

HOLLIN HILLS BULLETIN

JUNE 2019



It's coming! See page 8 for more about our fabulous celebration on

YOUR CAHH MEMBERSHIP: GOOD FOR YOU, GOOD FOR YOUR COMMUNITY

The CAHH (Civic Association of Hollin Hills) serves in so many ways as the glue that holds our wonderful neighborhood together, and it relies on the participation of everyone who lives here to succeed.

Our Civic Association dues help to support the architectural integrity of this unique community, maintain our 37+ acres of parks, and make possible our many community events, such as the upcoming Fourth of July festivities, the Oktoberfest, and the Winter Potluck Party. CAHH member benefits also include receiving the

Bulletin and the Directory. For about the price of a moderately upscale dinner for two, or a balcony ticket to a Broadway musical, you can be a voting member of this essential organization.

So, if you haven't yet sent in your CAHH dues, or if you are a newcomer who hasn't yet become a member, this is a reminder to please do it now. Here's how:

• **Join/renew online:** Go to our website www.hollin-hills.org/civicasociation. Scroll down to "Membership," complete the online membership form, and pay your dues online. A \$5 convenience fee is applied for processing an online payment.

• **Join/renew by mail:** CAHH membership forms were sent to all Hollin Hills households. Complete the form and mail it in with your dues payment. Misplaced the form? There is a printable form at www.hollin-hills.org/civicasociation (scroll down to "Membership"). A form is also inserted in the paper version of this issue of the Bulletin.

• **Or, easiest of all,** stop by the membership booth at the 4th of July picnic, checkbook in hand, and join or renew your membership before you hit the hotdog line.

Questions? Contact Membership Chair Marinka Tellier at 703-401-9736 or tellim@hotmail.com.

Hye Jin Jang



FROM THE CAHH PRESIDENT

- The process of creating an Historic Overlay District (HOD) for Hollin Hills continues. Supervisor Storck's office has formed an HOD advisory committee from our community to provide ideas, feedback, and guidance for the staff of the county's Department of Planning and Zoning to use as they continue their work to develop a proposed HOD plan. If approved, it would establish criteria for the county's Architectural Review Board to review permitted projects.
- The Civic Association's spring membership season is off to a great start. Over one-third of the community has already joined or renewed their memberships for the year. Members who have not paid their CAHH dues will stop receiving the Bulletin after this June issue, so please renew while you're thinking about it!
- By the end of May, the Brickelmaier Park stream repair plan will be at 35 percent. This is a significant milestone, after which it becomes more difficult and much more expensive to change the direction or process of the plan. Meanwhile, the Goodman Park plan is moving toward its 65 percent completion by the end of the summer. If both park plans are approved, permits will be issued by early next year and construction in both parks will likely begin next summer.

I hope to see all of you at the annual Fourth of July parade and picnic.

—Patrick Kelly, CAHH President

It's six weeks since these photos were taken at the Easter egg hunt in Voigt Park, but it's never too late to feature some very cute Hollin Hills kids having fun.

Marta Martin

CIVIC ASSOCIATION OF HOLLIN HILLS (CAHH)

CAHH OFFICERS

| | |
|-------------------------------|--------------|
| President Patrick Kelly | 405-1763 |
| Vice-President Chris McNamara | 660-9536 |
| Treasurer Scott Weidenfeller | 725-7894 |
| Secretary Mohra Gavankar | 815-919-3513 |
| Membership Marinka Tellier | 401-9736 |

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| Tony Morris (MVCCA) | 571-431-9711 |
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CAHH COMMITTEES

| | |
|------------------------|----------|
| ARCHIVIST Judy Riffin | 765-3025 |
| Historian Scott Wilson | 765-4471 |

(Also see Hollin Hills Archives below)

DESIGN REVIEW COMMITTEE (DRC)

| | |
|---------------------------------|----------|
| Chair Andy Hight | 869-2639 |
| Members John Burns | 660-9763 |
| John Nolan | 231-2229 |
| Ginny Wallace | 765-7116 |
| Ken Wilson | 768-5838 |
| CAHH-DRC Liaison Chris McNamara | 660-9536 |

HOLLIN HILLS POOL COMMITTEE

| | |
|---------------------|--------------|
| Chair Barbara Bogue | 571-257-9313 |
|---------------------|--------------|

PARKS COMMITTEE

| | |
|-------------------------|----------|
| Chair Elisabeth Lardner | 765-3023 |
|-------------------------|----------|

HOLLIN HILLS BULLETIN

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| Editor Barbara Shear | 660-6543 |
| Editorial Assistance Andrew Keegan | 660-1004 |

Deadline is the 15th of the preceding month.

