

# The Quaker Hill Quill

February 2022

## Newly Elected Board of Directors

The Quaker Hill Board officers were elected at the January 27, 2022 Association meeting. They are:

**President:** Mary Beth Cockerham

**Vice President:** Marjorie Stein

**Secretary:** Lennin Lopez

**Treasurer:** Rose Gillespie

**Director:** Marci Greenberger



## PLEASE Sign Up for the Quaker Hill Email Notification List

It's easy...just contact NVM at [northernvirginiamanagement.com](http://northernvirginiamanagement.com) and ask to be added to the list. The email notification list is a useful communication tool to get needed information regarding Board meetings and to inform residents of time-sensitive information and announcements. If you have changed or amended your email address, please send that information to NVM. More than a few emails have kicked back as invalid.

## 2021 Year in Review/ Looking Ahead to 2022

Happy New Year! For this column we offer a brief recap of the Board's activities last year and outline our priorities for 2022.

2021 was a year of investment for Quaker Hill. The Board oversaw the major renovation of the pool, which managed to finish on schedule and open on time for a full pool season. This was our first year with a new pool management company; based on positive feedback from the community, we have renewed their contract for the 2022 season.

Another area of significant investment was the continued management of erosion in the community. We've addressed problem erosion and drainage issues on Quaker Hill Drive and Ellsworth and are working on a multi-phased project of regrading and re-engineering the storm drains in the common area between the townhouses on Dartmouth Road and upper Quaker Hill Drive. We expect this project will significantly reduce the surface erosion in that area and will improve the health of the pond. We plan to begin phase one in the spring of 2022.

The Board also oversaw the landscaping and maintenance of the common areas throughout the year, adding plantings and replacing shrubs and trees that were no longer thriving. Our goal is to make the community a beautiful place for us all to enjoy. To that end, we continue to do covenants inspections and enforcement of visitor parking regulations.

One of the Board's top priorities for 2022 is to improve communications with the community. We are working to improve the website ([qhca.org](http://qhca.org)) to make it easier for residents to find the information as you need it. We are also working to improve our email communications — please sign up for our distribution list by emailing Northern Virginia Management (NVM) at [nvm@northernvirginiamanagement.com](mailto:nvm@northernvirginiamanagement.com) and providing your email address.

Another priority is to increase residents' participation in the community. Please consider joining our monthly Board meetings, which we will continue to hold virtually on the fourth Thursday of every month. We also want to hear your concerns and suggestions. You can contact Northern Virginia Management or send an email to the Board at [QuakerHillCA@outlook.com](mailto:QuakerHillCA@outlook.com).





## Trash Disposal

Residents of single-family detached homes and townhomes are reminded that trash containers may not be placed outside earlier than 5:00 p.m. on the evening before collection and must be returned to storage not later than 7:00 p.m. on the day of collection. Please put your trash can out of view on non-pick up days.

The regular trash collection day is Tuesday. During a week when Monday or Tuesday is a holiday, you may call the City's Resource Recovery Division, 703-746-4311 or check the city of Alexandria website at [www.alexandriava.gov/RefuseCollection](http://www.alexandriava.gov/RefuseCollection) for information on trash collection.

## TMP

The City of Alexandria requires Quaker Hill to participate in the city-wide Transportation Management Program (TMP) that promotes the use of mass transit. Part of our monthly assessment fee funds this program. As a bona fide resident of Quaker Hill, you are eligible to purchase certain mass transit media at a reduced price. The TMP offers:



ITEM	COST TO YOU
50% off Metrorail fare	
Amount to be specified by resident per SmarTrip card	
Maximum benefit <b>per household, per month</b> is \$250	\$125.00
SmarTrip Card	\$ 1.00
Alexandria DASH pass (1 month unlimited rides)	\$ 22.50

### How to Place an Order for SmarTrip cards or Alexandria DASH passes:

1. Call Northern Virginia Management at (703) 941-9002 and leave a message.
2. Email Northern Virginia Management at [nvm@northernvirginiamanagement.com](mailto:nvm@northernvirginiamanagement.com).

*Please note that all orders must be paid in full in advance before NVM will send your media. Make checks payable to Quaker Hill Community Association.*

### How to Add fare to your SmarTrip card:

1. Register your SmarTrip card with NVM. A maximum of four cards may be registered with the NVM.
2. The \$250 maximum benefit may be split among the four registered cards. You cannot register cards issued by an employer through an employee benefits program.
3. Mail your payment in advance to:  
Northern Virginia Management  
4306 Evergreen Lane, Suite 101  
Annandale, Virginia 22003
4. If the household has registered multiple cards with NVM, the card number must be noted, along with the amount to be added per card.

Cards and benefits may not be sold or transferred to others. Misuse may result in the temporary or permanent loss of TMP benefits.

