

# Pimmit Hills Dispatch

Pimmit Hills Citizen's Association (PHCA) Published Since 1952 www.PimmitHills.org

## Traffic Calming Update - Pimmit Drive North to Vote!

The traffic calming effort by the PHCA is singularly focused on addressing the widely known issue in our neighborhood: the disproportionately high volume and speed of the traffic coming through our streets. We have found through overwhelming evidence that there is not only a real problem, but a justified need to improve the safety of our streets.

tation (FCDOT) do a traffic study of our roads—a necessary first step in determining if roads qualify for traffic calming measures.

Upon conducting the study, FCDOT found that several of our roads not only met but exceeded the criteria for the implementation of traffic calming measures. Please see [pimmithills.org/traffic-calming-2014](http://pimmithills.org/traffic-calming-2014) for details on the data collected. The average

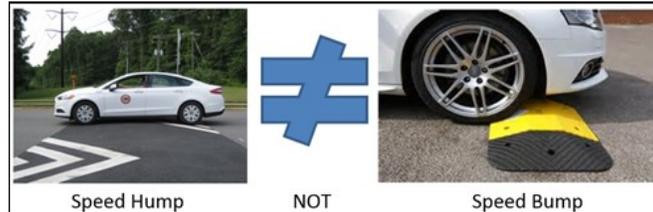
traffic flow was found to be *50% higher than the posted speed limits!*

### Pimmit Drive North (between Friden Dr. and Magarity Rd.) Traffic Calming Plan

In collaboration with FCDOT, the PHCA, and local residents on Pimmit Drive North, a conceptual plan was developed for the installation of speed humps (see image on left) on Pimmit Drive North (between Friden Dr. and Magarity Rd.). The conceptual plan was officially approved by the County in April and was announced in a community meeting on May 19th.

Here's an update on the traffic calming measures progress to date:

In 2014, the Pimmit Hills Citizen's Association requested that the Fairfax County Department of Transpor-



(continues on page 2)



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## Rneighborhood.com

### Pimmit Hills Real Estate Market Update

The DC Metro housing market enjoyed a strong April. Closed sales and new contracts both increased by 9.9% from April 2014. It's no surprise the Pimmit Hills Market is keeping pace. If you're considering selling your home, contact Arada Grantz your Pimmit Hills expert since 2003 for a home selling consultation and market analysis.

### Pimmit Hills First Quarter Sales

	Q1 2015	Q1 2014	%Change
Avg Sold Price	\$557,950	\$557,080	0.15%
Median Sold Price	\$500,000	\$455,838	8.83%
Units Sold	15	18	-16.66%
Avg Days on Market	11	36	-69.44%
Avg List Price for Solds	\$556,265	\$564,559	-1.46%



# Traffic Calming Update - Pimmit Drive North to Vote!

(continued from page 1)

## This is where we need your help—especially if you live on Pimmit Drive North:

In order to install the speed humps on Pimmit Drive North, the neighborhood residents for the affected streets will need to be balloted. The PHCA will send out Ballots in July 2015 to vote on the whether or not the Speed Humps will be installed.

**A 50% response rate is required, and the majority of the responses must be in favor to implement the measures.**

Note that the County will only accept paper ballots at this time and this is why we need your help. Having people respond to paper mail is always a challenge, but we need one of every two people send in a response to the ballot.

However, YOU can be a key factor in getting these speed humps installed, by

spreading the word about the upcoming ballot, or better yet, help us convince others to spread the word themselves!

Please let your neighbors know about the urgency and importance of this issue to our neighborhood's streets and tell them to look out for the ballot coming their way. You can also download it from [pimmithills.org/pimmitdr-north-ballot](http://pimmithills.org/pimmitdr-north-ballot).

We are hopeful that if we all take action, we could offset this difficulty by raising awareness about this important issue, so that when the ballot comes, we will get the number of responses needed.

With your help we can and will prevail in making our neighborhood streets safer.

If you have any questions or would like to volunteer your support, please contact us at [traffic-calming@pimmithills.org](mailto:traffic-calming@pimmithills.org).

