

# The Quaker Hill Quill

MAY 2007

## Swim Season Returns

The Quaker Hill community pool opens on Saturday, May 26, 2007! All Quaker Hill Community residents (regardless of age) must have a pool pass. Pool information packets have been mailed and should have been received by now. If not, then contact Northern Virginia Management (NVM).

*Residents who have photo IDs may obtain 2007 stickers for their pool passes by mailing/faxing the application form (contained in information packet) to NVM. Stickers will be returned to you by mail. Residents may also bring the application to the Community Center at appointed times and receive 2007 stickers on the spot. Remember: Updated stickers must be affixed to your pool pass. Photo IDs without a 2007 sticker will not be honored.*

*Residents who need a photo ID may apply at the Community Center during the photo sessions listed in the information packet. If you miss the photo sessions, then you will need to make arrangements with NVM at their office located off Little River Turnpike in Annandale, Virginia.*

Pool rules are located on our Web site at [www.QHCA.org](http://www.QHCA.org).

## Meeting Our Clover-College Park Civic Association Neighbors

Quaker Hill Community Association President Susan Thomas and former Board member Rose Gillespie met with City of Alexandria representatives and two Board members of our neighboring Clover-College Park Civic Association on Thursday, April 5, 2007. The discussion focused on pedestrian and bicycle safety in our neighborhood, specifically the sidewalk on the east side of Yale Avenue that stops short of the intersection at Yale Avenue and Dartmouth Road. Because of the topography of the area between the sidewalk and the intersection and the large mature tree that dominates the corner, the City suggested a "climbing bike path." A bike path serves to visually narrow the drive path of vehicles, thereby slowing down traffic and guiding walkers into the restricted bike lane. Our request to paint a bike lane on the east side of Yale Avenue will be placed on the City-wide list of requests and will be subject to priority and budget approval before a final decision is made.



*Quaker Hill Community*

Meeting participants also walked the area from Quaker Hill to the MacArthur Elementary School. Our Clover-College park neighbors cited the lack of sidewalks in the middle of some of their streets and no sidewalks connecting some of the side streets that lead to the elementary school. We reinforced their concerns with City representatives and promised to lobby for the safety of our neighbors, especially the children who walk to school!

Our meeting provided an opportunity to let our neighbors know about the upcoming pond dredging and how it may affect the area for a short period of time. We submitted an article for inclusion in their civic association newsletter on how to be a "good neighbor" to our pond. That letter is included here. Clover-College Park Board members were glad to share the information with their neighbors and wanted us to know that they enjoy the ducks and the pond as much as we do!



## 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 Office of Solid Waste at 703-751-5130 or check the city of Alexandria Web site at <http://ci.alexandria.va.us> for information on trash collection.

## TMP Program

Ever wonder what the Transportation Management Program (TMP) is? As a condition of approval for a multifamily development project, the City of Alexandria requires most communities



to participate in a city-wide program that promotes the use of mass transit. Part of our monthly assessment fee funds this program. As a bonafide resident of Quaker Hill, you are eligible to purchase certain mass transit media at a reduced price. The type of media, the pricing and how to obtain them are published in this newsletter. It is an excellent benefit of living in this beautiful community!

Transit media are available for half-price through the Quaker Hill TMP. The Program offers:

ITEM	COST TO YOU
\$20.00 Metrorail farecards (limit 3 per household per week)	\$10.00
Metrobus tokens (20)	\$12.00
Alexandria DASH pass (1 month unlimited rides)	\$15.00

You can place an order for these items in one of the following ways:

1. Call Northern Virginia Management at (703) 941-9002
2. Email Northern Virginia Management — [NVManagement@erols.com](mailto:NVManagement@erols.com)
3. Send your order by mail to:  
Northern Virginia Management  
4306 Evergreen Lane, Suite 101  
Annandale, VA 22003

Northern Virginia Management will send out your media, along with an invoice and stamped, return addressed envelope. Northern Virginia Management will honor resident's requests to mail media on a scheduled basis. For example, if a resident uses the Metrorail passes on a regular basis, then we can arrange to send the passes each week or every other week. Please note that all orders must be paid before subsequent orders can be processed.

