

Prosperity Heights Newsletter

Fall 2018 • www.prosperityheights.org

In This Newsletter

1. Annual Prosperity Day
2. 17th Annual Halloween Parade!
3. A Successful Ice Cream Social
4. HOA Annual Dues
5. Deer Management in Local Parks
6. INOVA and the Exxon/Mobil Site



Annual Prosperity Day Set for Saturday, September 29, 2018 – 3pm to 6pm on Nicole Court

Please plan to join your neighbors on Saturday, September 29 from 3pm to 6pm on Nicole Court. It will be fun for all ages with good food, a photo booth, a moon bounce, cotton candy, face painting, crafts, musical entertainment, and an opportunity to share with your neighbors.

For those of you who have never been to Prosperity Day, it is our annual block party for Prosperity Heights residents. It's a great way to get to know your neighbors!

Your Homeowners Association will provide turkey hamburgers, cheeseburgers, burgers, bratwurst, boca burgers, and all the fixings, as well as soda, juice, and water. The grills will be going from 3:30pm to 5:30pm so be sure to come get something to eat!

IMPORTANT! In addition to the grilled items that will be provided (until about 5:30pm), we ask everyone to please contribute a side dish or dessert. If time, energy, or talent is lacking in your kitchen, feel free to bring something yummy from a store or restaurant. If you have a particular specialty dish, please don't hesitate to bring it. Ethnic dishes are encouraged.

Please tape a piece of paper or an index card to the food you bring telling what it is (including main ingredients), and don't forget serving utensils. In addition, if you'd like your dish back after the party, please label your dish with masking tape and a permanent marker with your name and phone number.

Food contribution should be brought to the party by 3pm so everyone can enjoy them.

VOLUNTEERS NEEDED, TOO!

We need help setting up and grilling and we need coolers and grills to make this event a success. If you can volunteer or loan a cooler or grill, please sign up at <https://www.signupgenius.com/go/20f0b44a4ad2ba20-prosperity> or email Tom Sonnen and let him know what you are able to bring. Your help is greatly appreciated!

Questions? Contact **Tom Sonnen** at tdsonnen@yahoo.com or 703-677-5167.



1. **Set-up** (roughly 2:00pm-3:00pm) – **10 people needed.**
2. **Entrance/Check-In Table Monitors** (3:00pm-6:00pm) – **Total of 3 people needed, 1 person each hour.** This requires checking residents off a master list and allowing them to update their contact information.
3. **Grill Masters** (3:00pm-6:00pm) – **6 people needed, 2 people each hour.**
4. **Moon Bounce Monitors** (**1 person for each 30 minute shift from 3:00pm-6:00pm**) – Total of 6 people needed
5. **Cotton Candy Machine Monitors** (**1 person for each 1 hour shift from 3:00pm-6:00pm**) – Total of 3 people needed
6. **Craft Table Monitors** (**one-hour shifts, 2 people at a time from 3:00pm-6:00pm**) – Middle/High School kids can be given service hours
7. **Clean-up** (roughly 6:00pm-7:00pm) – **10 people needed.**

Prosperity Day Supply Loan Form

We also need to borrow certain items from residents. This will help with the success of Prosperity Day and also help keep our rental costs down.

Please let us know if you could loan any of the following items (please note quantity):

- | | |
|---|---|
| _____ Grill | _____ Cooler/Tub (Please leave it at the Sonnen residence: 8477 Nicole Court the night before or morning of and label with your name) |
| _____ Tent or canopy (open on four sides) | _____ Child-size plastic chairs and/or children's picnic tables |

NOTE:

Name(s): _____

 Address: _____
 Phone Number: _____
 Email: _____

As a reminder, the consumption of alcoholic beverages in public areas – neighborhood sidewalks and streets – is prohibited by law. While we have had no issue regarding this matter in the past – in an abundance of caution – please note that any consumption of alcoholic beverages in connection with our Prosperity Day activities must be limited to individual home sites. Any such activity on sidewalks or in our streets is subject to arrest and/or fine. Thank you.

Please return the form as soon as possible, BUT NOT LATER THAN September 22, 2018 to Tom Sonnen.



17TH ANNUAL HALLOWEEN PARADE!

Mark your calendars for our annual Prosperity Heights Halloween Parade. Before trick-or-treating bring your ghouls, goblins, superheroes, and princesses to show off their costumes and strut their stuff!

The parade is on Halloween night – Wednesday, October 31, at 5:30 p.m. We will gather at the top of Sevan Court to start the parade and end on Van Court. Join us at the

Dresser's House, 8458 Van Court, after the parade for cookies and juice.

Like to contribute treats? Just email Tracy Dresser at Tabrowne13@hotmail.com to let her know. Residents not participating in the parade are encouraged to come out and enjoy the show!

A Successful Ice Cream Social



What great weather we had for our neighborhood ice cream social on Saturday, June 16. It provided a wonderful opportunity for neighbors to meet new residents and for everyone to celebrate the beginning of the summer. We thank Lori Zeoli for coordinating our event again this year – and are already looking forward to next year!

HOA Annual Dues



Dues notices were issued in July. This fiscal year's fee is \$440. Make sure your payment has been made!

Annual dues cover the cost of routine weekly trash, recycling pick-ups, playground maintenance, grass cutting, and other upkeep of our common areas as well as basic administrative items and occasional neighborhood activities.