## PHCA Calendar

### Tuesday, July 21

▶ PHCA Meeting, 7:30PM  
Pimmit Hills School, 7510 Lisle Ave

### Tuesday, August 4

▶ National Night Out

### Saturday, September 19

▶ Pimmit Hills Day—we need help with planning!\*

\* Want to help? Contact us from [pimmithills.org/contact-phca](http://pimmithills.org/contact-phca)

**For a more updated list of events and information, go to [pimmithills.org](http://pimmithills.org)**

Also



Pimmit Hills Citizens Association

## How bad is our speeding problem on Pimmit Drive North?

According to the data from the study performed less than 1 in 4 vehicles actually obey the speed limit. While about the same amount go way beyond the speed limit. The scary part? Over the course of a 24-hour period, 22 vehicles were going at speeds above what could be read: over 47mph - literally off the scale.

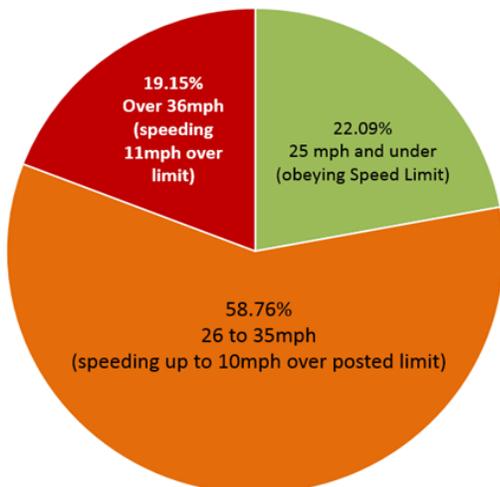
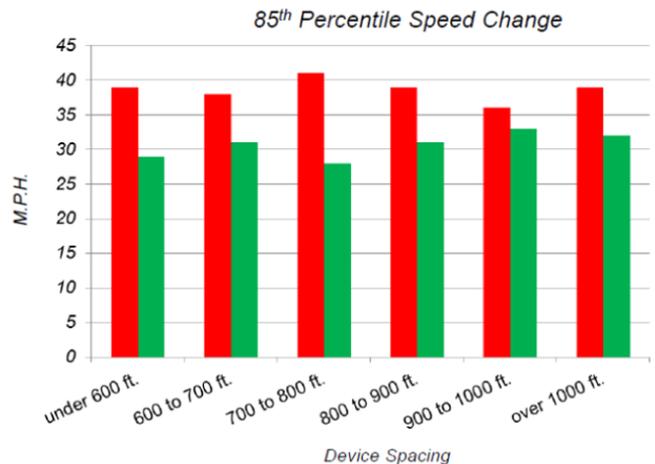


Chart data sourced from detailed speed readings provided by FCDOT (Nu-Metrics Traffic Analyzer Study Computer Generated Summary Report)

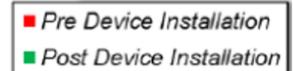
## Why Speed Humps?

As shown in the graphic below, speed humps are proven to be effective at reducing the speed of traffic on the streets. While at the same time (as noted in the May 19th meeting), speed humps do NOT impede snow removal nor do they significantly impact emergency service vehicles.

### Effectiveness of Speed Humps



Qualifying 85<sup>th</sup> Speed Threshold for Program



# Pimmit Hills Infrastructure Update

## Pimmit Hills Due to be Site of Washington Pipeline Realignment - Task Force Formed

On Thursday, January 29, at the special meeting of the PHCA, Washington Gas presented information on a pipeline realignment project that they would like to bring through Pimmit Hills. Under U.S. DOT regulations, they must replace the aging lines by 2017 to be in safety and usage compliance. They have looked at several options:

- ▶ **Replace the line in its current location:** Construction within the Route 7 corridor at this time would be extremely slow (40 ft. to 80 ft. per day) and present significant traffic disruptions to both local residents and pass through traffic.
- ▶ **Install a new line within the Dulles Toll Road corridor:** Washington Gas approached the Metropolitan Washington Airports Authority (MWAA) but they allow no parallel easements unless they directly benefited Dulles Airport.
- ▶ **Install a new line to the South/West of Route 7:** Due to operational considerations concerning the need to tie-in existing pipelines, the route to the West of Route 7 is not feasible.