Articles generally should not exceed 500 words. Send your submission in the body of an email or as an attachment to barbshear@verizon.net.

If you cannot produce computerized copy, please find someone to submit it for you.

No material will be accepted over the telephone.

Bulletin Distribution problems:

• To add/correct/change your mail or email address, or if you have not received your digital Bulletin, contact Marinka Tellier, 703-768-8709 or tellim@hotmail.com.

• To replace a missing paper Bulletin, contact Ellen Rydell at 703-768-3442.

HOLLIN HILLS ARCHIVES

The Hollin Hills Archives are part of the Special Collections and Archives of George Mason University. To contact the SC&A staff with research questions, use the following:

- For general description of HH Archives contents, go to http://sca.gmu.edu/finding_aids/hollinhills.html.
- For questions about collections, hours, usage, duplications, or directions go to http://sca.gmu.edu/using_sc&a.html.
- Other contacts: phone 703-993-2220, fax inquiries 703-993-8911, email speccoll@gmu.edu.

www.hollin-hills.org

Calendar of community events and information about our parks, the Design Review Committee, the National Register of Historic Places, and more.

Quick Takes

WELCOME, NEWCOMERS

There's a new family at 2228 Glasgow Road. The Martins—Marta and Todd, their two-and-a-half-year-old daughter, Vera, and three-month-old son, Lucas—have moved into the former Panagopoulos house.

Marta grew up on Staten Island, and Todd hails from New Hampshire and Boston. Marta received her BA in political science. Todd is an architect practicing in Georgetown with Hickok Cole Architects.

They met in 2007 at Hickok Cole. Marta left to pursue her deep interest in Eastern Europe, earning an MPhil in Russian and East European studies at Oxford. When she returned, she and Todd married. Marta now works at the Center for European Policy Analysis (CEPA) as a senior program officer.

The Martins moved to Hollin Hills from a condominium in Arlington. The modern architecture and beautiful setting drew them to our community. Their renovation and interior design show their clear love of midcentury modern style. They are looking forward to the opening of the Hollin Hills Pool and meeting all their neighbors, especially other families with young children.

Please give this wonderful family a warm welcome when you see them around the neighborhood and at the pool.

Contact information for Marta and Todd Martin: Marta, 646-354-0239, martasikorski@gmail.com and Todd, 617-549-5103, tdmartin@gmail.com.

—Lainey Nexon, *Glasgow Greeter*



New resident Marta Martin took this perfectly framed picture of another Glasgow Road newcomer, a very alert baby owl.

SEVEN YEARS OF TREASURE HUNTING

Now a tradition in its seventh year, the Hollin Hills Community Yard sale was held May 4 at the Hollin Hills Pool parking lot. The weather was just right and so were the prices, with something for everyone. There were Victorian mirrors, childhood favorites looking for new homes, locally sourced plants, exotic wares including a dining room set made of railroad ties that once connected CapeTown with Cairo, music albums that took you back to the 60s, flokati rugs, Norman Rockwell plates, fashionable shawls and bracelets—and lost and found items that included two escapee dogs. People of all ages and places, and new and old neighbors joyfully exchanged merchandise. And of course, the event would not have been complete without a lemonade and cookie stand and the now famous Fishing Game.

Big thanks to the organizer-in-chief, Friederike Ahrens, (pictured below, left) for making it all happen, Nat Ahrens for traffic control, and all the others who put up signs and lent a hand.

—Marinka Tellier

From left: Yard sale organizer Friederike Ahrens and the always popular fishing game



Marinka Tellier

Quick Takes

SCHOOL SUPPLIES FOR HMS STUDENTS

You can support students at our local elementary school by donating a school supply kit for the next school year. Use this link: <https://1stdayschoolsupplies.com/kits.php?sid=109335> and click the blue “Donate a Kit” button on the right to donate a kit by grade level to a student in need. If you are a Hollin Meadows family, you can use the same link to order supplies for your own student. Hollin Meadows will receive part of the profits from each kit ordered to support school activities. Purchases can be made through June 30.