## Quaker Hill Community Association Information

### Board of Directors

Mary Beth Cockerham, President  
Marjorie Stein, Vice President  
Lennin Lopez, Secretary  
Rose Gillespie, Treasurer & Newsletter  
Marci Greenberg, Director

### Clubhouse Telephone

703-823-1911/1912

### Northern Virginia Management

703-941-9002  
[nvm@northernvirginiamanagement.com](mailto:nvm@northernvirginiamanagement.com)  
4306 Evergreen Lane, Suite 101  
Annandale, Virginia 22003

The Quaker Hill Community Association Board of Directors meets via teleconference at 7:00 p.m. on the fourth Thursday of every month except for November and December. The November

meeting is held a week earlier due to Thanksgiving. If you wish to participate, email NVM at [nvm@northernvirginiamanagement.com](mailto:nvm@northernvirginiamanagement.com) before 5 p.m. on the day of the meeting or subscribe to the email notification list at the above address to get call-in information. Questions, concerns, and comments may be emailed to NVM by noon on the day before the meeting.

### Quaker Hill Condominium Association

Management Company: First Service Residential, 703-385-1133  
Association President: John Sesler, [jsesler@comcast.net](mailto:jsesler@comcast.net)

### Important Numbers to Remember

Police—Fire—Medical Emergency*	911
Police Non-Emergency	703-746-4444
Police Non-Emergency TDD line	703-838-4896
Online Crime Reporting	<a href="http://www.alexandriava.gov/police">www.alexandriava.gov/police</a>
National Poison Control Center	800-222-1222
Animal Control	703-746-4774

\*The Alexandria Police Department is located at 3600 Wheeler Ave.; the closest fire station (#207) is located at 3301 Duke Street.

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

# 2022 QHCA Board Meeting Schedule and Information

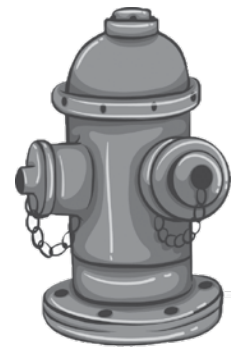
2022 Meeting Dates	General Meeting Information
January 27	<ul style="list-style-type: none"> <li>• Meetings start at 7 p.m.</li> <li>• Meetings are held the fourth Thursday of the month (which is not always the last Thursday), except for the November and December meetings.</li> <li>• For call-in information, email NVM at <a href="mailto:nvm@northernvirginiamanagement.com">nvm@northernvirginiamanagement.com</a> before 5 p.m. on day of the meeting OR sign up for the email notification list to get call-in information.</li> <li>• Questions, concerns, and comments may be emailed to NVM by noon on the day before the meeting.</li> <li>• Agendas will be provided to homeowners on the email notification list and those who contact NVM for call-in information.</li> </ul>
February 24	
March 24	
April 28	
May 26	
June 23	
July 28	
August 25	
September 22	
October 27	
November 17	
December 6	

## Recent and Upcoming Projects

A new fire hydrant has been installed to replace the damaged unit on Quaker Hill Drive. As with all new fire hydrants, the valve system needs to be calibrated to meet City specifications. Consequently, the valve issue will be addressed and the hydrant painted and tested in March 2022 when the weather warms.

The Board has contracted with Kimley-Horn, an engineering and design company, to evaluate erosion project bids and the construction of mitigation measures in the area between townhomes on upper Quaker Hill Drive and Dartmouth Road. Phase one involves redirecting water runoff to maximize stormwater capture and minimize erosion in the area.

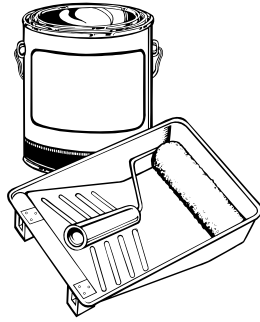
An update to the QHCA Condition Assessment and Reserve Fund Plan will be conducted in 2022. The Board uses the assessment, which is updated every five years, to fulfill its fiduciary responsibilities regarding the financial health of the community. The update will assess the condition of the community's commonly held components, such as the pool, the pond, the community center, sidewalks, and streets. The assessment also will project the useful service life of the various components, estimate the cost to address needed repairs and/or replacement, and suggest a schedule for needed work. Finally, the assessment will recommend appropriate capital reserves to ensure our community's financial health. Upcoming newsletters will present the assessment findings.



Want to view past issues of our newsletter? You can find them at [www.QHCA.org](http://www.QHCA.org).

## Most Cited Covenants Violations

Covenants inspections will be conducted this spring to assess needed repairs and updates to homes in our community. In the past, the most cited violations have related to fence condition, yard/landscape appearance; and unapproved door, storm door/screen door and trim paint colors. With spring just around the corner, please inspect your home now for needed projects and repairs.



## Backyard Responsibilities

Homeowners are responsible for the upkeep of their backyard, including mowing grass, weeding, and disposing of animal waste. Dog feces can generate disease-causing bacteria that can make people sick. All dogs harbor coliform bacteria, such as E. coli, that live in the animal's gut and are spread through feces. Dogs also carry salmonella and giardia. There is no excuse for not picking up after your pet. It's just plain unsanitary.