▶ **Install a new line to the North/East of Route 7:** While traffic disruptions will occur along any route chosen, a re-routing of the line to the North seems to present the best alternative and would affect Pimmit Hills as follows:

- Enter the Pimmit Hills subdivision from Route 7 at Pimmit Dr.
- Move North on Griffith Rd., then Peabody Dr.
- Go East on Lisle Ave., then North on Sportsman Dr.
- Go through Tillman Dr. and out to Magarity Rd.
- Regulators would be installed at the Pimmit Barn.

PHCA has formed a task force to monitor the progress on the project and facilitate the exchange of information between Washington Gas and the community.

The PHCA would also like to hear your suggestions on neighborhood improvements (i.e. sidewalk improvements, buried power lines, a community center, etc.) for which we would request assistance from Washington Gas as part of this process.

Please email us at [wg-pipeline@pimmithills.org](mailto:wg-pipeline@pimmithills.org) for any questions about the project, or suggestions on neighborhood improvements. ☺



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## Getting Involved

The Pimmit Hills Neighborhood has been around for over 60 years and the Pimmit Hills Citizens Association has been around almost just as long.

Over the last five years, Pimmit Hills has been going through a lot of changes. The neighborhood is beginning to look different and the towns around us are building and growing.

Over 6,000 people live in our neighborhood in more than 1,600 houses. If we all work together, there's a lot we can do for Pimmit Hills!

Here are a few things the Pimmit Hills Citizens Association has helped do for the neighborhood:

- *Paved roads* with curbs/gutters, sewer drains, and sidewalks. Could you believe that before the PHCA got involved, the roads in this neighborhood were unpaved?
- *A local library* with outstanding resources
- *Peace and quiet*—Did you know the Dulles Toll road was supposed to run through our neighborhood?
- *Traffic lights and other traffic calming methods*. Imagine having to wait for a break in traffic to turn onto Route 7!
- The *3T bus* still runs through our neighborhood thanks to the PHCA.
- Check out the website for more: [pimmithills.org/member-benefits](http://pimmithills.org/member-benefits).

Would you like to have more community-oriented events? If more people were involved with the PHCA, we could have more community building events each year. Please consider volunteering your time to help with events such as Pimmit Hills Day and the upcoming renovation of the association's house on Pimmit Drive. We are also looking for someone to lead community events for the Environment and Parks Committee. Please contact us at [board@pimmithills.org](mailto:board@pimmithills.org) if you are interested in any of these opportunities.

Do you have other concerns? By bringing the concerns to the PHCA, we can act as a team to resolve issues that affect all of us and make our neighborhood an even better place to live.

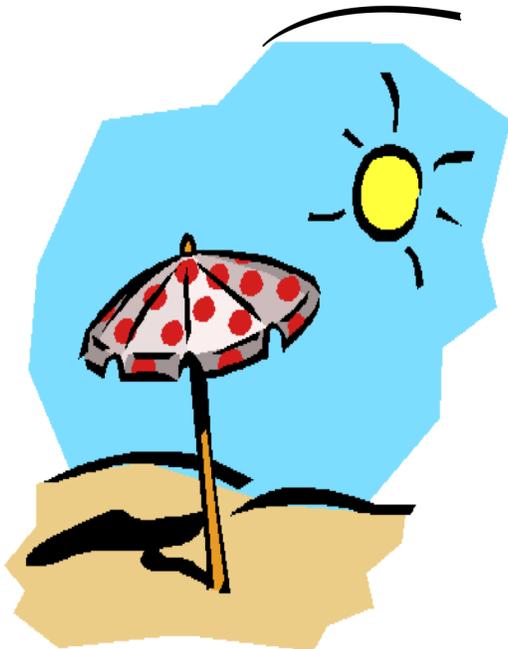
Come to our next meeting at 7:30 pm on Tuesday, July 21 and check things out! ☺

## MAKE PIMMIT HILLS BETTER

The PHCA can only do as much as the support we get from the community. Want to see some improvements in your neighborhood? Pitch in, and we'll work together to make it happen!

Volunteer or participate in a committee, join us for our next event, or become a member of the PHCA (go to [pimmithills.org/join-phca](http://pimmithills.org/join-phca)).