HOA dues are a separate obligation of each household or homeowner. They are not automatically included as part of mortgage escrow accountings such as insurance and property tax payments.

Ongoing Site-Specific Plan Amendment Process (SSPA) for INOVA and the Exxon/Mobil Site

As part of the County's current Site-Specific Plan Amendment Process (SSPA), the Board of Supervisors divided Fairfax County into northern and southern sections. Providence, Hunter Mill, Dranesville, and Sully Districts form the northern section, and plans were solicited from those areas in 2017. The remaining southern section districts will commence a similar process in 2019. The SSPA provides guidelines and restrictions for land use and planning. Information on the SSPA is available at <https://www.fairfaxcounty.gov/planning-zoning/plan-amendments/sspa>.

Ten comprehensive plans in total were received from entities in the four districts of the northern section of the County. Seven of these ten plans alone were from the Providence District. Of those, one was disqualified at the earliest stage and one was later withdrawn. Of the five remaining plans, two ultimately dropped out leaving three remaining long-term use projects.

Deer Management in Local Parks

Each year, the Fairfax County Police Department with the Fairfax County Park Authority conduct deer management activities in select Fairfax County parks – including our neighboring Eakin Park. Fairfax County issued letters in July to households near or adjacent to a park where deer management activity is planned.

The goal of the Deer Management Program is to reduce the current deer population to more sustainable levels to minimize public safety, health, and environmental impacts for residents and wildlife alike.

Parks are not closed to park patrons during this time. Archery program signs will be posted at park entrances and on trails informing visitors of this deer management activity and asking visitors to remain on established trails. Hunting is conducted from elevated tree stands located at least 100 feet from the park property lines and 50 feet from established park trails.

These activities are to be conducted from September 8, 2018 through February 23, 2019. You may also wish to visit the Fairfax County Deer Management Program website at:

<https://www.fairfaxcounty.gov/wildlife/deer-management-program> for further information.

The County Task Force then chose to look at two of those three remaining plans – INOVA and Fairview – jointly. Similar matters – infrastructure costs and traffic flow in particular – are expected to be very important and would ultimately affect both developments.

The County's highest development density for the INOVA site was rejected. The lower density rate under current review would cap future development at around 3 million square feet.

When INOVA acquired the Exxon/Mobil property, all previous zoning and plan development guidelines and restrictions for which Exxon/Mobil had been obligated were transferred to INOVA. For example, INOVA retains the right to include "a hotel" as part of their future options since "a hotel" was originally approved for the Exxon/Mobil owners. Since the INOVA concept is for a wellness center and such could include the close involvement of families with affected patients, overnight accommodations would

seem logical. Exxon/Mobil's long-term use of the property for corporate meetings and other conferences was a reason that such "a hotel" facility was part of their earlier planning.

Currently, INOVA is developing an additional 500,000 square feet of space which they are allowed to do "by right" in the transfer of previously-approved plans. This would bring previously-existing and "by right" development to around 1.2-1.3 million square feet.

Under the most recent plan working its way through the SSPA process, an additional development more-or-less equal to that existing now would be allowed. Thus, after 20 years INOVA's Exxon/Mobil property could see approximately 3 million square feet of construction.

As the SSPA process moves forward, it is hoped that an analysis of the public facilities, transportation needs, school construction (if any), and other support projects will be drafted by the end of the year.

This planning is a long way from any formal approval of long-term development goals and guidelines. All of this is still subject to numerous public meetings, task force reviews, and official county sign-off.

Those who are interested should continue to monitor the Fairfax County website and this ongoing SSPA process. As noted earlier, greater detail about the SSPA can be found online at:

<https://www.fairfaxcounty.gov/planning-zoning/plan-amendments/sspa>.

Note: This article is based on a public discussion featuring Providence Supervisor Linda Smyth held by the Woodburn Homes Civic Association on April 30, 2018 at the Epiphany of Our Lord Byzantine Catholic Church Parish Hall on Woodburn Road.

* * * * *

At our April 2018 Prosperity Heights HOA Annual Meeting, Bob Rosenblatt, Connie Perry and Giang Thiet volunteered to be neighborhood "watch dogs" and help monitor the progress of this plan. We thank them for their service and will keep everyone updated as things move forward.



Architectural Guidelines Reminder

Just a reminder – an Architectural Review is required for ANY project on your property or the exterior of your home. All homeowners and renters should have a copy of these guidelines, provided either from your real estate agent at the time of purchase or from your landlord.

Changes that must be approved include (but are not limited to) installing fences or walls of any type in any location; sheds; decks; patios; other exterior structures; awnings; and in-ground pools and ponds. All additions to homes as well as changes in the color of existing siding and/or shutters must also be reviewed and approved by the Architectural Review Committee. Exterior Alteration Application forms are posted on our website <http://www.prosperityheights.org>.

Board of Directors

John Hilboldt, President
john.hilboldt@heritage.org

Rich Cober, Vice President
richcober@cox.net

Gina North, Secretary
thenorths123@gmail.com

Keith Fulk, Treasurer, 703-560-1072
kwfulkcpa@gmail.com

Dave Dresser, Director, d.dresser@40thieves.info

Bill Foster, Director, 703-698-5716, tfos@verizon.net

Levenie Hughes, Director, levenieh@gmail.com

Giang Thiet, Director, gthiet@gmail.com

Brad Wilhelm, Director, bsw81@aol.com