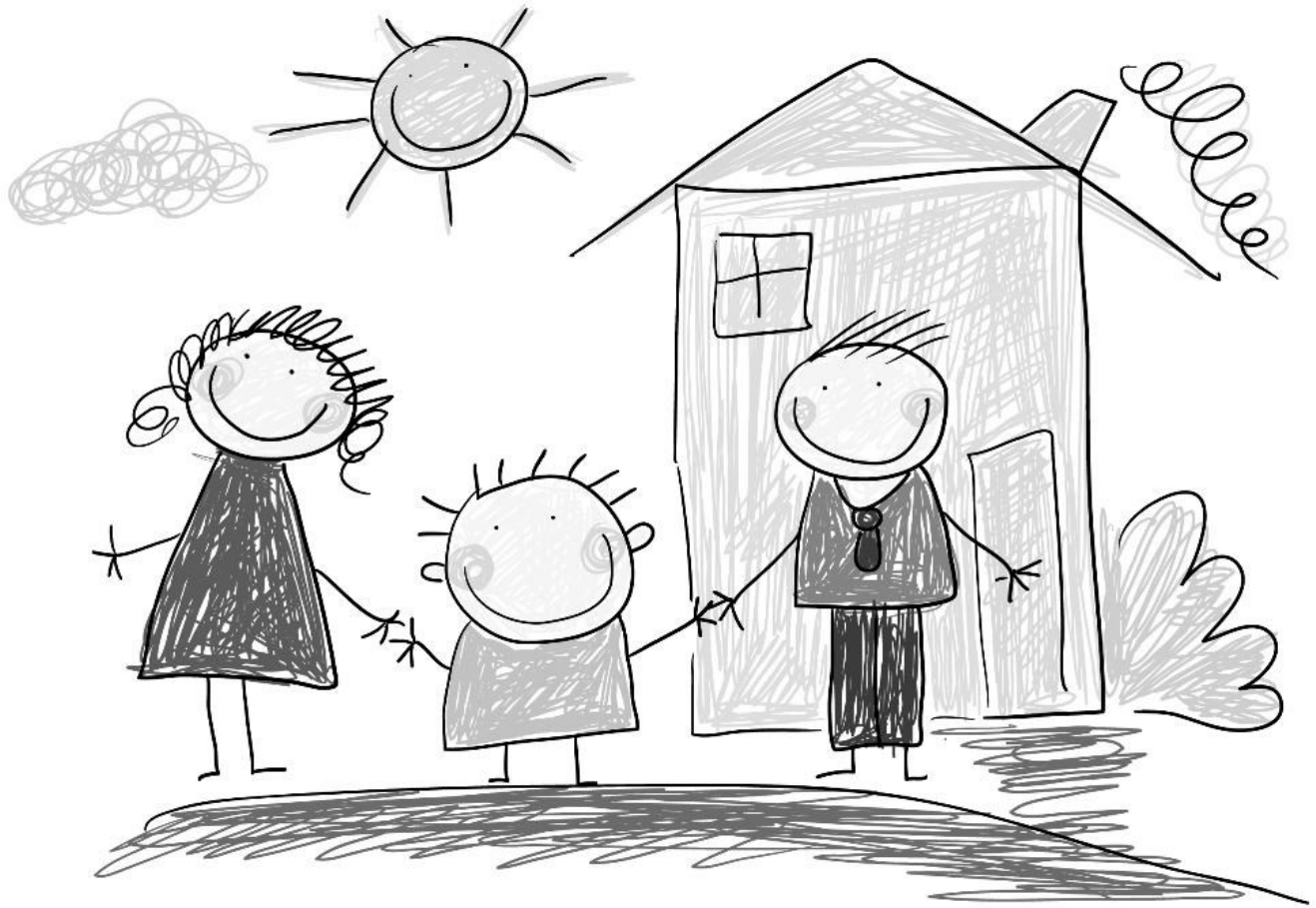
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Status	Address	Bedrooms	Price	Finished Sq. Ft.	Subdivision
ACTIVE	5412 Franconia Road (1)	2	\$1,300,000	1,119	Guilford
ACTIVE	4601 Eaton Place	3	\$550,000	1,000	Sunny Ridge Estates
ACTIVE	6114 Clovergrass Drive	4	\$560,000	1,352	Rose Hill Farm
ACTIVE	6404 Hayfield Place	3	\$649,900	1,418	Rose Hill Farm
PENDING	6000 Leewood Drive	5	\$750,000	2,347	Rose Hill Farm
CLOSED	6109 Leewood Drive	3	\$619,900	1,197	Rose Hill Farm
CLOSED	6290-B Rose Hill Court #62	2	\$267,500	879	Heritage Knoll
CLOSED	6508 Cottonwood Drive	3	\$650,000	1,092	Rose Hill Park
CLOSED	4408 Roundhill Road	4	\$660,000	1,592	Rose Hill Farm
CLOSED	4515 Picot Road	4	\$700,000	1,789	Sunny Ridge Estates
CLOSED	6018 Craft Road	4	\$715,000	1,558	Sunny Ridge Estates
CLOSED	6113 Clovergrass Drive	3	\$493,000	1,352	Rose Hill Farm
CLOSED	6101 Craft Road	4	\$630,000	1,396	Sunny Ridge Estates
CLOSED	6215 Guilford Drive	4	\$950,000	3,210	Guilford
CLOSED	4606 Lillian Drive	4	\$800,000	2,337	Sunny Ridge Estates

