



# George Mason Forest Reporter

NUMBER 4

[www.gmfhoa.org](http://www.gmfhoa.org)

FALL 2010

## NEW STORM WATER REGULATIONS COULD AFFECT PROPERTY OWNERS

Recent regulations by the U.S. Environmental Protection Agency have changed the way the health of the Chesapeake Bay is measured. Previously the health of the Bay waters were judged by the amounts of pollutants, now the health is judged by the volume of water that flows into the Bay. Fairfax County is 27 % covered with impermeable surface and has 30 watersheds with 850 miles of perennial streams that empty into the Bay via the Potomac River. One of those streams, Rabbit Run, flows through our common land. In 2002, the County undertook a complete physical assessment of all its streams and in 2003 initiated a process to develop a comprehensive management plan for each watershed. The goal of this program is to improve the hydrology, water quality and habitat of our streams, and to reduce the storm water impacts that degrade them. Today, plans for much of the county have already been adopted by the Board of Supervisors, with the remaining expected to be passed by Spring, 2011.

This legislation will have an impact on our neighborhood in how we care for our water retention ponds and our creek. (Storm Water Continued on Page 2)



## SUMMARY OF GMFHOA BOARD MEETING MINUTES

**Complete Board minutes are on the web site**  
[www.gmfhoa.org](http://www.gmfhoa.org)

*The GMFHOA Board meets monthly except in August. Summary of July and September 2010 meetings is below*

**A. Latest Treasurer Report:** As of September: Operating account: \$21,432 Reserve account: \$18,444; CD: \$10,888. The associations tax returns had no balance due and were mailed. The present CD matures in mid-October and will be reinvested into a no risk five month CD.

### **B. Committee Reports:**

**Bridges and Trail:** Bridge repairs completed. Contractor recommended placement of rip/rap on the north bank of bridge. Committee seeking estimates for cost of doing it. Replacement of drains in common land completed.

**Grounds Committee:** Two damaged boards in fencing along fire break lane off of Red Spruce replaced.

**Landscaping:** Fall aeration, fertilization and seeding done. Leaf clean up of common area will be done three times this fall.

**Publications:** 2011GMFHOA Phone directory expected to be available for distribution on or about December first.

**Social Committee:** Halloween Parade and Party scheduled for October 31. Announcement via email alert and signage at entrances.

**ACC Committee:** The ACC has approved several requests to repaint shutters, repair a deck, replace house siding, change drainage, and replace front walks. Any planned change to the external of a homeowners property must to be pre-approved by the Architectural Control Committee. GMF covenants and ACC Guidelines are found on the GMFHOA web site.

### GMF BOARD MEMBERS

Tena Bluhm - President	703-978-9468
Nancy Sajjadi - Vice President	703-323-0042
Fred Knowles - Secretary	703-426-8204
Vikki Keen - Treasurer	703-426-1776
Charles Cason	703-978-7784
Susan Job	703-272-7234
Paul Kite	703-425-6314
Margo Lockard	703-978-2163
Frank McHugh	703-978-3219
Mike Miller	703-978-5515
Eric Mondschein	703-426-0403
John Sullivan	703-978-4522
Lori Taylor	703-978-1045