# Quaker Hill Community Association People You Should Know

### Board of Directors

Susan Thomas, President  
Sam Hayes, Vice President  
Vacancy, Secretary  
Marjorie Stein, Treasurer  
Elijah Johnson, Director

### Committee Chairpersons

Covenants: Sharon Crosby  
Landscape: Becky Kilgore  
Newsletter/Web site: Rose Gillespie

### Clubhouse Telephone

(703) 823-1911/1912

### Northern Virginia Management

(703) 941-9002  
[NVManagement@erols.com](mailto:NVManagement@erols.com)  
4306 Evergreen Lane, Suite 101  
Annandale, Virginia 22003  
Effective March 1, 2006

The Quaker Hill Community Association Board of Directors meets at 7:00 p.m. on the fourth Thursday of every month at the Quaker Hill clubhouse. Association members who wish to bring an issue before the Board should write to the Board in advance c/o NVM, 4306 Evergreen Lane, Suite 101, Annandale, Virginia 22003, or call any Board member. Meeting date changes will be posted on the clubhouse bulletin board.

## *Published in the neighboring Clover-College Park Civic Association Newsletter*

### **Meeting with Quaker Hill Community**

*Quaker Hill Community Association President, Susan Thomas, and former President, Rose Gillespie, met with Chris Tucker and the City of Alexandria on April 5, 2007. While the meeting was actually to coordinate concerns and proposals for additional sidewalks in our communities, it was also a chance to discuss some of the developments underway at Quaker Hill. Quaker Hill wanted to notify its neighbors that a major repair was in the works for the pond at Quaker Hill, and it won't be pretty.*

*The "pond" at Quaker Hill is actually a storm water management system required by the City of Alexandria BUT its maintenance, upkeep and repair is funded by the Quaker Hill Community residents. (This is also true of the waste receptacles located around the pond.) After many years of accumulated runoff and debris washing into the pond, an engineering study has shown that it is time for the pond to be dredged. This will involve draining the pond, removing approximately 1400 cubic yards of settled organic matter, drying it locally and hauling it away. It won't be pretty and it won't smell good. Timing of the dredging will be coordinated to avoid the hot summer months and the pool season. Contractors estimate that it can be accomplished in 4-6 weeks, good weather permitting!*

*Do you enjoy the pond as much as the Quaker Hill residents do? Do you look forward to the baby ducklings every spring? Here's how to be a good neighbor to the pond:*

*Be careful with grass clippings, dead leaves and other matter that will wash its way into the pond.*

*Please do not throw anything down the culverts in the street as they will empty directly into the pond.*

*Don't remove rocks from the area. We know it's tempting to skip rocks, but they are placed for erosion prevention to filter water and debris runoff into the pond. Quaker Hill residents have to pay to have them installed (and replaced!) and part of the dredging will involve removing them from the pond!*

*Please be mindful of the health of the trees around the pond. They are also purchased, nurtured and maintained by the community residents.*

*And, of course, please pick up after your pet!*

## **Update on the Pond Dredging**

Yes, the pond dredging is still in the works, but it will not happen this summer. Because of the lengthy permitting process, required in-depth review of contractor proposals, and the upcoming swim season, pond dredging will likely occur this fall/winter. Northern Virginia Management (NVM) and Community Association President Susan Thomas met with Alexandria City officials to explore the possibility of sharing the financial burden of dredging the Quaker Hill pond since the pond's drainage shed encompasses approximately 70 acres outside of the Quaker Hill community. Although City officials cannot provide financial aid, they pledged their assistance with permitting and other requirements. The City of Alexandria has 33 storm-water management facilities, many of which are located on private properties that must be maintained by owners.

## **Check the Water Pressure in your Home**

Two Quaker Hill residents recently discovered that the water pressure in their homes far exceeded the recommended psi (pounds per square inch). According to a local plumbing company and an engineering firm, water pressure should not exceed 80 psi. Pressure above 80 psi not only increases water consumption but also causes damage to pipes, raises the noise level in pipes, causes shocks (hammering) when valves are closed, and reduces the life of valve seals and appliances. The problem can be corrected by installing a pressure regulator (at the main water service entrance after the main shutoff valve) for less than \$400. Call your plumber for additional information.