(1) This property consists of two houses on three lots covering 1.43 acres.

Homes For Rent (May 2024)

ACTIVE	6101 Craft Road	3	\$3,400/mo.	1,396	Sunny Ridge Estates
ACTIVE	6215 Gum Street	4	\$3,150/mo.	1,080	Silver Springs
ACTIVE	6318 Willowood Lane	3	\$3,000/mo.	1,222	Rose Hill Farm
ACTIVE	6048 Redwood Lane	5	\$4,300/mo.	3,136	Rose Hill Farm
CLOSED	4501 Bee Street	4	\$4,500/mo.	2,600	Rose Hill Farm

Source: Tom & Cindy and Associates



RHCA

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Advertising in The Rambler is an excellent way to reach 1,000+ homes in our community. In addition, the ads are posted on our website, www.myRoseHill.com, for the world to see.

Listing in the business directory is free to members of the Rose Hill Civic Association and residents who own their own business.

***The Rose Hill Rambler is published 4 times a year in
February, May, August and November***

Business card: 3 ½" x 2", \$20

Quarter page: 3 ½" x 4 ¾", \$40

Half page: 7 ½" x 4 ¾", \$65

Full page: 7 ½" x 9 ¾", \$125

Rates are per issue with payment due prior to publication.

Anyone interested in placing an ad can send it via email to Daniel Bearth at idmbearth@aol.com in tiff or jpeg format. Make payments to the Rose Hill Civic Association, Box 10891, Alexandria, VA 22310.

Members of the Rose Hill Civic Association or residents who provide services in kind qualify for a FREE listing in the business directory.

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Tisara Photography. 703.625.2331. Specializing in family and business portraits and life events, Tisara Photography in Old Town Alexandria is now run by Nina Tisara’s son, Steven Halperson. Nina lives on Hayfield Place.

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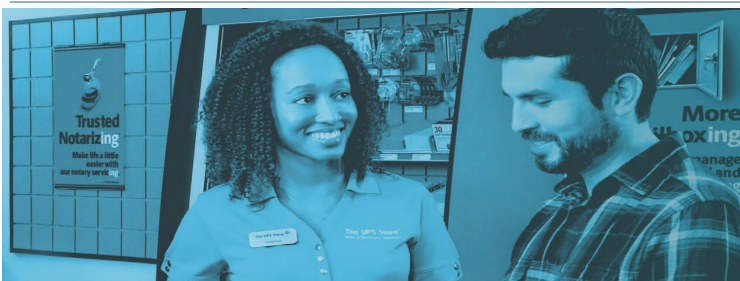
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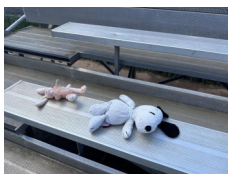
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Community Announcements

Operation Renewed Hope Foundation, a nonprofit organization founded by former Army helicopter pilot and Rose Hill resident **Deborah Snyder**, has completed renovation of a house on Parkridge Lane near Twain Middle School that will provide a home for Veterans experiencing homelessness. ORHF uses government grants and private donations to acquire properties and works with building contractors and suppliers to donate labor and materials. Snyder operates two other homes in Rose Hill and has provided housing assistance to more than 1,700 Veterans since 2011.