## Reminder re Visitor Parking

Reports of visitor parking violations rose during 2021. The rise in and consistency of violations have prompted the Board to consider evaluating the use of a registered tag system for guests. Further information will be provided as the discussion moves forward.

QHCA policy governs the use of visitor parking spaces in our community. Parking spaces marked "Visitor" are reserved for guests of residents living on Quaker Hill Court, Quaker Hill Drive, and Ellsworth Street. Residents may not use visitor spaces as supplemental parking.

Please note that visitors may not use visitor parking for more than a total of 7 days in any 30-day period. Any vehicle parked in violation of the 7-day limit shall be subject to towing. If you think you have an exceptional circumstance or a temporary situation that may require the use of a visitor space beyond the 7-day limit, please contact NVM for approval. After notification of a parking violation, cars will be towed at the owner's expense.

## MacArthur Elementary School Modernization Update

Concrete pouring will continue through the winter, but delays are expected due to weather and supply chain issues, according to the builder. The on-grade parking garage slab and ramp have been completed while concrete work on the elevated garage deck continues. The construction crane has been moved off site but will return when steel work begins. Utility work is ongoing, and installation of a storm pipe from the construction site across Janney's Lane will likely begin soon, resulting in a lane closure between 10 a.m. and 3 p.m., Monday through Friday.

The school is scheduled to open in August 2023.

# HISTORY

## Quaker Hill History

Our Quaker Hill community is situated on what was once Alexandria's largest public housing project, called Cameron Valley. Built in the early 1940s by the Federal Government to house military personnel, Cameron Valley was one of three wartime housing projects built in Alexandria. Cameron Valley, which was the largest of the three Federal housing projects, consisted of more than 300 units in 80 one-story buildings. Ramsey Homes (20 units) and Chinquapin Village (300 units) were the other two federally built housing projects. Military personnel working or serving at Fort Belvoir lived in Cameron Valley while torpedo factory workers lived at Chinquapin. Cameron Valley and Chinquapin housed Whites only while Ramsey provided housing for Black workers.

The three federally built housing projects were intended to be eliminated after WWII, but housing was needed for the country's ever-increasing population and a growing peacetime force. Consequently, the projects continued either as military housing, municipal public housing, or a combination of both for much longer than initially intended (about 10 years). When the City took control of the 35-acre Cameron Valley site in the 1950s, it was used to house Alexandria's lower income families. The Alexandria Redevelopment and Housing Authority (ARHA), which was established by the City of Alexandria in 1939, administers and operates the City's public housing projects and the Section 8 program (now called Housing Choice Voucher Program) for low-income and low moderate-income individuals in accordance with U.S. Housing and Urban Development regulations.

By the 1980s, Cameron Valley apartments were dilapidated and required extensive maintenance, costing Alexandria approximately \$1 million to maintain over the course of a four-year period, according to ARHA. The City Council made the sale of Cameron Valley one of its top priorities in the fall of 1986 with the intention of selling the site to an upscale housing/commercial real estate developer

and relocating hundreds of its poorest residents to other sites. Around the same time, land prices had risen considerably along the Duke Street corridor, due in part to the completion of the King Street and Eisenhower Avenue Metro stations and the widening of Duke Street.

On March 30, 1987, Alexandria City Council selected a developer--Cameron Joint Venture--to develop the Cameron Valley site. The developer paid ARHA \$12 million for the land and the public housing units located there. The development plan included a combination of townhouses, detached houses, and condominium apartments; 92,000 square feet of office space; and a 100,000 square foot shopping center. At public hearings held prior to site development, residents in surrounding neighborhoods voiced their concerns primarily about the proposed supermarket and the traffic it would create. In response to neighborhood concerns, the developer dropped the plan to include a supermarket and built instead a Hechinger home improvement store and lumber yard as the shopping center anchor. Subsequently, Hechinger closed in the late 1990s and was replaced by a Giant Food store.

As part of the joint venture, Long Signature Homes built the houses and condos. Lot sales and the selection of home size/styles began in late 1988 with delivery beginning in late 1989. The first homeowners moved into Quaker Hill Court in October 1989. Today, Quaker Hill is a vibrant and diverse community of mixed-income housing, with 298 units (62 of which are ARHA owned and maintained), a clubhouse, and an outdoor pool. The community's pond is a magnet for homeowners and nearby neighborhood residents looking to take a leisurely stroll, enjoy the wildlife, or walk their dog.

*Lennin Lopez is ARHA's official representative/liaison to the Quaker Hill community. He was re-elected to the Quaker Hill board at the December 2021 annual meeting. Mr. Lopez is a graduate of Virginia Commonwealth University.*



**Quaker Hill Community Association**

c/o Northern Virginia Management  
4306 Evergreen Lane, Suite 101  
Annandale, Virginia 22003