To make a cash donation toward the purchase of kits, please contact Melissa Edmiston (Melissa.s.edmiston@gmail.com). She will also answer questions you may have about the project.

PICNIC WITH YOUR POLICE

At the May meeting of the Citizens Advisory Committee (CAC) of the Mt. Vernon Police, the topics included:

- Mt. Vernon Police have a new commander, Chief Brian Ruck.
- The next CAC meeting will be a police/community picnic, and an opportunity for local residents to meet Chief Ruck. It will be held on June 11, at 7pm, at the Mt. Vernon Police Station. The officers will grill hamburgers and hot dogs for one and all, and others are asked to bring picnic food to share.
- The start of the summer vacation is a good time for parents to remind children about the rules of the road for bicycle safety.

—*Laura Wirkkala*

SPECIAL AWARD FOR JOLANDE GOLDBERG

Jolande Goldberg will be inducted into the Hall of Fame of the American Association of Law Libraries (AALL) during the Association’s Annual Meeting in Washington, DC, this July 16. The award recognizes members whose contributions to the legal information profession and service to the Association have been significant, substantial, and long-standing. Jolande is the Senior Cataloging Policy Specialist for Law Classification, Policy & Standards at the Library of Congress (LC). She first



Jolande Goldberg

came to LC in 1967 as a cataloger and law subject specialist.

Jolande is the preeminent expert on the LC Law Schedules. She has led development of, or been heavily involved in, creating and revising most of the LC schedules on law, including indigenous law of the Americas, religious law, law of Europe, law of Asia, and international public law, among others. Jolande conceives of legal



EVEN THE BULLETIN TAKES A VACATION

As usual, there will be no regular July Bulletin. The next Bulletin will be the combined summer issue with a deadline of July 10. We will return to the regular monthly schedule for the September issue (deadline August 15).

REMINDER: Starting with the summer issue, only paid up CAHH members will receive the Bulletin.

classification as an invaluable research tool for all, not just a specialized tool for catalogers. She was the driving force in the creation of the web-based Indigenous Law Portal in 2014, which greatly improves access to freely available indigenous law resources, through the use of interactive maps and other innovative devices. Jolande has contributed many authoritative research articles and several books on legal classification, legal history, and legal literature. She also takes great joy in mentoring students, interns, and law librarians.

To learn more about Jolande and her career, please see the recent interview with her posted on the In Custodia Legis blog at: <https://blogs.loc.gov/law/2019/02/interview-with-jolande-goldberg-law-classification-specialist/>.

BACKPACK COLLECTION

Immigrants Contribute, a neighborhood group chaired by Barbara Bogue and Addison Ullrich, is collecting backpacks for newly arrived immigrants in our area. The backpacks do not have to be new, but should be in good working order. The group is seeking a variety of sizes, for both adults and children. Please text Lainey Nexon at 703-946-7001 for pick up, or drop off at her front door (under overhang) at 2212 Glasgow Rd (house with unpainted bridge). Thanks in advance.

—*Lainey Nexon*

THOSE WILD AND CRAZY PICNICS OF YESTERDAY

An old Bulletin announcement for the 4th of July picnic (the clipping is undated but probably from the late 1960s) lists, in addition to patriotic bike decorating, the following intriguing activities. Three of them emphasize family teamwork, and all promise award certificates and cash prizes:

- * Mother/Son Leg-tie Race,
- * Teen-age Body Painting
- * Adult Body Painting
- * Husband/Wife Egg Throwing
- * Bubble Gum Blowing
- * Father/Daughter Wheelbarrow Race
- * Little Miss and Mister Hollin Hills Contest (ages 3-6).

Please don’t let the absence of body painting keep you away from this year’s big celebration (details on page 8).

THE McCALLEYS AND HOLLIN HILLS, A SEVENTY-YEAR CONNECTION

Bob McCalley knows the structure of your home like a doctor with an X-ray in hand knows your bones. He's been working in Hollin Hills since he was 13, when his father, Mac McCalley—a construction foreman who built every house in Hollin Hills—hired him.

"I know the type wood that was used in the houses," Bob says. "I know how they were put together; I know how they were built. I know what to look for if I tear into a wall or something—you might find an old beer can in there!"

"When I look at a house and I see Texture 111 siding, I know that you can't get it anymore. You have to get the rough; it's not smooth like it used to be."