# Summer is HOT & So is the Real Estate Market!



**Home Prices Continue to Rise  
Mortgage Rates Remain Low  
Making this a Great Time to Buy or Sell.**

*As a Pimmit Hill resident,  
I am your Neighborhood Specialist.  
If you would like a FREE marketing report  
please give me a call.*

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# Why Is It Named Tysons Corner?

Source: tysonspartnership.org

**T**welve thousand years before the first foreign explorers arrived in what is now Fairfax County, hunter-gatherers of the Ice Age passed through or lived in this area. These native American people were later named “Indians” by European explorers.

## 1600 – 1699

**1608**—Captain John Smith, of England, explored and mapped the lands bordering the Potomac River. The major tribe living in what is now Fairfax was the Dogue.

**1634**—The Virginia House of Burgesses began dividing the colony into shires, one of which would eventually become Fairfax County.

**1649**—The future English king, Charles II, granted all of the land between the Potomac and Rappahannock Rivers, to seven of his loyal supporters as a proprietary. By 1690, this land was under the control of the Fairfax family.

## 1700 – 1799

**1740s**—Thomas, Sixth Lord of Fairfax, granted 1,429 acres to William Colville.

**1742**—The first Fairfax Court House was built on the northeast corner of the present-day Route 123 and Old Court House Road (Route 677).

## 1800 – 1899

The Colville parcel was subdivided and tracts sold to various owners.

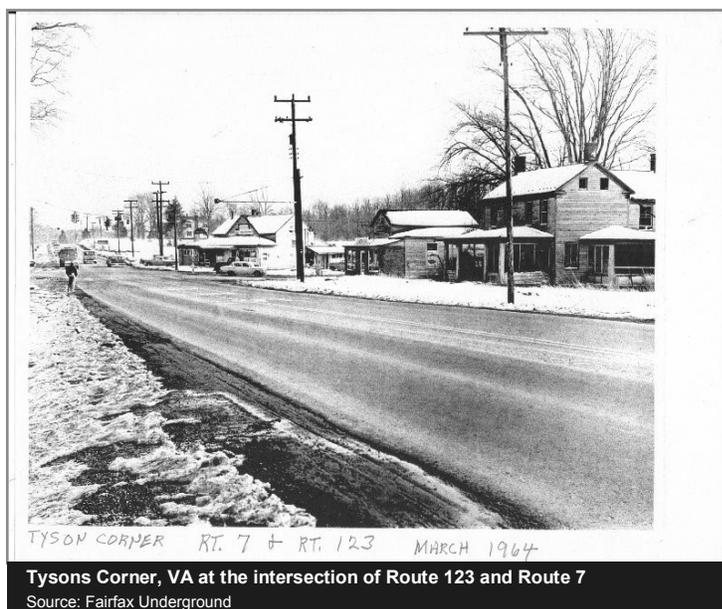
**1813**—The Alexandria and Leesburg Turnpike Company was created by an Act of Congress to construct a toll road from Alexandria to Leesburg, “with the power to collect tolls from all persons using same: for every head of sheep, five cents; for every head of hogs, five cents; for every horse or mule and driver, three cents; for every stage or wagon and two horses, 10 cents.”

**1840s**—Turnpike Road was renamed Alexandria Leesburg Pike, Route 7. It intersected Vienna-Lewinsville Road, Route 123.

**1843**—Lawrence Foster paid \$3,835.34 to acquire 714 acres located around this intersection. Foster’s peach farm and the surrounding area were informally known as “Peach Grove.” The intersection of Route 7 and Route 123 was known as “Peach Grove Crossroads.”

**1851**—“Peach Grove Post Office” opened.

**1854**—William Tysons purchased the Foster property, and served as postmaster from 1854 to 1866. The intersection of Route 7 and Route 123 was referred to as “Tysons Corner.”



**1860s**—Tysons Corner was traversed by northern and southern troops. Thirty acres were cleared for the construction of a Union signal tower and a stockade.

## 1900 – 1999

**1950s**—Tysons was now a farming community centered around a general store at the intersection of Route 7 and Route 123.

**1960s**—The area shed its rural identity forever with the construction of the Capital Beltway, Dulles Airport and a major shopping mall.

**1970s – 1980s**—A shift in traditional business functions from downtown to the suburbs occurred, transforming Tysons into a major employment/retail center and offering over 100,000 jobs.

