

Rose Hill Rambler

AUGUST 2026

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

A Message From New President of the RHCA

By Wes Hanney

Hello everyone!

I want to thank Carl Sell for all his hard work and dedication to the community. As the long time president of the Rose Hill Civic Association, Carl has left some very big shoes for the new officers to fill, especially myself, and we're still getting our feet planted.

Nonetheless, we're committed to continuing the work he started and I look forward to the new things we plan to bring to the community.

National Night Out

On Aug. 4, we had a great time chatting with and serving snacks and drinks to community residents at the Rose Hill Apartments for this year's National Night Out, an annual event created to honor police, fire and emergency medical personnel who live and work in our community. We handed out 46 copies of a special edition of the Rose Hill Rambler, served up dozens of cupcakes, chips, snack food and drinks to everyone who stopped by the RHCA tent. We met a lot of new faces, heard some new concerns about the neighborhood and got some great feedback.



RHCA President Wes Hanney hands out information and treats to residents during National Night Out at the Rose Hill Apartments. (Photos: Daniel Bearth)

(Continued on page 2)

Rose Hill Civic Association

JOIN US. Annual dues: \$10. Mail: Box 10891, Alexandria, Va. 22310. Website: myrosehill.com. Facebook: Rose Hill Farms

COME TOGETHER. Meeting: August 25 at 7 p.m. in John Marshall Library.

VOLUNTEER. Find out how you can help your neighbors, enhance traffic safety, monitor zoning and land use issues, support police, fire and emergency medical personnel, organize community gatherings, contribute to cleanup and beautification projects, distribute copies of the Rambler and more.

RHCA President Wes Hanney Outlines Next Steps

(Continued from page 1)

Next Steps

On the topic of plans for the association, we're obviously still closely tracking potential development projects, including the proposed redevelopment of the GSA property across from Greendale Golf Course on Telegraph Road into a senior housing complex and several dozen new homes. We're still chasing down state and county officials to get crosswalk improvements on Franconia Road in front of Mark Twain Middle School. We're also looking into the impact of plans to build a data center on Edsall Road in Alexandria and the installation of license plate readers in our neighborhood.

With respect to the entrance sign, we have another local contractor who is interested in building something to replace the sign damaged by a car crash in March of 2024, but we need help from the community. We're looking for a designer and someone with



experience with computer-aided design engineering to come up with a concept for a new sign. This would give us the tools to replace the sign in a more budget-friendly way.

We're also in the process of moving our website, myrosehill.com, to a different platform that will enable us to be more digitally connected to the community, such as being able to manage your membership online, vote on topics, participate in meetings online and to bring more consistent communications between our email, Rose Hill Farms Facebook page and the RHCA website.

August Meeting

Finally, with all that said, please join me and the rest of the RHCA officers at our next meeting on Tuesday Aug. 25 at 7 p.m. in the John Marshall Library. We will be discussing the topics above along with some other events in our community and field any concerns you may have.

Agenda for Public Meeting on August 25th 2026

7:00 p.m. at the John Marshall Library in Meeting Room 1 & 2

1. Finalize Constitutional Changes: Increase in annual dues, expansion of the board of directors, and delineation of duties
2. Discussion and Vote: Proposed data center construction and power/transmission line upgrades on Edsall Road, Alexandria (Public hearing: September 24, County Government Center)
3. Discussion and Vote: Increased use of Flock cameras (license plate readers) by police; addressing resident concerns about the technology
4. Community Sign Update: Efforts to secure someone to design a replacement entrance sign on Rose Hill Drive at Franconia Road
5. GSA Property Redevelopment: Status of plans for former GSA property on Telegraph Road and possible townhouses on Highland Drive at Telegraph Road
6. Open floor discussion

Add to your Google Calendar:



Carl Sell's Lasting Impact on Our Community

By Dana Kauffman

Carl is a great human being who has made a real and lasting difference in this community for decades.