On May 1, Rose Hill resident **Jacqueline Martin** found two stuffed animals — Snoopy and a bunny rabbit — on one of the baseball bleachers in Franconia Park. If you recognize these “well-loved” objects and can help return them to their rightful owner, give Jacqueline a call at 847-400-6108.

Lisa Bushman Steps Up To Replace Janelle Welch as Email Coordinator

While each of the current officers of the Rose Hill Civic Association agreed in March to continue serving for another year, Janelle Welch will step down as email coordinator in June. She and her husband John are moving from their home on Sturbridge Place to Jamestown, N.Y., to be closer to family members.

Fortunately, Lisa Brown Bushman has agreed to take over the job, which involves sending messages and announcements from RHCA to members and other interested parties via email and which could someday also be the method for distributing the Rambler.

Janelle and John lived in Rose Hill for more than 20 years in a house where John grew up. Janelle doesn't remember when she first volunteered to become email coordinator for the RHCA,



Lisa Bushman

but with her background as a media specialist, it has always been what she calls "a good fit."

Lisa has lived in the Springfield/Franconia area since 1981 and recalls working for the Fairfax County Rec Centers as a teenager helping with gymnastics and teaching violin after school. She continued giving music lessons while homeschooling her own children and now is pursuing graduate studies in Cultural Heritage Management at Johns Hopkins University.

Since 2019, Lisa has been living in Sunny Ridge Estates and says she's "happy to get more involved" in the association and in the community. – *Daniel Bearth*

Rose Hill Civic Association (members as of May 2024)

Apple Tree Drive

Nancy Anderson

Blossom Lane

Barbara Digman

Carriage Drive

Shari Schaftlein & David Johnson, Gerry Mason, Douglas & Jennifer Malone

Cottonwood Drive

Marlene H. Smith, Danny Lenore, Danny Adams, Carl & Marti Sell, Alberta Taylor, Ian MacIntire, Luis Castro, Elizabeth Kohm, Daniel Bird & Diane Lochte, Catherine Mitchell

Climbhill Road

Philip & Carol Bishop

Craft Road

Sachlis Family

Dewgrass Drive

Jeffrey F. Williams

Driftwood Drive

Arlene Shapiro, Carolyn Erickson, Rebecca Bagdasarian

Eastchester Circle

Jeannette Bottomley, James Troy, Matthew & Cynthia Dailey

Eaton Place

Lew Moore, Cindy Schmidlein, Emma

& Jesus Rodriguez

Greendale Road

Karen Wheeless, Anderson Family

Franconia Road

Dan Witmeyer & Terry Blatt, Ann Marie McBride

Hayfield Place

Nina Tisara, Kayla Hinrichs

Haystack Road

Martin Shupack, Jeska & Charles Pfefferle, Chris & Susie Guinto, Jesusa Guinto

Lark Lane

Richard & Patricia Ballard, Cody & Jessica Hennelly

Leewood Drive

Alan & Sylvia Wilson, Michael Smith, Robert & Shirley Herr, Rodney & Kathy Palmer, Yancey & Patricia Hull, Jason Todd

Maryview Street

Beth Boyle, Brian Donohue, Brenda & Stephen Phillips, Erika & Steven Page, John & Patricia Lawrence

May Boulevard

Shirley Staples Bennington, Davena Pratt

Picot Road

Robert & Peggy Riccio, Olivia Tuggle

Rose Hill Drive

Sandra Lee Benarick, Monica Reed, Dave & Linda Nichols, B.T. Nguyen, Daniel & Ingrid Bearth, Thanh & Mai Thi Truong, Ken Marr, Gene & Lisa Sible, Marvin & Francis Justice, Christine Duffy

Roundhill Road

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Telegraph Road

Mimi Minarik

Thornwood Drive

Elizabeth Biddle

Treetop Lane

Ann Schappi, Lori Scheibe, Edwina Brooks-Whitfield

Wayside Place

Angela Hester, David & Robin Dodson

(Continued on next page)

Talking About Trees with Jim McGlone, ISA Certified Arborist



Maples are important and interesting trees in our world. Maples have cultural, agricultural, horticultural and ecological significance.