**1990s**—Tysons was now a thriving corporate center, encompassing approximately 2,100 acres and viewed as a place of business, not a place of residence.

## 2000 – 2050

**2010**—Fairfax County created the Fairfax County Comprehensive Plan. The plan has a specific focus: transforming Tysons into a place where people can live, work and play. The targeted completion year is 2050.

**2013**—Construction of the Metro Silver Line transit system completed.

**2050**—The Tysons plan will be completed. All projects will be developed and Tysons will be known as a green city where people can live, work and have fun. 🌱

# Pimmit Hills History

Over the past sixty years, Pimmit Hills has had a remarkable history. Its story began in 1950, as one of the first federally-financed suburbs built for World War II veterans. That alone would have made it notable in the history the modern American suburbs. But Pimmit Hills' story is also unique. Its proximity to Washington, D.C., meant its residents had front-row seats to—and sometimes supporting roles in—the creation of policies that continue to shape the America we live in today. Moreover, it is the Pimmit Hills residents themselves who have both told and preserved their story through this newsletter for over six decades. The residents then had the wisdom and generosity to donate their newsletters to the Virginia Room, at the City of Fairfax Regional Library, thereby preserving their story for generations to come.

Although Pimmit Hills was one of the first large subdivisions built after World War II, it was far from the famous Levittown suburbs, built the 1940s through the 1960s. While the Levitts built suburbs that were fully integrated communities, with amenities such as schools, libraries, retail shopping, and recreational facilities, the Pimmit Hills builders offered only modestly priced homes—and little else. Looking back, we might think those first Pimmit Hills homeowners were moving into a nineteenth-century frontier town, rather than a typical twentieth-century suburb. The homes and streets lacked much of the basic infrastructure that today's homeowners would consider necessities. The new homes had electricity, sewer, and water service, but no telephone service or mail delivery for the first few years. The homes had no basements, only small crawlspaces underneath. The subdivision's rudimentary sewer system struggled to handle the waste water coming from the first few hundred homes. The streets were paved, but had no street signs, street lights, curbs, gutters, or sidewalks. For an example, see the photos on the PHCA website: [pimmithills.org/history-lisle](http://pimmithills.org/history-lisle).

Pimmit Hills residents had to push and prod reluctant public officials for over fifteen years to provide their suburb with basic services that would be taken for granted today. They undertook groundbreaking efforts to finance and/or construct such infrastructure as water and sewer systems, streets signs, and schools. The residents repeatedly demonstrated their ability to come up with innovative solutions to service-delivery problems. Often, after Pimmit Hills' residents demonstrated a need or viable solution, the County created new public agencies or services that not only met their need, but benefitted the entire jurisdiction.

Pimmit Hills' story is not confined to the boundaries of the subdivision. Time and again, national events touched the lives of indi-

vidual residents, and they in turn shape those events. For example, in the 1950s, polio was still a national epidemic that often attacked its victims during the summer months. By 1954, Jonas Salk had developed a vaccine and was ready to begin a national field trial. However, a late-breaking controversy prompted many communities to pull out of the trial. Fairfax County medical officials chose to proceed. Pimmit Hills children who were in the third grade at the Franklin Sherman Elementary School in April 1954 were the first children to receive the vaccine, followed quickly by children attending Freedom Hill and Dunn Loring Elementary schools. In one Pimmit Hills family, a school-age daughter received the Salk trial vaccine during that first trial in April 1954. However, the vaccine was not approved for toddlers until 1955. Another daughter, just three years old, died of polio in

July, 1955, four days before she would have received the immunization - at Franklin Sherman Elementary School. Despite this devastating loss, the parents continued to actively volunteer in Pimmit Hills community activities. In August 1959, their mother was among the volunteers at PHCA-sponsored vaccine clinic. If those Pimmit Hills families and the other Fairfax families had not had the courage to participate in those first trials, then more children and adults might have become polio victims.

This is just one example of

what makes Pimmit Hills story remarkable. In each decade of its history, there have been residents who volunteered for years, in a wide variety of ways, to make their community better.