"I worked on the tractors, the dump truck, the front-end loaders, the bulldozers," Bob says. "I left here when I was about 20 and went to work for Krispy Kreme, and I came back and started working part time here on the weekends. I started painting, and I've been doing that ever since." His business, A to Z Decorators, which he founded in 1978 and now runs with his son, Rob, works on projects in Hollin Hills 90 percent of its time.

And what of the other 10 percent? "When we go away, it's for people from Hollin Hills who have moved or recommended us," Bob says.

"We do mostly painting, and we do some rotted wood repair."

Although Bob was too young to work on the first homes built in Hollin Hills, his father tapped him to work on a new section

that was being developed. "Right down at Kimbro there was a big circle—from there down, the new section of Hollin Hills was being built. I started right there."

Despite their deep, 70-year connection to Hollin Hills, the McCalley family never called it home. "I was born in the old Alexandria Hospital on Duke Street," Bob says. "I was raised right in Mount Vernon—the old Mt. Vernon, Mt. Vernon Highway. We liked it there."

Hollin Hills was just the place the McCalleys worked and made a living. Some of them still do. "You go to work, then come back home," Bob says.

There were other reasons Mac McCalley did not move his family to Hollin Hills as well: He wasn't crazy about the design of the homes he was building.

"He never liked them," Bob says. "Too much glass." But Mac knew that all that glass was what people wanted—and what Goodman and Davenport wanted—so that's what he delivered. "He always said, 'as long as there's a Hollin Hills, I'll never be out of work: rotted wood,'" Bob recalls. These days Mac McCalley's son—and grandson—are still replacing some of that wood.

Although Mac McCalley did not like the design of Hollin Hills homes, as construction foreman he had a hand in building every one of them for the entire 1949-1971 run of the project. "My dad never had a lot of school education, but he knew how to do everything," Bob says. Before working in Hollin Hills, Mac McCalley worked at National Airport and in homes in Tauxemont. "He always was a carpenter," Bob says. "Everyone loved him. He always spoke his mind."

"He never talked too much about himself," Bob says. "He always talked about Hollin Hills—or a house in Hollin Hills—



Bob McCalley, one of three generations connected with our community.

every time you went to visit him."

Because of his excellent work, Mac McCalley received a high honor: A Hollin Hills' park is named after him. He's in very good company. Other parks scattered throughout Hollin Hills include ones named for the developer, Robert C. Davenport, the chief architect, Charles Goodman, and Hollin Hills' first—and tragically short-lived—landscape architect, Lou Bernard "Barney" Voigt.

Bob remembers Davenport very well. "Davenport was just Davenport, to us. When he came down on weekends, it was 'Here comes the boss,' you know. If you're not doing something, just dig a hole and then fill it up again. He would stay at one of the model homes. He was a nice guy—they were all nice guys—and Davenport wrote the checks."

"They were the bosses; they knew what they were doing."

There was a remarkable level of communication those days between those who purchased Hollin Hills lots and the developer, architect, and landscape designer. A homeowner-in-waiting, for example, might ask if a house could be shifted to another position on the land for one reason or another. Everyone from the top down would converge on the house, blueprints in hand. "Sometimes they would change the blueprint around to save a tree," Bob says.

"It's a great neighborhood. Everyone likes one another. Everybody's friendly. It's just a nice place."

—Andrew Keegan

Construction on the first Hollin Hills house began 70 years ago, in 1949. Twenty-two years later, on May 22, 1971, when the last house had been completed, the residents of Hollin Hills, along with its designers and builders, celebrated at a huge block party on Kimbro Street.

in Our Parks



**2019
MID-SUMMER
WORK
PARTIES**

Spruce Up McCalley Park

Saturday, June 1,
10am to 12 noon
McCalley Park
with Warden Jamie Agnew

Remove ivy from a large, old tree, plant some plugs (tiny versions) of desired plants, and help with the ongoing bamboo removal process in the park's southwestern corner. Bring shovels, trowels, gloves, and clippers. Meet at the park, at the corner of Paul Spring Road and Rippon Lane.

Get Ready for the Picnic

Saturday, June 15, 10am to 12 noon
Voigt Park with Warden Peter Martz

Help make sure the park is ready to host hundreds of old and new neighbors for the Fourth of July Picnic—the event of the year! A parade, ponies, games, a live band, cold beer and soft drinks, ice cream, grilled hot dogs, veggie burgers, and a potluck picnic feast—and it all depends on park volunteers getting the grounds in shape ahead of time.