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

## Landscape Design with Both Style and Purpose

Allan Garnaas, principal/owner of an Alexandria landscape architecture and environmental planning firm, was one of the first homeowners to move into Quaker Hill in 1989. Professionally educated and trained in landscape architecture, Allan has volunteered much of his time and knowledge to the community over the past 17 years. In an interview with Allan, he revealed some of the design philosophy that created the foundation of our landscape design at Quaker Hill. This philosophy dovetails with his firm's mission statement, which is to "connect and re-connect people with nature."

Quaker Hill is dominated by the pond, which is a regional storm-water management facility for the City. It has undergone several design renovations. Original plans by the developer included a bridge over the pond, and a diffusion aeration system was later added after an engineering study. The study revealed that aeration was needed for the health of the pond and for the aquatic ecosystem that it supported. A diffusion aeration system not only adds valuable oxygen to the water but creates a current that helps circulate the oxygenated water through the pond. The system also helps to slow and reduce algae growth without chemical sprays and ameliorate the effects of suburban runoff.

Many of the trees, shrubs, and perennials around the pond are native to northern Virginia climates and thrive with less maintenance than more exotic items. Tree species include Blackgum, Willow Oak, American Yellowwood, River Birch, and Shadblow Serviceberry; some of the native shrubs are Winterberry Holly, Sweetbay Magnolia, Virginia Sweetspire, and Clethra. They were selected and planted



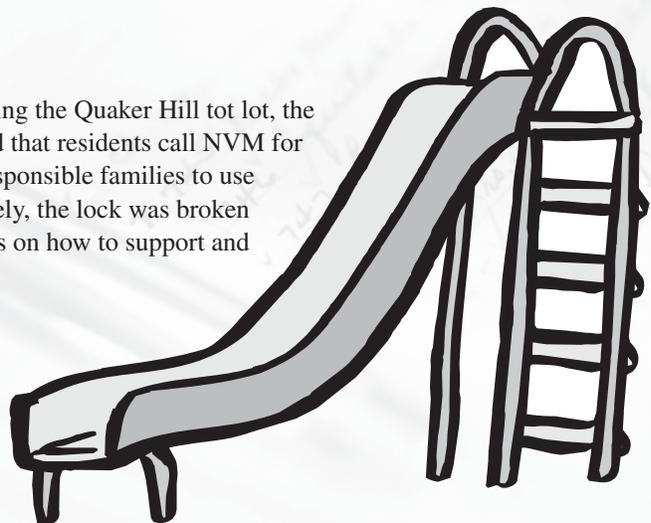
in areas not just for their beauty but also to develop natural wildlife habitats, reduce erosion, and provide a naturalized setting with seasonal interest and variety. Something is in color year round.

Allan noted that at a bioretention area near the pond, several plant species were specifically chosen to filter sediment and to slow water runoff into the pond. Tree species sited at the pond edge also help to dissipate runoff and provide shade to cool the water. Rocks, large and small, also help. Allan recently met with our new landscape contractor, explaining how the ducks use the tall grasses as winter protection and habitat and, therefore, should be not cut back until early Spring.

Our "naturalization" has worked. Wildlife sited within the vicinity of the pond include not only a wide variety of birds, such as heron and egrets, but also our usual squirrels, chipmunks, raccoons, opossums, groundhogs, rabbits, red foxes, red tail hawks, and an unusually loud amorous bullfrog. Catfish, sunfish, and turtles abound in the pond, and the baby ducks should be here soon!

### Tot Lot

In response to concerns that older children and teens are using the Quaker Hill tot lot, the Association installed a gate combination lock and requested that residents call NVM for the combination. The Board hoped that this would allow responsible families to use the tot lot and to restrict off-hour use by others. Unfortunately, the lock was broken within a short period of time. We welcome your suggestions on how to support and ensure the proper use of our community tot lot.



## Landscape Corner



The Landscape Committee completed its work on the rockscape around the trickle stream and is now moving forward with plantings that will complement the new hardscape. The plantings will be installed by June. We respectfully ask that the new plants be given a chance to establish themselves and that playing in the newly planted areas be restricted.