Maple wood is hard, stiff and resonant. It is used to make guitars, woodwinds, and drums. Hard maple is used for bowling pins, pool cues, butcher blocks and baseball bats, though the tendency to shatter makes maple wood bats inferior to those made of ash wood. Some trees produce highly decorative grain that is prized for furniture and veneers. And the bark was used by Native Americans to produce a purple dye.

The sap of many maples can be used to make syrup, but sugar maple has the highest sugar content and is most often the source of syrup. Maple wood charcoal is also used in filtering some Tennessee whiskeys. Maple wood smoke adds a distinctive flavor to smoked meats.

There are many small maples that have interesting foliage and are sought after as yard trees. The reds, yellows, and oranges of the red and sugar maples in the Fall are the basis for much of the tourism in parts of the northeastern United States. The prolific sprouting of maple seeds, however, is a bane to gardeners.

All those seeds are related to the ecological importance of maples; they are one of the earliest blooming plants in the eastern forest. Mine started flowering in February this year. These early flowers are an important source of pollen and nectar for bees, especially queen bumblebees. The food these queens get from maples is the foundation of their colonies, which provide important pollination services all year. Maples are also the host plant for many species of caterpillars in our area.

Red Maple is probably the most common tree in North America. Its range stretches from south Florida to southern Canada and west to Kansas. In Fairfax County one in ten trees is a red maple. Although they are beautiful and desirable trees, please do not plant any more. We already have enough! Instead, plant an equally beautiful and desirable oak.

Jim McGlone welcomes your questions and comments about trees and plants. He can be reached at dofmcglone@gmail.com



Jim McGlone says this red maple is why he and his wife, Deana, bought their house on Eaton Place.

(Continued from previous page)

Willowood Lane

Kelly & Raul Castillo, Michael & Bonnie Greek, Frank & Patricia Jencks, William & Janelle Parker, Ronald Machmer, Frank & Rayma Bale

Winston Place

Carolyn Szamborski

Other Contributors

Tom Mangum & Alice Wilder, Carol Rothenbacher, Amanda Florian Vasquez, Lynne Gomez, Donnie Krause, Dan Gearing, Beverly & Margaret Walker, Malcolm Towle

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Steve Routt, Warren Detrich, Peter Knudtson, Heather Justice, Mark

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Gardening in Rose Hill With Peggy Riccio, Virginia Horticulturist

Zinnias are one of the easiest flowers to grow from seed in this area. These warm season annuals can be sown directly into a container or on the ground after the last frost. They need full sun, good air circulation, and they are not particular about the soil. The flowers attract butterflies and bees; deer do not bother the plants.

The only hitch is that some species are prone to powdery mildew. Our hot and humid summer is an ideal environment for this fungal disease that creates a white coating on the plants. It does not kill the plants but makes the foliage unsightly. However, there are some zinnias that are resistant to powdery mildew.

Narrow-leaf zinnia, *Zinnia angustifolia* or *Z. linearis*, is a foot tall, bushy plant with narrow leaves and small, single, daisy-like flowers. The flowers are about an inch wide with single-colored petals of orange, red, pink, white, or yellow. Because of its compact size, it makes an excellent window box or container plant and can be used in the garden as a border plant. Although they are small, you can cut a bunch and put them in a small vase.



Mexican zinnia (*Z. haageana*) is like narrow-leaf zinnia in shape, size, and foliage. The flowers are a little larger and can be single, semi-double, or double petals (See photo at right). Each flower has more than one color – usually a spectrum of sunset colors: red, orange, burgundy, yellow, and cream. I discovered them when I purchased Renee’s Garden Persian Carpet mix, which I love. There are other flower blends such as Aztec Sunset, Jazzy Mix, Old Mexico, and Soleado. Again, small flowers but a bunch can be cut for small vases. These are also excellent for containers and as border plants.

There are two series of zinnias that have been bred specifically for powdery mildew resistance: *Z. marylandica*, also called Zahara, and the Profusion series. Zahara has flowers that are larger than the two previously mentioned species, about 2 to 2 1/2 inches wide. There is a wider flower color range too. The plants are taller, about 18 inches high, which is better for floral arrangements. Profusion is pretty much the same as Zahara, a taller zinnia with larger flowers. Zahara and Profusion give you a wide range of colors to pick from and are easy to find in seed catalogs.

Peggy Riccio is a local horticulturist and garden communicator. Subscribe to her free monthly gardening newsletter, [Pegplant’s Post Gardening Newsletter](#), by entering your email on her website, [pegplant.com](#), an online resource for gardening the DC metro area.