GMF is in the Pohick Watershed and has two stream sites designated for restoration. The county watershed restoration plan is divided into two parts, a ten year plan and a 25 year plan. Two GMF sites are included in the plans — near 10159 Red Spruce Road, and 4613 Tapestry. Restoration at the Red Spruce site is in the 10-year plan and estimated to cost \$680,000. The Tapestry site is in the 25-year plan with no cost estimate given. The cost of the restoration will be funded by the present storm water tax that has been in effect for several years. That tax will now be identified separately from the property tax assessment where it had previously been included. Conversations with Fairfax County officials indicated that maintenance of the restoration will possibly be funded by a partnership between the county and the property owner. Not only are streams included in this plan, but also the storm water detention basins. There are two basins on the GMF common land, one located off Nuttall Road and one behind Ashley Manor Court. An example of restoration in a storm water detention basin is removal of the concrete in the basin and planting of native vegetation. The vegetation is left uncut and acts as a filter of storm water draining from the street gutters that is considered unclean, and also acts to hold the rainwater in place to allow it to be slowly absorbed and filtered rather than run off quickly. This type of restoration is frequently called a “water garden”. An example of a storm water retention pond converted to an environmentally friendly water garden may be seen near the entrance to Wakefield Rec Center. Examples of stream restoration include leveling the stream banks, and making the streams wider to slow down the flow of water. The full Pohick Water Shed Plan with photo examples of restoration is available on line at [http://www.fairfaxcounty.gov/dpwes/watersheds/pohickcreek\\_docs.htm](http://www.fairfaxcounty.gov/dpwes/watersheds/pohickcreek_docs.htm) . With the new federal and state legislation, it becomes imperative that GMF homeowners do not encroach onto the GMF common land by cutting trees, or the natural vegetation, and planting grass and fertilizing it to create an extension of their property into the stream watershed. In addition, storage of old wood or dumping of leaves, grass cuttings or other lawn debris in the common area has a detrimental effect on the growth of natural vegetation and hinders the filtering of drain water. Homeowners with property adjoining the stream area should examine that area and immediately remove such material.

## BRIDGE REPAIR COMPLETE

The long awaited repair to the south bridge in the GMFHOA common land is completed. A diversion wall was built to direct the stream away from eroding the bank that holds the support for the bridge. Damaged and rotted beams were replaced as well as an additional railing was installed. The contractor has suggested placing rip-rap along the basin of the diversion wall to help reduce bank erosion. The committee is seeking bids to have that done.

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## West Springfield Police Department Citizens Advisory Council

GMF Resident, Cary Adams, has volunteered to attend the West Springfield Citizens Advisory meetings. The purpose of the meetings is to establish a working relationship between the police department and communities. At the November 2, meeting the District Commander reported that the current rash of break-ins seems to be committed by the same person. The thief has struck once in the West Springfield District (GMF’s district), and police expect there will be strikes here again since this district is a prime area for this type of break in. The Commander urged residents to properly secure their homes and cars and keep items out of sight that might be desirable to a thief . The second issue of concern by the Police is the growing use of “Spice” by young people in the community. This drug is a synthetic Marijuana that is legally sold in stores and on the Internet. Steps are being taken to outlaw the drug, but that hasn’t happened yet. (See Page 5)



## HALLOWEEN SOCIAL

The GMFHOA Halloween Parade and Party was a big hit with all the kids including the “big ones” as well. The monsters and goblins met at the curve on Red Spruce and paraded to Rachael Manor Court. About 45 attendees celebrated the day. The spooky rice table was a hit with the littlest party goers while the witches skittles were big with the older celebrators and their parents. An arts and craft table and mummy wrap were also set up for everyone. Many yummy treats were brought by volunteers. All participants took home pumpkin beanbags. Many, many thanks to Susan Job, Social Chair, her helpers, and especially Katherine Job who helped make the party favor pumpkin bean bags.



## BRADDOCK DISTRICT DOG PARK

Several residents of the Braddock District have organized to establish a dog park in the district. There have been conversations with the Fairfax County Parks Authority (FCPA) and Monticello Park has been designated as a possible site. Monticello Park is located at intersection of Guinea and Burke Roads. The dog park will to be managed, maintained and fiscally supported by a organization of interested citizens. Public hearings will be held by the FCPA in the late Fall 2011 on the proposal for the park. Interested parties should contact Russ Rosen at [rosen22@verizon.net](mailto:rosen22@verizon.net) for additional information.