Come fill holes, rake sweet gum balls, pull poison ivy (only very special people get this task), clean playground equipment, picnic tables, and benches, and spread mulch under the play equipment. Bring rakes, clippers, newspaper bags (poison ivy capturing), rakes, shovels, and gloves. Meet at the park on the corner of Rippon Lane and Paul Spring Road.

Last Minute Pre-Picnic Freshen Up

July 4, 9am
Voigt and McCalley Parks

Announcing a new event on the day of the picnic because (based on past experience) *Things Happen*. Like wicked thunderstorms with raging waters that cross our picnic parks before showtime, sending rocks across the grass and mulch towards the sea; or strong winds pushing all those gum-balls off the trees with or without broken branches; or active creatures digging new holes. So, let's meet on the morning of the picnic to freshen up by removing sticks, litter, and other trip hazards, filling holes, and doing some last minute cleaning and tidying up, just to make sure our parks shine for the big event.

...plus a plant rescue project

We need to begin thinking about a plant rescue operation to collect native plants within the boundaries of the stream restoration construction zones in both of our stream valley parks, Goodman and Brickelmaier, before the restoration work begins.

Species for rescue include May apples, ferns, spice bush, and various tree seedlings. Options include moving them to a 'park nursery' temporarily until they can be replanted within the construction zone; moving them to our own gardens temporarily; or moving them to our own gardens permanently.

Anyone interested in helping to organize or work on such a project, please contact me.

—*Elisabeth Lardner, CAHH Parks Chair*
703-765-3023, ebldardner@aol.com

Design Review

The Design Review Committee (DRC) met on Wednesday, April 10, 2019, at the Sherwood Regional Library. Members present included Andy Hight (Chair), John Burns, John Nolan, Virginia Wallace and Ken Wilson. The DRC addressed the following homeowner projects during the meeting:

- **7102 Rebecca Drive, Roberts/Gordon Residence**
Project: Installation of black welded-wire fence in part of backyard.
Purpose: To create an enclosed recreational area for the homeowner's dog.
Action: Approval.

The committee reviewed the homeowners' plans for a proposed backyard fence. The proposed plan factored in both neighbor concerns about sight lines and deer crossing areas, as well as committee input from multiple site visits that were requested and agreed to at the March DRC meeting.

The committee raised concerns about the size of fence and it following too closely to the lot lines. After further discussion was

ABOUT THE DRC

The Civic Association of Hollin Hills Design Review Committee (DRC) meets monthly to offer guidance to homeowners about potential exterior property renovations and whether those desired renovations are in harmony and conformity with the association's Design Review Guidelines. All DRC-approved projects are subject to and must comply with Fairfax County building regulations, policies, and codes. Homeowners should complete appropriate County permit processes prior to the start of any renovations.

unable to achieve a more workable solution owing to the topography of the backyard, the DRC approved the plan as presented with the black, wire-mesh fencing materials as indicated.

It should be noted that: *(continued on page 6)*

Design Review *from page 5*

- Fences are strongly discouraged in Hollin Hills and only considered on a house-by-house basis as part of the design review process.

- The DRC did not unanimously approve the project.
- The homeowners respected and followed the design review process throughout a multi-month discussion about their project, neighbor objections, and DRC concerns about the project.

- **2103 Popkins Lane, Young/Miller Residence**

Projects: 1) Mudroom/carport addition and 2) covered back-of-house walkway.

Purpose: To create more room for daily living and entertaining, car protection, and an area for storage and cleaner transition into the home.

Action: Conceptual approval of revised plans for a mudroom/carport originally presented at the March DRC meeting and covered back-of-house walkway project.

The homeowner and her architect presented architectural drawings and photos of the project, still in the design phase. The DRC asked several questions about each project and proposed materials. Specifically, the committee made suggestions about the structural design of carport, including the roofline and horizontal bracing placement. The committee raised a concern about how the covered walkway design might negatively impact current, desirable natural light and suggested adding clear panels of glass or other material into the covering design

to avoid blocking natural light into the house.

The homeowner and her architect will present revised plans for the projects at a future DRC meeting.

- **7608 Elba Road, Hart Residence**

Project: Backyard shed.

Purpose: 1) Storage.

Action: Unanimous approval of the shed plans as presented.

