

The Virginia Hills Echo



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CVS Considering New Store at Lockheed Blvd and Richmond Highway

CVS Corporation and its store developer made a presentation to the Lee District Land Use Committee in May. CVS is considering putting a store on the corner of Lockheed Boulevard and Richmond Highway now occupied by the Exxon station and the dry cleaner. The presentation was for information only. CVS is not proposing any change to the comprehensive plan or zoning ordinance at this time.

CVS will be closing its store in the Penn Daw Shopping Center and possibly its store in the Hybla Valley Shopping Center. It is looking for a prime location on Richmond Highway to build a new store as a replacement for one or both.

As CVS has discovered in discussions with County planning staff, the site will be difficult to work with. Site setback and parking requirements will make a store very difficult to design, even using both lots. CVS has proposed a design that will create a false front on Richmond Highway while the actual entrance will face Lockheed Blvd. CVS envisages access from Lockheed and from Fordson Road. However, due to the traffic backup at the light at Lockheed and Fordson, customers will have a hard time getting into the site itself as several Land Use Committee members pointed out. Other issues involve the amount of available parking, environmental issues relating to stormwater and hazardous chemicals from the dry cleaner, and the possibility that the store might host a Minute Clinic that could serve the surrounding neighborhood.

Several committee members suggested that the site is not as prime a location as CVS needs because the site access and size issues may make it hard for customers to get there, and that CVS should continue to look. CVS said it will continue to study the issue.

Virginia Hills Housing Market Mimics National and County Housing Markets

Recent media reports show that the Case-Shiller home price index has been rising across the country. Specific Fairfax County data for May and June show the same, and it's good news for sellers.

For May, the average list price for homes under \$1 million in Fairfax County was \$659,037, and in June this price rose to \$670,386. The median list price rose from \$639,900 in May to \$649,900 in June.

Average days on the market was 45 in May and 48 in June, very short by most standards.

Fairfax County data was provided by Spike and Julie Williams of Williams Realty.

Data provided for Virginia Hills by Jimmy Tucker of Page & Associates shows that Virginia Hills is in line with national and county trends. Prices are rising, but supply is still low. In February, there were NO Virginia Hills active listings and four under contract. In April, there were only two active listings and four under contract, two of which had been under contract in February. Now, in June, there are nine active listings and four under contract. Of those four, two have been under contract since February and one since April. Total sales since December 1st, 2012 have been 14.

All this suggests that it's a seller's market due to a low supply of listings. Sellers should be aware that some buyers may be having problems closing, as shown by long periods under contract.

This article is not intended to constitute advice on whether to buy or sell a home. If you need such advice, you should contact a licensed real estate professional.

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Virginia Hills Citizens Association Meeting

Tuesday, June 11th – 7:30 PM
Old Virginia Hills School, Diana Lane

Speaker: Jeff McKay
Lee District Supervisor

The President's Corner

Comment from VHCA President Ralph Zecca

Since the last issue, the Virginia Hills Citizens Association (VHCA) had the great fortune of having Ms. Karen Lamb volunteer to take on the position of Secretary. I have often mentioned in my previous articles the importance of volunteers and I would like to take a moment and thank Ms. Lamb for stepping up to help our neighborhood.

There are still many other ways you can help too, some that require very little time and commitment. For example, we are always in the need for volunteers to deliver the Echo. This usually requires only an forty-five minutes five times a year.

For those more inclined to for additional activity, we are always looking for people to assist with such things as social activities and more complex things such as sitting on working groups with the County or other citizens associations.

In short, we are in need of people with a wide range of skills and for a variety of time commitments (from as little as an hour every two months to as much an hour or two per month). As the saying goes, it is what you make of it. So if you think that you have a good idea that might make our neighborhood better, I ask that you come to our meetings and join in. Have a great and safe summer.

- Ralph Zecca

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For yearly discount rate, see www.VirginiaHills.org/Echo.html

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Sign Up Early for Membership for 2013-14

As of June 1, VHCA is no longer accepting dues for the membership year 2012-13 ending in August 2013. If you would like to sign up now for next year, please fill out the adjacent form. Checks should be made payable to VHCA or the Virginia Hills Citizens Association.

Importance of Reporting Crime and Suspicious Activity

(from the Fairfax County Police Department)

On average there are 14 officers (one patrol squad) covering the district (two squads overlap between 1:30 PM - 4:30 PM and 9:30 PM - 12:30 AM). The police rely on the public to get them to the right place at the right time -- you are our eyes and ears!

- Only through reporting will the police get an accurate picture of where/when/how crime is occurring.
- Timely reporting that results in a police response will let criminals know our communities are not the place to hang out or ply their trade.