The pool flower boxes will be planted with a variety of colorful summer flowers prior

to the pool opening. Our

sincere thanks go to the volunteers who give their time and energy to beautify our community.

## Townhome Front-lawn Maintenance

Townhome front lawns are maintained by Blade Runners, Inc., our community landscape maintenance contractor. Wonder what's covered (and what's not) by the contract?

### Covered:

23 mowings, no more than 10 days apart from April to September

12 edgings of sidewalks in the front yard to be done in conjunction with the mowings

Mulching of the front-yard beds and trees

Aeration of the front-yard lawn area

One leaf removal to be done at the end of the fall season

### Not covered (homeowner responsibility):

Pruning, fertilizing, or otherwise treating any flowers, shrubs and/or trees

Fertilizing or treating the lawn (no chemical or organic additives will be provided)

Raking the yard for fallen branches, tree flowers, etc.

Watering

## President's Report for 2006

Past President Rose Gillespie gave her annual report at the December Annual Meeting by reviewing the accomplishments of the past year. The most significant item was the change in management services, when the Board decided to hire Northern Virginia Management (NVM) to replace CMC. Although the transition seemed a daunting task, most matters have been resolved, and the new management is working well with the Board. One of the important issues to resolve was the Transportation Management Program (TMP) accounting for the City. These accounts have now been settled, and NVM has instituted a new method for disbursing transportation fare media that is proving highly satisfactory and less costly to the community.

The Board has commissioned a new Reserve Study, as the law requires, and an engineering study of the pond, which will soon need dredging. The Board also signed a comprehensive tree maintenance contract; purchased new equipment for the tot lot; hired a company to provide layout and graphics for the *Quill*, and acquired new trash receptacles. New landscaping and snow removal contracts are in place, and a Quaker Hill website is under construction.

## Police Chief Attends 17th Annual Meeting

There was a surprise visitor at the 17th Annual Meeting of the Quaker Hill Community Association, which was held December 5, 2006. Attendees met David Baker, the new Chief of the Alexandria Police Department, who made an unexpected but welcome visit to introduce himself and his philosophy to our community. His stated priorities include reducing crime by creating safe neighborhoods,

making changes that move the Department forward, and maintaining real-time data in police records management. He also plans to continue the Citizens Police Academy, a three-month course for interested citizens that his predecessor instituted more than a decade ago. Chief Baker encouraged residents to call him if they believe an issue

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## Quaker Hill Community Association

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

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## Police Chief Attends 17th Annual Meeting (continued)

requires his attention; his direct phone number is 703-838-3838.

Many residents also met Tim Kirchner, our Community Manager from Northern Virginia Management, for the first time. Lieutenant Derek Gaunt, our community's Police Liaison Officer, who attends most Board meetings, was also present.

Rose Gillespie delivered the President's Report, which is summarized elsewhere in this issue. Sam Hayes reviewed

the budget and gave the Treasurer's Report. Becky Kilgore, Chair of the Landscape Committee, talked about recent and upcoming enhancements to the common areas. Residents also had a chance to ask questions or make comments to the Board of Directors. Finally, the membership elected Dewaine Norris to a three-year term on the Community Association Board, filling the expired term of Rose Gillespie. As provided in the Bylaws of the Association, the Board of Directors elected a new slate of officers at its January meeting.

## Board Minutes

Quaker Hill Community homeowners may obtain a copy of monthly Board minutes by contacting NVM. The sensitive nature of some Board discussion items precludes posting the minutes on the Quaker Hill Web site.

## Reserve Study

The recently completed Quaker Hill Community Capital Reserve Study evaluated the condition of common area property and assets, assessed our replacement reserve funds, and recommended maintenance, replacement, and funding schedules. The Study, done by Mason & Mason, Capital Reserve Analysts, Inc., affirmed that the Quaker Hill Community is well managed and is financially sound. In future issues, the *Quaker Hill Quill* will feature Reserve Study findings and recommendations. In the meantime, copies of the Study may be obtained from NVM.