The homeowner presented drawings and photographs of a shed to be constructed of pressure-treated lumber in his backyard. The homeowner noted that the shed is nearly identical to the shed at 7000 Elba Road. As in all cases with shed placement, the DRC recommended that the homeowner check with Fairfax County about setback and height regulations to ensure the shed will be in compliance. The DRC unanimously approved the shed project as presented provided it is in compliance with county regulations.

May Meeting

The DRC did not receive any projects for review and discussion in May. The committee did not convene in May.

Meeting Schedule

The next DRC meeting will be on Wednesday, June 12, 2019, 7:30 p.m. at the Sherwood Regional Library, Sherwood Conference Room 3, 2501 Sherwood Hall Ln, Alexandria, VA.

—Chris McNamara

SHIRLEY FRUCHT, A TRUE HOLLIN HILLS ORIGINAL

Shirley Anne Frucht, an original resident of 2119 Paul Spring Road, died on April 19, 2019, just seven months short of her 100th birthday.

Shirley was born on November 10, 1919, into a Jewish immigrant family trying to survive in post-WWI, Great Depression America. She excelled in school and served as a naval officer in WWII, where she met Paddy Frucht.

After the war, Shirley went back to school, where she almost completed her master's degree in public relations—a degree she later received formally at the age of 89, with the help of her daughter, Debby, and a professor at Boston University.

She dedicated much of her life to raising three children and being a loving wife, but she also found professional passion as an algebra teacher and tennis coach. She taught algebra for several years at Walt Whitman Junior High and then for many years at Groveton High School. There she earned a reputation for being a “hard ass” but one of those “change your life” teachers.

Shirley won many medals in swimming as a Senior Olympian, and also went on archaeological digs in Israel and then in Cyprus, where she barely escaped a civil war.

Paddy and Shirley retired from Hollin Hills to Santa Fe in 1982, where they engaged actively in their community. They spent much of their time skiing, swimming, taking care of their furry companions, and hosting family and friends.

Shirley lived an extraordinary life. She met and was kissed on the head by JFK. Clark Gable asked her to dance. Shirley also modeled, and interviewed for the part of Scarlett O'Hara in "Gone with the Wind." She was told she was indeed beautiful but looked “too ethnic” for the part.

Shirley leaves her daughters, Michele Levy and Debby Malizia, grandchildren Marc, Jennifer, and Michael Levy (and seven Levy great-grandchildren) and Andrew and Rebecca Malizia. She was predeceased by her husband, Paddy, and her son, Andy.

Debby Malizia, Shirley's daughter, would love to hear from Hollin Hillers, first and second generation, who knew her mom. You can contact her at 105 Dartmouth Ct, Chapel Hill, NC 27516.

—adapted by Wendy Montanari from a tribute by Rebecca Malizia, Shirley Frucht's granddaughter.



Why did we send you this newsletter if you're not a Civic Association member?

It's our way to remind you of the CAHH membership drive (see pg. 1).

NO. 4 2019 FRIENDS OF HOLLIN HILLS EDUCATIONAL SERIES

understanding our covenants

On April 28, Friends of Hollin Hills, our neighborhood 501(c)(3) charitable organization, hosted an educational event, “Understanding Our Covenants,” with attorney Scott Surovell. Following up on a Civic Association of Hollin Hills (CAHH) initiative to explore options to strengthen protections for the architectural integrity of the Hollin Hills Historic District (HOD), Friends and CAHH engaged Scott to provide advice on whether and how the neighborhood’s architectural covenants could be amended. This option could complement the Historic Overlay District effort, as it would strengthen protection even for external alterations that do not require building permits, which would not be subject to HOD Architectural Review Board review.

An overview of the covenants

Scott is a Virginia State Senator and an attorney with experience litigating cases involving covenants and home owners associations, as well as experience attempting to amend covenants in our sister neighborhood of Tauxemont. He began with a brief overview of our covenants.

What are legally referred to as covenants are essentially contracts built into the legal title of land. In Hollin Hills, when the developers completed construction on each of the 22 sections of the neighborhood, they recorded in the Fairfax County land records a “Deed of Dedication,” which subdivided the land into individual lots and included language restricting the use of those lots. When purchasers bought the lots they agreed to be bound by those restrictions, as did each subsequent purchaser. These restrictions are the basis for the Design Review Committee review process that we have in place today, as the covenants require lot owners to submit plans for external alterations to a committee for review as to harmony and conformity with existing structures and topography.