How to report

- Call 911 for crimes in progress
- Call the non-emergency number, 703-691-2131, to have an officer respond to your location
- Report online at <https://www.fairfaxcounty.gov/police/crs/>

2013-2014 Membership

Mail to: VHCA, P.O. Box 10837,
Alexandria, VA 22310

I'd (We'd) like to join / renew my (our) membership in the Virginia Hills Citizens Association. Enclosed are the annual membership dues of \$7.00 per household. I am also including a contribution in the amount of

\$ _____.

Name (s) _____

Address _____

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Comments: _____

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Lee Districts Concerts for July and August

July

- 3 - Brother Josephus and the Love Revival Revolution Orchestra (New Orleans/Party Music)
- 10 - Bill Emerson & Sweet Dixie (Bluegrass)
- 17 - NOVA Annandale Symphony Orchestra (Pop)
- 24 - Chocteech (Afrofunk)
- 31 - U.S. Air Force "Max Impact" (Rock)

August

- 7 - The Nighthawks (Blues)
- 14 - Chaise Lounge Band (Jazz/Lounge/Swing)
- 21 - U.S. Air Force Concert Band & Singing Sergeants (Light Classics/Pop)
- 28 - Sock Monkeys (Rock)

Concerts take place in the Lee District Park amphitheater at 7:30 PM. Admission is free. If there is a threat of bad weather, call 703-324-7469 after 6:00 PM for cancellation updates.

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Message from Supervisor McKay

We're just a handful of miles from Capitol Hill and we are feeling the pain of sequestration—never expected to happen because of its unthinkable damage—that is now in place. Our commercial tax base and sales tax receipts are dropping because they are driven significantly by federal contracting and that's creating a hard budget year.

In Fairfax County we take governing very seriously. We just adopted a balanced budget for fiscal year 2014 (that begins on July 1) and we did it on a bipartisan nine to one vote. This was not an easy budget, coming as it does after several years of austerity. We started with a projected deficit of \$169 million. The budget we adopted removed that deficit. It increased the County's General Fund budget by only 1.37 percent and non-school spending by less than half a percent. We could not provide compensation increases for county employees despite their hard work and sacrifices that make our County services possible.

We reduced County agency budgets by \$20.8 million and eliminated 81 positions. Mindful of the potential impact of sequestration, we provided an \$8.1 million

reserve with at least \$1 million of that reserve available to address critical human service needs.

We recognize the hard times that our residents are facing and we cut the county executive's proposed residential property tax increase in half, reducing it from two cents to one cent per \$100 of assessed value. We ensured that the school transfer would cover the costs of increased student enrollment and we maintained the school transfer as the largest part of our budget—keeping it at almost 53 percent of our General Fund. At my request, we directed the county executive to do a 'boots on the ground' analysis of our public safety needs to be completed before we begin work on the FY2015 budget.

I believe we passed a fair, responsible budget to maintain Fairfax County's excellent services and strong financial stewardship.

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Recent Virginia Hills Real Estate Market Activity

Status	Style	Address	BR	FB	HB	List Price	Close Price	Bsmt	Gar
Active	Colonial	6408 Hillview Ave	4	2	0	\$429,900		Yes	0
Active	Rambler	4005 Ronson Dr	4	2	0	\$409,900		Yes	0
Active	Raised Rambler	3713 Austin Ave	4	2	0	\$375,000		Yes	0
Active	Rambler	6309 Gentele Ct	3	1	2	\$399,999		Yes	0
Active	Split Level	3708 Heather Ct	4	3	1	\$474,900		Yes	0
Active	Raised Rambler	6329 Gentele Ct	4	2	0	\$419,900		Yes	0
Active	Rambler	3912 Spect Ct	3	2	0	\$419,000		Yes	0
Active	Rambler	6301 The Pkwy	3	1	0	\$380,000		No	0
Active	Rambler	6204 Houston Ct	3	1	0	\$379,900		Yes	0
Cnko	Rambler	3515 Pike Rd	4	2	0	\$300,000		Yes	0
Cnko	Rambler	6110 Paulonia Rd	4	1	0	\$300,000		Yes	0
Cnko	Colonial	6515 Enfield Dr	5	4	0	\$575,000		No	0
Cnko	Rambler	6123 The Pkwy	3	1	0	\$325,000		No	0
Sold	Rambler	6409 Gentele Ct	3	3	0	\$429,900	\$429,900	Yes	0
Sold	Rambler	6501 Virginia Hills Ave	4	2	0	\$419,000	\$413,900	Yes	0

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