Part of what I'll share comes from a book he wrote for the Franconia Museum - Franconia Remembers Joe Alexander. This is because a lot of Carl's early community engagement traces to and overlaps with his close partnership with the late and long-term (32 years) County Supervisor, beginning in the mid-1960s and lasting through the mid-90s.

Carl moved to the area in 1951 and began his family in Rose Hill sometime in the mid-1960s. His initial area of focus was youth athletics - reaching out to Joe for better fields and facilities. He was the President of Pioneer Baseball League, growing it to 100 teams during his tenure. Of note, his Pioneer League boasted the first female to play organized youth baseball in the County and was among the first organized leagues to offer opportunities for Black youths.

Joe and Carl's partnership really took off in 1971 when Joe appointed him to the Fairfax County Park Authority Board. Carl rose to become Chair of the Board (1974) and, thanks to his diligent work in concert with Joe, the community was able to secure Lee District Park, Franconia Park, Huntley Meadows Park and the Greendale Golf Course - to name just the major acquisitions.

Carl also was engaged in the 60s and 70s with several other active citizens in the restraint of area gravel pit operations and in advancing regulations requiring land reclamation. Between these efforts and companion regulations concerning development on so-called marine clay soils, the path was cleared for the community-guided development of Manchester Lakes, Kingstowne and Wellington Green, portions of which were all one-time gravel operations.

Carl's active engagement with these and scores of other residential and commercial projects began when Joe "moved him up" to the Fairfax County Planning Commission in December 1975. One of the first things



Carl Sell is seen here at Dogue Creek as part of a review of potential development. (Photo: Daniel Bearth)

he did was to establish the Lee District Land Use and Transportation Advisory Committee, a body of civic and homeowner-association appointed representatives who would regularly meet to hear, debate and form recommendations on all area land use proposals requiring a plan amendment, special exception, or rezoning. Carl convinced Joe to formally commit to supporting this group's recommendations on all cases. Of all the County Supervisors, only Joe "yielded" his vote on such matters, truly empowering local citizens. Over the two decades Carl served on the Planning Commission, he attended all these meetings, respectfully lending a helping hand to residents in the formation of their recommendations.

Of course, Carl was also one of the founding members of the Franconia Museum - and the author of many of their publications and monthly newsletter. The man can write.

A notable side point - in addition to his years as Sports Information Director for George Mason University, his long career with the Washington Star is also "newsworthy." Carl started as a paperboy for the evening paper, became a sports reporter, then the sports page editor, and (as the Star finally went under - leaving the region with just the morning Washington Post), he crowned his tenure there as the newspaper's editorial page editor.



Editor's Note: Dana Kauffman served as a member of the Fairfax County Board of Supervisors from 1996 to 2007. He was elected in November 1995 running as a Democrat and beating out a few other candidates, including Carl Sell, who was the Republican nominee.

Make Plans to Stay Fit at Franconia Rec Center

By Morgan Buck

Franconia Recreation Center is your ultimate neighborhood hub for fitness, fun, and community! Whether you are looking to build healthy habits, learn a new skill, or simply connect with friends, our facility offers something dynamic for every member of the family.

Looking for a fun weekend activity? Join us for Skate Night every 3rd Saturday of the month from 6:00 to 9:00 pm. It's the perfect way to roll into the weekend with energy, music, and great company.

As summer comes to a close, it's time to plan your upcoming routines. Fall classes—featuring both general fitness and indoor/outdoor children's programming—begin in late September, followed by our Winter session starting in early January. Whether you want to drop into a group workout or sign your kids up for



engaging activities, our quarterly schedules keep you active year-round.

To support your personal wellness journey, we are thrilled to welcome new personal trainers to our staff. They are ready to design tailored programs that align directly with your health goals. Plus, if you want to make a splash in the pool, our new private swim instructors are on hand to teach swimming fundamentals or help you refine a specific stroke technique.

From the gym to the pool to the skate floor, Franconia Rec Center is here to help you move, learn, and thrive. Stop by today to

explore everything we have to offer!