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## TRANSPORTATIONS PLANS AT GMU

George Mason University has announced their transportation plans in and around the Fairfax Campus. The changes will take place internally on the campus and will affect entry and exit from the campus. A proposed ramp over Ox Road (Route 123) will carry traffic exiting campus to a gateway on Braddock Road west of the Braddock / Route 123 intersection. Additional left and right turn lanes on and off campus will be installed at the Roanoke River campus entrance. Go to the following web site to see maps of the changes — <http://www.fairfaxcounty.gov/braddock/pdfs/masonbraddock/pdfs> .

GMF residents can express their personal comments to GMU regarding these plans at the following email address - [masontransplan@vhb.com](mailto:masontransplan@vhb.com)

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## FREE WOOD FLOORING

FREE original George Mason Forest peg-hole solid wood flooring is available to the first GMF homeowner who calls. Neatly packaged in 22 standard flooring boxes for ease in transporting. Located on Tapestry Drive. Please contact Russ at (202) 437-9176.

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**WATCH FOR THE NEW 2011  
GMFHOA CALENDAR IN THE  
NEXT GMF NEWSLETTER**

## SPEEDING IN THE NEIGHBORHOOD

The GMFHOA Board continues to receive complaints of drivers speeding in our neighborhood. Residents who live near the Red Spruce Road entrance state that backing out of their driveways is a harrowing experience. Several homeowners have had near misses with cars speeding over the hill. The line of sight is impaired because of the steep decline in the road as drivers approach the intersection. Residents are driving much too fast in a very a unsafe situation.

The entrance intersections are very busy in the early mornings as school children board buses. The Board has also received complaints about cars parked at the entrances to drop off students. The cars are: 1) parking too close to the intersection making it difficult for commuters trying to exit the neighborhood; 2) blocking drive ways of residents who live near the intersection; 3) creating a back up of exiting commuters who unknowingly line up behind the parked cars expecting them to also exit the neighborhood. In the interest of safety and to reduce frustration, drivers of cars dropping off students are urged to observe where they park and to indicate they are just parking by turning on the emergency flashing lights. **The speed limit in the neighborhood is 25 MPH.**

## Deer Management

Deer are seen frequently in the GMF neighborhood. Their mating season when they are most active continues from now until January. The wildlife biologist of the Animal Services Division of Fairfax County asks residents to participate in an online survey to collect information which will be used to develop a deer management program. The loss of natural predators and increased habitat modification has resulted in an abundant deer population. The collected information is confidential. The online survey is available at <http://www.fairfaxcounty.gov/survey.deermanagement.htm>

## INCIDENTS OF CRIME IN GMF

The Board has received notice of mail boxes damaged/destroyed and a car window broken and GPS system stolen from the vehicle that was parked in the driveway. Residents are urged to report all incidents of crime to the West Springfield Police Department at 703-691-2131. See page 5 for security tips.

## W. T. WOODSON HIGHSCHOOL HOLIDAY CONCERT



The W.T. Woodson High School Band Department invites you attend a Holiday Tunes for Tots Concert geared for pre-school and early elementary students. The concert is offered on two dates, Wednesday and Thursday, December 1st and 2nd, at 10:00 am in the Woodson school gymnasium at 9525 Main Street. An evening performance will be held on Wednesday, December 1st at 7pm in the school auditorium. Tickets are \$3/person for any performance, payable by cash at the door. All performance locations have handicap access. For information contact Laurie McManus at: [HolidayTunesForTots@gmail.com](mailto:HolidayTunesForTots@gmail.com) or at 703-352-7715.

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## GMFHOA SEEKS VOLUNTEERS

The GMFHOA Board would like to develop an electronic community bulletin board for neighborhood use. They are seeking a volunteer to establish and monitor the bulletin board. Also needed is a volunteer to be Block Captain for the 10185 to 10199 Red Spruce Area. Contact [TenaRB@aol.com](mailto:TenaRB@aol.com) for more information.