Why amend the covenants?

Scott and his associate, Nathan Rozsa, then gave an overview of their review of 20 of the 22 covenants in Hollin Hills. They were asked to review the covenants and make suggestions for changes with the following goals in mind:

- (1) Clarify language to address certain issues raised in a 2016 dispute;
- (2) Clarify any other language that could be interpreted in a way inconsistent with community intent or expectations, and
- (3) Change provisions that are outdated or that hinder review or enforcement.

Suggested changes

Based on their review they made six suggestions:

- (1) Clarify that the CAHH, in addition to lot owners, is authorized to bring suit to enforce the covenants;
- (2) Clarify that the design review requirement extends to all buildings, fences, or other structures;
- (3) Clarify that the CAHH may promulgate guidelines, which provide some notice to new owners that there may be guidelines to seek out;
- (4) Add a provision clarifying that a failure to enforce design review in a particular case does not waive the right to do so in future cases;
- (5) Change the deadline for the DRC to act on an application from 30 to 60 days, which provides more leeway in case of a lost or misplaced application;
- (6) Delete an exception to the design review requirement for completed projects, which reduces the incentive to complete a controversial project quickly and avoid review.

During the Q&A portion of the program, it was suggested that if the exception for completed projects were deleted, it would be desirable to have a time limit or grandfather clause, so that homeowners are not at risk of disputes based on years-old alterations. Scott and Nathan are working on additional language that would accomplish this.

The amendment process

If the community chooses to move forward with amending the covenants, the process is fairly straightforward. The covenants themselves provide that they may be amended by a simple majority of lot owners in each section. This requires notarized signatures for both owners of a majority of lots in each of the 22 sections of the neighborhood. The 22 amendments and signature pages will then be recorded in the Fairfax County land records. The signatures do not have to be obtained at the same time, but in order to reduce the number of pages to be filed in the land records, it may make sense to have a party or other gathering for each section so that most homeowners could sign on one page. If the required majority is obtained in some but not all sections, the approved amendments could be recorded, or those sections could decide not to record the amendments, in which case they would not become effective.

Community involvement

The CAHH is considering whether to form a committee to move forward with this option at this time. If you would like more information, or would like to volunteer to help move this effort forward on behalf of your section, you may contact CAHH President Patrick Kelly at ffxkelly@gmail.com or Friends of Hollin Hills Chair Christine Hooks at csoczawa@hotmail.com

—Christine Hooks, Friends of Hollin Hills Chair.



HOLLIN HILLS STYLE everyone's favorite holiday celebration

The Parade

Decorate your bikes and wagons in red, white, and blue or put on a patriotic outfit and join our festive community parade. Children who participate will get small goody bags.

Gather on Paul Spring Road at the corner of Rebecca Drive between 11:15 and 11:30 to march to Voigt Park, the picnic site. Note that parts of Paul Spring Road along Devonshire, Rebecca, Pickwick, Stafford, and Rippon Roads will be closed to cars between 11am and noon to accommodate the parade.

If you don't plan to be in the parade, please come out along its route and cheer the marchers.

The Picnic

Join the celebration from 12 noon to 2pm at Voigt Park, at the corner of Paul Spring and Rippon Roads, for our annual Fourth of July Picnic, a long-standing Hollin Hills tradition. The Civic Association provides hot dogs, ice cream, beer, and soda. Attendees are asked to bring salads, side dishes, or desserts to share. Please make enough for eight people. And don't forget to bring your favorite blueberry pie for the "pie table" if you wish.

The Mount Vernon Community Band will provide rousing patriotic music, and superstar Hollin Hills resident and principal horn of the National Symphony Orchestra, Abel Pereira, may make a special appearance and conduct the band!

We will also have the traditional games, sack races, egg toss, tug of war, and, of course, pony rides.

The picnic is open to all Civic Association (CAHH) members. Newcomers who have not yet joined the CAHH or residents who need to renew their membership can do so at the membership table. Name tags will be provided. Introduce yourself and get to know your fellow neighbors in this unique community!

Please note that there will be no rain date for the picnic.

Volunteers appreciated

For help before, during and after the festivities, many volunteers are needed to make this event a success. Jobs include, but are not limited to: set-up, clean-up, judging contests, organizing games, and cooking hotdogs. If you are able to help, please contact Social Chair Regino Madrid at (202) 549-6723 or tk1720@gmail.com.