Morgan Buck is Fitness Director for Franconia Rec Center.

Amanda's Cleaning

I am Amanda Florian and I want to offer my services to the residents of Rose Hill.

It would be a pleasure to help you keep your home clean and disinfected. As a precaution, we continue to use masks and disinfectant products to help avoid the spread of Covid-19.

As always, I don't charge more for pets. We offer recurring cleanings, as well as one-time deep cleaning and cleaning for move-ins and move-outs.

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Two Churches Come Together to Dedicate Sanctuary

Members of Virginia Hills Church and The Kingstowne Communion will share a new worship space following the dedication and ribbon cutting of a new sanctuary and child learning center on July 12.

The new building is the culmination of a plan by Virginia Hills Pastor Bart Purdy to replace a church built in 1959, expanded in 1964 and that had fallen into disrepair. As part of the process, the church sold a portion of the 11-acre property at 6507 Telegraph Road to Brightview Senior Living for construction of 167 independent, assisted living and dementia care apartments.

A chance meeting between Pastor Purdy's wife Jeannine with Michelle Mathews, pastor of Kingstowne Communion, a relatively new United Methodist congregation that was meeting in school buildings, to jointly occupy the new church site, along with a third congregation — La Hermosa Baptist — that provides services to Spanish-speaking congregates.

Franconia District Supervisor Rodney Lusk and Del. Garrett McGuire were among the dignitaries present for the dedication. — *Daniel Bearth*



Pastors Bart Purdy and Michelle Mathews lead first service at new church sanctuary on Telegraph Road. (Photo: Carla Asman)



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HearingLife To Open in Rose Hill Plaza in September

HearingLife, a business that helps people with hearing loss, is expected to open a clinic in the Rose Hill Plaza shopping center at the end of September. The company will occupy the space formerly used by SunTrust Bank. It is the first new tenant since Combined Properties Inc. signed a new long-term lease with Safeway and said it would put off plans to re-develop the shopping center as a residential mixed-use property for at least 10 years.

Jennifer Bonner, a licensed audiologist from South Carolina who moved to Northern Virginia last year to open a HearingLife store in Fairfax, Va., will be in charge of the new location in Alexandria.

“There is definitely a need for a hearing health care center,” Bonner said in a telephone interview with the Rambler. “It is now recommended that anyone over 50 be tested for hearing loss.”

The new clinic will provide diagnostic testing, hearing aid selection and fitting and tinnitus management. HearingLife, based in Somerset, N.J., operates more than 650 locations in 42 states and is part of Demant Group, a company founded in 1904 by Hans Demant in Denmark and that operates in more than 30 countries. — *Daniel Bearth*



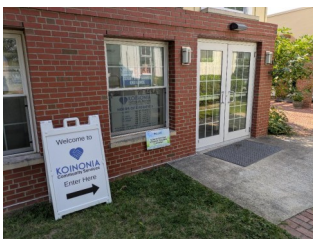
Jennifer Bonner

Koinonia Moves Food Pantry Into Larger Space Inside Closed Church

Koinonia Community Services has finally completed a planned move into a much larger space in a former church at the corner of Franconia Road and Buelah Street.

Koinonia provides food, clothing and emergency financial assistance to people in Franconia, Rose Hill, Kingstowne and East Springfield and is a recipient of an annual donation from the Rose Hill Civic Association.

“Our hope is that this becomes a place every neighbor knows about,” Executive Director Judy Davis said in a statement on July 1. “When someone loses a job, faces an unexpected setback or needs help getting back on their feet, we want people to know they have somewhere to turn.”