ROSE HILL CIVIC ASSOCIATION MEMBERSHIP FORM

Please fill out this form and mail, along with your check, to:
RHCA, Box 10891, Alexandria, VA 22310

NAME: _____

ADDRESS: _____

EMAIL: _____

PHONE: _____

Enclosed is a check for: \$10 Annual Membership

\$____ Donation for upkeep and landscaping of Rose Hill entrance sign. \$____ Donation for RHCA General Fund.

Ask a Veterinarian By Katie Cecilio

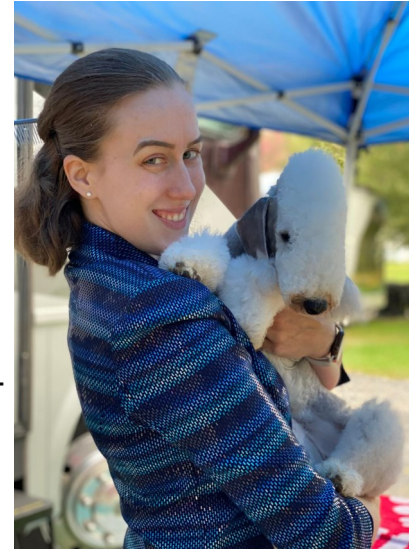
Q. Do you recommend periodic professional grooming for pets?

Regular grooming is a cornerstone of responsible pet ownership, offering a number of benefits that extend far beyond making your pet look cute! It's a fundamental aspect of canine care that encompasses both physical health and emotional well-being.

Grooming plays a pivotal role in maintaining a dog's skin and coat health and is generally recommended every four to six weeks. I like to tell people that a clean skin and coat is a healthy skin and coat. A professional groomer's bathing process cleanses and conditions the coat, as well as keeps the fur length manageable for you at home, should your dog require haircuts. For shedding, preventing the skin from becoming congested with hair is crucial to preventing infections and other skin issues. Grooming also serves as opportunities for early detection of skin issues, parasites, or abnormalities, enabling prompt intervention and preventive care.

Moreover, pet grooming is essential for overall hygiene maintenance. Trimming nails prevents discomfort and reduces the likelihood of injuries or joint problems. Routine ear cleaning prevents infections, while regular teeth brushing mitigates dental issues and maintains fresh breath. These practices are vital components of a comprehensive grooming regimen that contributes to a dog's overall health and comfort.

Katie Cecilio is a fear-free certified professional groomer at Harmony Animal Hospital at The Shops at Telegraph Village.



Donald C. Hakenson Presents

"This Forgotten Land, A Tour of Civil War Sites and Other Historical Landmarks South of Alexandria, Virginia" (updated and with new maps)

This book covers the areas of Franconia Road, Rose Hill, Pohick Church, Lorton, Gunston Hall, Laurel Grove Church, Beulah Cemetery, Burgundy Village, Beulah Street, Hayfield, Jefferson Manor, Bush Hill and Telegraph Road.

To purchase the book, contact Don Hakenson at 703-971-4984 or email: dhakenson@verizon.net. The book is \$30 plus \$5 shipping. It can also be purchased at the Franconia Museum, located at 6121 Franconia Road, Alexandria, Virginia 22310.

More books by Donald C. Hakenson and Charles V. Mauro can be viewed at this exclusive website: Mosbyvirginiahistory.square.site. They include: "A Tour Guide and History of Col. John S. Mosby's Combat Operations" and "We Once Met by Chance: Four Life Stories During the American Civil War."

THIS FORGOTTEN LAND

A Tour of Civil War Sites and Other Historical Landmarks
South of Alexandria, Virginia
(Updated)

Telegraph Road

Bush Hill

Jefferson Manor

Hayfield

Beulah Street

Burgundy Village

Franconia Road

Rose Hill

Pohick Church

Lorton

Gunston Hall

Laurel Grove Church

Written & Compiled
By
Donald C. Hakenson



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2024 RHCA Membership Drive Begins Now

The Rose Hill Civic Association 2024 Membership Drive begins with this issue of The Rambler. Your help is needed to continue FREE circulation of the Rambler in Rose Hill and surrounding areas. The newsletter costs \$6,500 per year and is the Association’s biggest expense. We believe it is extremely important that everyone receives a copy to keep the community advised about local issues!