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## 2011 GMFHOA PHONE DIRECTORY

The 2011 GMFHOA phone directory is being prepared for distribution. There are still residents who have not responded to the request for their updated information/permission. Second notices were sent out. The return of the information sheet is YOUR permission to enter your information in the phone directory as well as send you official GMF email announcements and the newsletter. This permission must be revalidated by you. All email alerts and announcements are sent out "blind copy", so no other recipients see your email address. Your information is for internal GMF neighborhood use only. **If you do not return your information, you shall not be included in the phone book, nor receive the newsletter or GMF Alert email notices.**

## CHANGES AT UNIVERSITY MALL

University Mall is planning a major face lift and expansion at the cost of approximately \$30 million dollars. The existing buildings will be expanded and several stand alone buildings will be added for a total of 200,000 square feet of retail/professional space, an expansion of 75,000. Store fronts will be upgraded and the internal walk way will be enlarged with seating and areas of plantings. Some restaurants will have outdoor seating. With the expansion, new businesses will be added. In addition, the developers plan to make changes to the entrances and exits of the mall property from both Braddock Road and Route 123. The renovation plan includes the placement of 30-40 security cameras in the parking lot. The proposed plan for the changes goes before the Fairfax County Planning Board December 9 for approval. If approved, the renovation construction will begin in the spring 2011 and take 14 months.

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## ELECTRIC SUNDAY

Sunday, November 21, 2010 is the last Electric Sunday this year. Fairfax County will accept free of charge electronic items for recycling. Accepted are the following: televisions, computers, monitors and peripheral electronic devices, printers, scanners, speakers, keyboards, mice and external drivers. Also included in this recycle event are fluorescent lights bulbs. The drop off area is the I-66 Transfer Station located at 4618 West Ox Road, Fairfax, VA.

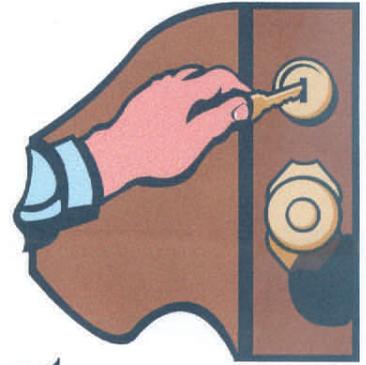
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## WINTER SCHEUDLE FOR TRASH COLLECTION

For the GMFHOA residents who use American Disposal Services, the winter pick up schedule changes slightly. The Wednesday yard debris collection ends December 29, 2010. If you have yard debris after that date, place your items curbside on your second collection day (Friday) The regular Wednesday yard debris collection day resumes the first week of March 2011. Household garbage and recycle trash pick-up remains unchanged (Tuesday and Friday). Christmas trees will be collected during the first two weeks of January 2011. Residents are asked to not place trees in plastic bags and to remove all decorations and tinsel from the tree before placing it on the curb. If roads are deemed unsafe due to snow or ice, service will be suspended that day and resume the next regular pick up day.

The winter schedule of other pick-up companies is unknown, however, as always pick-up items are to be placed on the curb the night before the normal pick up day.

# Out of Sight- Lock and Light



## A Message from the Fairfax County Police Department

- **Always lock your doors, even when you are home. Lock your car doors, your garage doors and your basement doors**
- **Use the deadbolt lock installed on your door if you have one**
- **If your home is equipped with an alarm system, use it**
- **Turn on your exterior lights at night**
- **Try not to leave purses, cash, keys or valuables near an entryway**
- **Make sure curtains or blinds are closed, especially on the ground floor of your home**
- **Always lock your windows, even on the second floor**
- **Ladders of any kind should be kept away from the house and secured with a lock**
- **Trim bushes and shrubs to keep them away from windows and walkways**
- **Report any suspicious activity in your neighborhood to the Fairfax County Police Non-emergency number 703-691-2131**



If you would like more information please contact the West Springfield Crime Prevention Office at 703-644-5026 or by e-mail at [jt.frey@fairfaxcounty.gov](mailto:jt.frey@fairfaxcounty.gov)

To request this information in an alternate format, call the Public Information Office at 703-246-2253. TTY 703-204-2264



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