To support increased demand for help, Koinonia is seeking additional financial, food and clothing donations. — *Daniel Bearth*



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Homes For Sale (August 2026)

Status	Address	Bedrooms	Price	Finished Sq. Ft.	Subdivision
ACTIVE	6515 Carriage Drive	4	\$750,000	2,629	Rose Hill Park
ACTIVE	5002 Eastchester Circle	4	\$750,000	1,752	Rose Hill
ACTIVE	4507 Tipton Lane	5	\$680,000	1,559	Sunny Ridge Estates
ACTIVE	4539 Easton Place	5	\$790,000	2,236	Sunny Ridge Estates
ACTIVE	4803 Apple Tree Drive	4	\$735,000	2,184	Rose Hill
PENDING	6208 Redwood Lane	5	\$829,900	2,896	Hawthorne Manor
PENDING	4609 Franconia Road	4	\$699,000	1,425	Sunny Ridge Estates
CLOSED	4401 Roundhill Road	4	\$678,000	2,132	Rose Hill Farms
CLOSED	6434 Carriage Drive	4	\$680,011	1,977	Rose Hill Park
CLOSED	4526 Roundhill Road	5	\$680,000	2,200	Rose Hill Farms
CLOSED	4406 Roundhill Road	4	\$830,000	3,615	Rose Hill Farms
CLOSED	6500 Haystack Road	4	\$730,000	2,007	Rose Hill Park
CLOSED	6219 Thornwood Drive	4	\$730,000	2,664	Hawthorne Manor
CLOSED	6211 Guilford Drive	4	\$985,000	2,964	Guilford
CLOSED	6107 Craft Road	3	\$670,000	2,178	Sunny Ridge Estates
CLOSED	4607 Mayor Place	4	\$670,000	1,660	Rose Hill Park
CLOSED	5939 Craft Road	4	\$775,000	1,635	Rose Hill Manor
CLOSED	6502 Haystack Road	4	\$742,000	2,030	Rose Hill Park
CLOSED	4520 Apple Tree Drive	4	\$659,000	1,632	Rose Hill Farms
CLOSED	4501 Apple Tree Drive	5	\$725,000	2,100	Rose Hill Farms
CLOSED	4601 Picot Road	4	\$680,000	1,514	Sunny Ridge Estates
CLOSED	4527 Roundhill Road	3	\$688,093	1,599	Rose Hill Farms
CLOSED	6522 Wayside Place	5	\$1,350,000	4,593	Rose Hill Reserve
CLOSED	4508 Tipton Lane	4	\$785,000	2,607	Sunny Ridge Estates
CLOSED	4861 Basha Court	5	\$1,330,000	3,620	Rose Hill Reserve
CLOSED	6019 Rose Hill Drive	3	\$655,000	1,092	Rose Hill Farms

Homes For Rent (August 2026)

ACTIVE	6014 Leewood Drive	3	\$3,800/mo.	1,484	Rose Hill Farms
ACTIVE	6318 Willowood Lane	3	\$3,000/mo.	1,222	Rose Hill Farms
ACTIVE	6284 Rose Hill Drive #E	2	\$2,100/mo.	879	Heritage Knoll
CLOSED	6510 Carriage Drive	4	\$4,200/mo.	1,107	Rose Hill Park
CLOSED	6711 Greendale Road	5	\$4,500/mo.	3,422	Rose Hill Park
CLOSED	6526 Wayside Place	5	\$5,500/mo.	3,476	Rose Hill Reserve
CLOSED	6315 Willowood Lane	4	\$3,900/mo.	2,132	Rose Hill Farms

Source: Tom & Cindy and Associates

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

Photography

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.

Heating and Air Conditioning

Dove Heating and Air Conditioning. We service and install heat pumps, air conditioners, furnaces, hot water heaters, and humidifiers. David and Linda Nichols, 703.971.8897. The Nichols have been in business for 38 years and have lived in Rose Hill for 49 years.

Interior Design

Closet Factory can create custom organizational solutions for closets, bedrooms, home offices, entertainment centers, murphy beds, craft room, library/bookshelves, pantry, laundry room or garage. Contact Kimberly Seymour at 571-643-6079 or via email: kseymour@closetfactorydc.com.