In addition, the Association incurs expenses to maintain its website, post office box, maintenance of the plantings at the entrance sign, the Civil War Trails sign at the library, contributions to area charities, the annual Fish Fry and Night Out programs. Those items add almost \$3,500 to our expenses for the year.



Dues are currently limited to \$10 by our bylaws and since the funds collected from dues don’t begin to pay the bills, we ask members to give more to keep our programs alive. Many of you do contribute extra money and your generous support is greatly appreciated.

Our budget is also supported by the advertising you see in The Rambler. We encourage you to use the services of local merchants and let them know you saw their ad in The Rambler. Encourage those with whom you do business to advertise in the Rambler!

Last year, we had the added expense of signage to spread the word about Saving Our Shopping Center. The signs were placed on Rose Hill Drive and other highly visible spots. We greatly benefited from a contribution of \$1,000 from the Greater Wilton Woods Civic Association to help defray the cost!

The shopping center issue is ongoing and another battle looms on the horizon involving the use of the GSA property on Telegraph Road across from Greendale Golf Course. Telegraph Road traffic has increased dramatically in recent years, and we must guard against additional traffic being generated from that site.

Our contributions also aid Koinonia, an organization that helps the less fortunate in our immediate area. Koinonia operates a food pantry and clothing closet as well as providing emergency funding for housing and other expenses for those in need. The list of those who joined and contributed to RHCA is included in each issue of The Rambler. Make sure your name is included!

All the officers, Rambler delivery persons and others who help spread the word about our community are **volunteers!** Every penny of your membership and contribution goes to cover the cost of operating the Association. The payroll is **ZERO!** – *Carl Sell*



RHCA President Carl Sell, at left, speaks at National Night Out event in 2023.

At right, Franconia District police officers at an RHCA meeting in March. (Photos: Daniel Bearth)



Is It Time To Replace Your Aging Roof?

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SIX Common Misconceptions about Roofing and the Roofing Industry:

Misconception #1. You should wait as long as possible to re-roof your home.

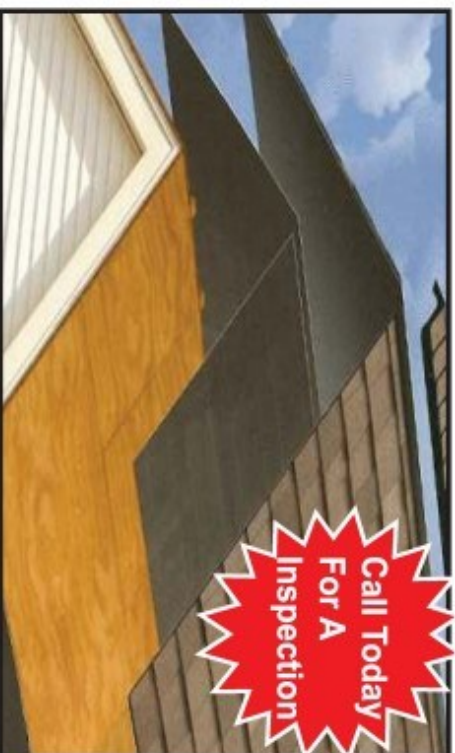
No! Your roof takes a beating everyday from sun, wind and rain. Your shingles become brittle and crack with age. This exposes the sub-structure (or roof decking) to moisture which slowly, but surely, deteriorate and rots the wood beneath which literally, "keeps you out of the rain."

Further, the metal flashings around chimney areas and at adjoining exterior walls (or rooflines), the penetration Collars (around plumbing and heat stacks) and all other vents become worn and prone to water infiltration.

Next time you're outside take a close look at your roof (most people don't pay attention to it until there's a problem). How does it look? Is it rough and weathered? Are the shingles "curling or cracking? Is one section very distinguishable from all other areas? Finally, are you proud of the way your roof helps "show" your home, or are you embarrassed by its appearance?

Remember: By the Time you have waited "as long as 'possible,'" you have probably waited too long and will end up spending your hard earned money on interior and sub-structure repairs as well as much needed roof replacement.

Call or visit our web site to learn about the other 5 misconceptions and other important information you need to know before hiring a contractor.



A Professional Roof Inspection Will Catch Problems Early, While They Are Minor and Inexpensive to Repair.

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