Aster Waves Urban Farm

Aster Waves is a hyper-local farm operation. Our family produces honey, beeswax and other natural products at our home in Rose Hill. Check out our inventory online at asterwaves.com, email at asterwavessuburbanfarm@gmail.com or via Instagram at [@aster_waves_urban_farm](https://www.instagram.com/aster_waves_urban_farm). Call or text: 703.988.1871.

Ministry to Coaches and Athletes

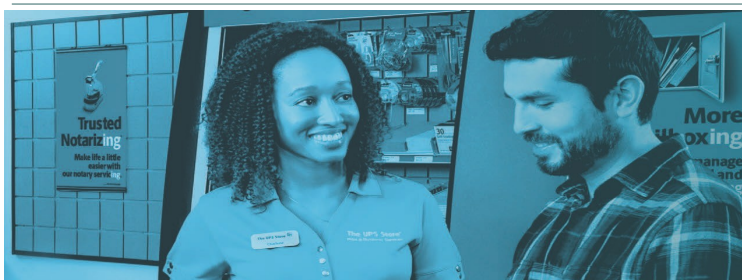
Steven Able represents the Fellowship of Christian Athletes in the Greater Fairfax South area, working with coaches and athletes at seven public high schools, including Edison. Email: sable@fca.org

Education/Child Care

Freedom Learning Center provides educational support to families. We offer a preschool program, full-day to homeschoolers, homeschool enrichment classes and tutoring. In addition, we provide after school care to students in the Bush Hill community. Contact Heather Able at freedomlearningcenter7@gmail.com or go online to find more information at freedomlearningcenter.org.

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Rose Hill Civic Association

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Rates are per issue with payment due prior to publication.

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

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.

Rose Hill Civic Association (members as of August 2026)

Apple Tree Drive

Julia Calhoun, Karina Herrera

Bernard Avenue

Tom & Julie Paradis

Blossom Lane

Barbara Digman

Climbhill Road

David & Nicole White, Carolyn Slenska, Philip & Carol Bishop

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Craft Road

Jackie & Leslie Sachlis

Dew Grass Drive

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Driftwood Drive

Arlene Shapiro, Elizabeth Sharp, Carolyn Erickson, Rebecca & David Chiang

Eastchester Circle

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Christin Berry, Cindy Schmidlein, Lew Moore, David & Johanna Wheeler, Mariann Jacobson

Greendale Road

Karen Wheeless

Greenhaven Place

Gloria & Thomas O'Neill

Hayfield Place

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Haystack Road

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Donald & Carol Hakenson

Maryview Street

Erika Roberts, Denise Smith, John & Patricia Lawrence

May Boulevard

Zoe-Ann Freitag, David & Jessie Cowhig, Shirley Bennington

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Mark Takehara

Mission Court

Cheri Schipper

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RHCA Beautification Committee: Robin Dodson, Rob Thomson, Teresa Boli, Margie Alston

RHCA Welcome Committee: Linda Hestvik

FCPD Community Advisory Committee Representative: Hunter Forte

Talking About Trees with Jim McGlone, ISA Certified Arborist



***Jim McGlone
welcomes your
questions and
comments
about trees
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Chapter 119 of the Fairfax County Code regulates running bamboo and “grass or lawn areas.” The phrase grass or lawn areas is significant, because this part of the code used to be called “The Weed Ordinance.” The code defines grass or lawn area to be “an area of ground covered with grass and/or associated growth” like clover, dandelions, or crabgrass. It specifically excludes “[t]rees, shrubs, and cultivated areas, including, but not limited to beds of ornamental grasses, ferns, fruits, vegetables, herbs, spices, flowers, or wildflowers.” The exclusion, particularly of wildflowers, and removal of “weeds” was lobbied for by native plant advocates in order to allow for conversion of lawn areas to good pollinator habitat.

The regulation is authorized by the Virginia Code section 15.2-1115 that allows local government to deal with issues that threaten the health and safety of the community. Chapter 119 requires that grass or lawn areas be shorter than 12 inches in height. Tall grass may make a property look uncared for and encourage criminal behavior. Tall grass is habitat for potentially disease carrying rodents. But tall grass will not spontaneously generate rodents, they have to already be nearby. Nor will it spontaneously generate disease in those rodents, they have to be infected from a nearby source.

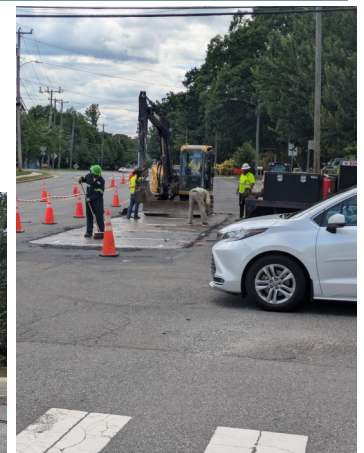
The county can cause violators to cut their grass or contract to have the grass cut and place a lien on the property for the cost of cutting the grass. The county only enforces the ordinance by complaint, there are no inspectors cruising neighborhoods looking for violations. If you see a violation, contact the Fairfax County Office of Code Compliance. Before contacting the county, however, talk to your neighbors and find out why they let the grass grow. It may be that they just need some help getting the job done.



Despite the height, this is in compliance as a “cultivated area” of ornamental grass and wildflowers.

Seen on the Street

This summer has seen steady work to replace aging gas lines throughout the area. For several days in August, traffic on Franconia Road was reduced to one lane as workers completed the installation of a new 12-inch gas line to service the Bush Hill neighborhood. (Photos: Daniel Bearth)



Gardening in Rose Hill With Peggy Riccio, Virginia Horticulturist

Dahlias are beautiful flowers that also can be cut for fresh floral arrangements. Native to Mexico, they are considered tender perennials here in Virginia which means our winters are cold enough that they may not come back the following year. Many people lift and store the tubers in the fall to plant again next year.

Dahlia tubers are really swollen roots. Each tuber has an “eye,” which is the growing point or the place from where the stem grows. If you plant one tuber in the summer, you will see many by fall. These tubers are clones so that each plant grown from that tuber will be the same.

To save tubers, cut off the foliage and stems to about 4-6 inches from the ground after a hard frost. Gently dig up the plant and brush off the soil. Hose off the rest with water and let dry for a few hours. With the soil removed, you will see that the new tubers will have joined together in an area called the crown. You can either divide these tubers in the fall or the spring, whatever is easier for you to be able to distinguish the eyes.

Pack either the entire root system or the divided tubers in labeled boxes with slightly damp vermiculite or cut strips of newsprint, in a cool dry location, about 40 to 50 degrees. Make sure they do not freeze, get completely dehydrated, or get eaten by mice and rodents.

When you separate the tubers, each must have an eye and a part of the crown. The eyes are located where the crown of the tuber meets the main stalk. Cut so each tuber has as much stalk as possible.

You also can grow dahlias by seed. This is cheaper but you will get variability in the flower shape, size, and color. For gardeners who just want pretty flowers, this is fine. Flowers of seed grown dahlias will be smaller which makes them perfect for containers.

To start dahlia seed, start them indoors under lights like one does for tomatoes. Transfer the seedlings outside in mid-May. By fall, the plants will produce small tubers which can be saved but will be too small to divide. However, since your initial investment was small, you don't have to dig and save, you could leave the plants in the ground and grow them like annuals.

Peggy Riccio is a local horticulturist and garden communicator. Subscribe to her award-winning, 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.



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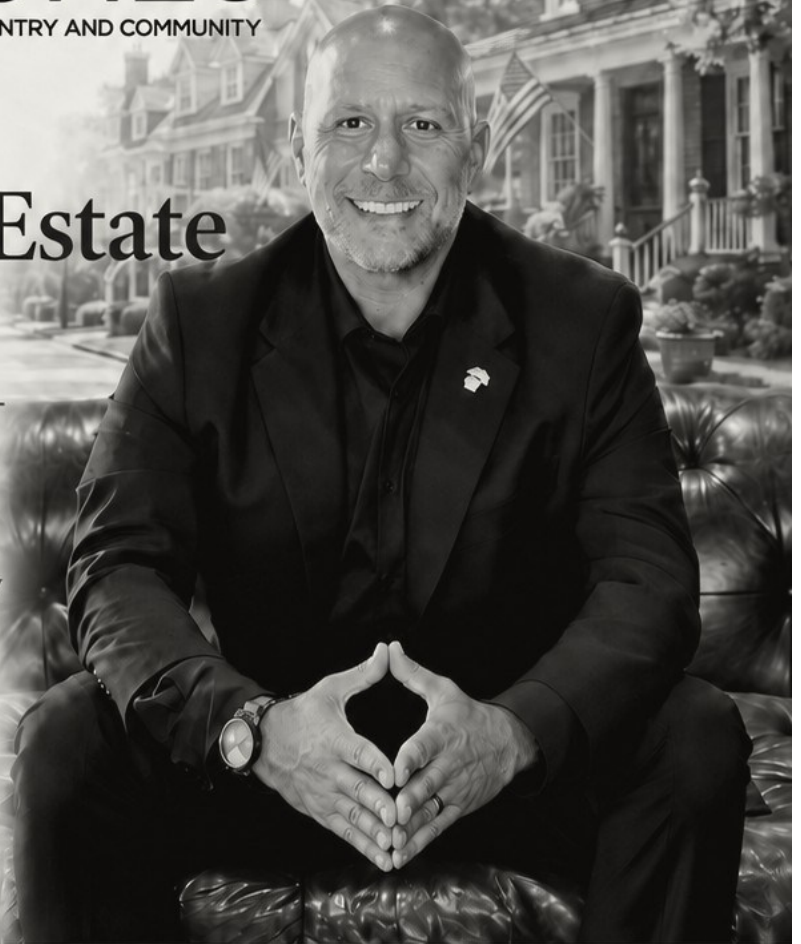
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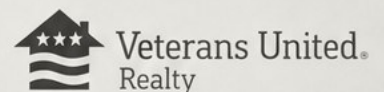


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Meet New Franconia Police Commander: Deanna Weand

In what has become an annual Summer rite of passage, a new commander has been appointed to the Franconia District Police Station. She is Major Deanna Weand, a 21-year veteran of the Fairfax County Police Department who started her career as a 9-1-1 operator and who has steadily moved up the ranks in a variety of supervisory, administrative and command assignments.

Deanna replaces Major Marquis Lowrey, who was appointed to the post in July 2025 and has now been promoted to commander of the Personnel Resources Division where presumably he'll have a say about who the next commander at Franconia will be a year from now.

Major Lowrey was preceded as commander by Major Marisa Kuhar in 2024, Captain Kevin Shaw in 2023 and Major John Lieb before that.



In her tenure in the department, Deanna supported information technology for implantation of body worn cameras and security for the 2015 World Police and Fire Games in Fairfax, Va. She headed up the Community Engagement Division, overseeing community outreach, crime prevention, youth programs, volunteer services and partnerships between the police and the community. Major Weand also serves as commander of the FCPD Honor Guard and is an instructor with the department's Women's Self-Defense Program.

Deanna earned a degree in organizational leadership from Mountain State University in Beckley, W.V. and has graduated from several local and international leadership training programs.

Now, all that experience and training will be put to the test here in Franconia and Rose Hill. Welcome to the neighborhood, Deanna. — *Daniel Bearth*

Wanted: Plant Thieves and Free Food Pantry Vandals

Who would steal plants from the site of the community entrance sign on Rose Hill Drive at Franconia Road? And who broke out the glass and bent the hinges on the door to the Little Free Food Pantry in front of Rose Hill Elementary?

Those are questions Robin Dodson has been asking since the Rose Hill resident discovered the missing plants earlier this summer. Robin and her husband David lead a group of volunteers who maintain the flower beds at the intersection. The missing plants are a purple sun impatient, a coral orange sun impatient and a two tone yellow Rudbeckia daisy.

Robin says she contacted the pantry sponsor and they have since replaced the door. — *Daniel Bearth*

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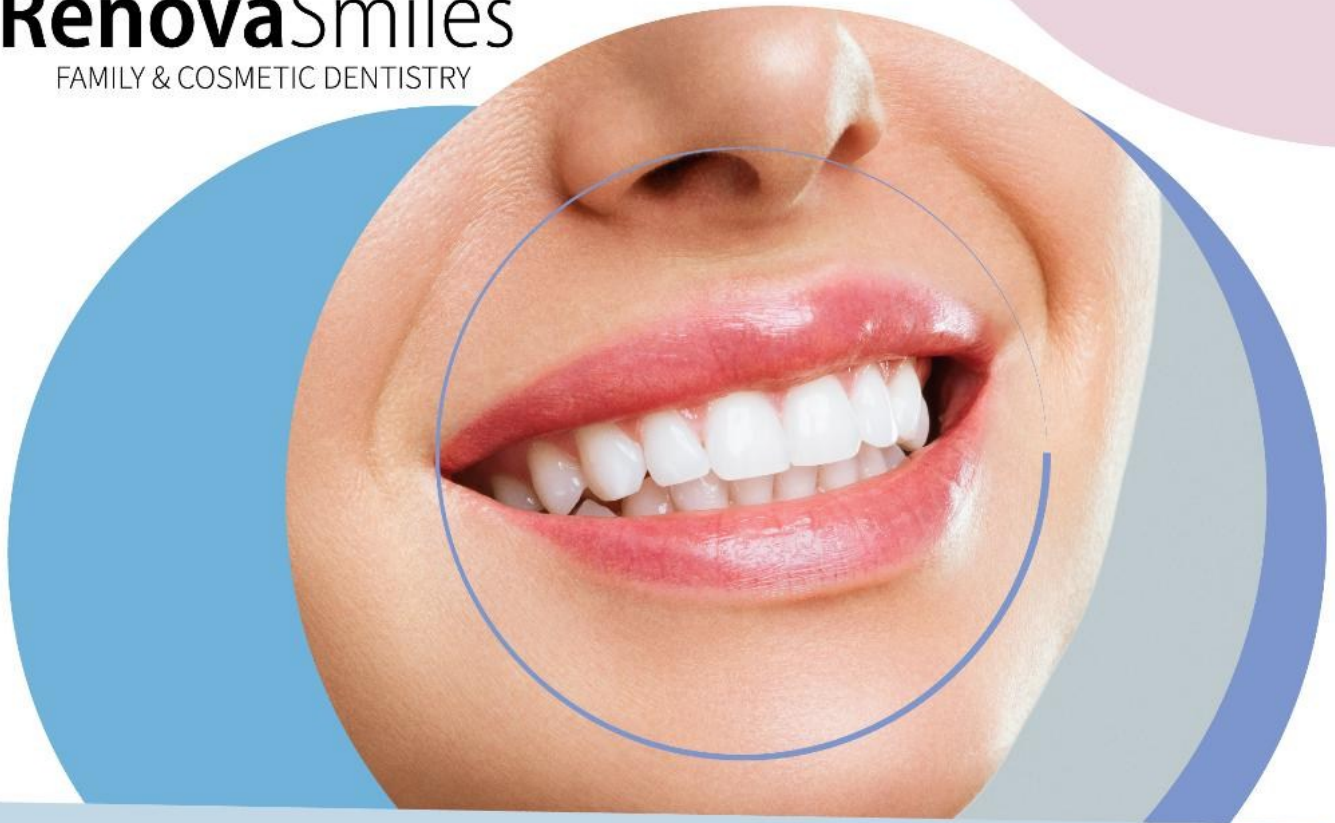
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