Yet, Pimmit Hills has never been a utopia. From its earliest days, crime was part of life in this suburb. Often the crimes were minor, such as vandalism and theft. Other serious crimes also occurred on occasion. On at least two occasions, serious crime in Pimmit Hills influenced state and national policy discussions. Moreover, school and housing integration came slowly to the subdivision. In response to the *Brown v. Board of Education* decision, Virginia's political leadership instituted a "massive resistance strategy" to prevent school integration. Most of the counties' political leaders went along with this strategy. In the early years, Pimmit Hills residents were divided and avoided internal conflict by not talking about race. However, federal civil right laws and court rulings during the 1960s finally forced Virginia to change how its residents voted, educated their children, and sold or rented their homes. By the 1990s, residents were able to talk openly in public forums about race and discrimination, and reject exclusionary practices.

Pimmit Hills' story challenges several articles of conventional wisdom about community and

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## Pimmit Hills History

(continued from page 6)

civic engagement. For instance, the Pimmit Hills story suggests that the 1950s and 1960s were not necessarily a golden age for civic engagement. Rather, community-based organizations have struggled since the 1950s to recruit and engage suburbanites. Second, the actions of individual residents, as much as the activities of the local organizations, often influenced the nature of the community. The residents have engaged in community life in a wide variety of ways, even as our habits and technology have changed our community life in dramatic ways. The Pimmit Hills story demonstrates that a community is the sum of all of the different forms of resident participation, and not just a few positive activities, such as voting or attending religious services. Finally, the Pimmit Hills story shows that its residents have taken an active part in making life better, not just for those in the subdivision, but across the county, the state and the nations.

I learned much of this history over the past few years as part of my doctoral research in public policy at George Mason University. As I did in my dissertation, I would like to thank the residents of Pimmit Hills and the officers of the Pimmit Hills Citizen's Association (PHCA) for their generous hospitality and cooperation during my Pimmit Hills research. I extend a special note of thanks to Carole Martz, Cindy Kwitchoff and Sarah Rock for their assistance. I am continuing my research and I hope to present some of this history at an upcoming PHCA Board meeting. In the meantime, if you would like to share your experiences of participating in the Pimmit Hills community, please feel free to write to me at [pdonahue@masonlive.gmu.edu](mailto:pdonahue@masonlive.gmu.edu).

Submitted by Patricia Farrell Donahue, Ph.D.

## UPCOMING EVENTS IN THE AREA

### FREE CONCERTS IN THE PARK

**June 25; July 2, 9, 16, 23, and 30; August 6; 7pm**

Location: Cherry Hill Park, 312 Park Ave, Falls Church, VA 22046

Website: [fallschurchva.gov/632/Concerts-in-the-Park](http://fallschurchva.gov/632/Concerts-in-the-Park)

### FALLS CHURCH FARMER'S MARKET

**Every Saturday; 8am - 12pm**

Location: 300 Park Ave., Falls Church, VA 22046

Phone: (703) 248-5077

Website: [fallschurchva.gov/FarmersMarket](http://fallschurchva.gov/FarmersMarket)

## Happy Fourth of July!

Find more information on each city's website.

City of Fairfax: [fairfaxva.gov](http://fairfaxva.gov)

Falls Church: [fallschurchva.gov](http://fallschurchva.gov)

McLean: [mcleancenter.org](http://mcleancenter.org)

### TYSONS-PIMMIT LIBRARY BOOK SALE

*Book Sale to Benefit the Tysons-Pimmit Regional Library:*

**Saturday, August 1; 10am - 4pm**

*Bag Sale/Clearance:*

**Sunday, August 2; 1pm - 4pm**

Sponsored by the Friends of the Library

Large selection of books, magazines and media for all ages

Location: 7584 Leesburg Pike, Falls Church, VA 22043

Phone: (703) 790-4031

Email: [TysonsLibraryFriends@gmail.com](mailto:TysonsLibraryFriends@gmail.com)

## IT'S HAPPENING IN TYSONS:

Website: [tysonspartnership.org/events/events-calendar](http://tysonspartnership.org/events/events-calendar)

### TYSONS SUNDAY FARMERS' MARKET

**Every Sunday until Nov 15; 10am - 2pm**

Location: 4800 Westpark Dr. & Greensboro Dr. Parking Lot, Tysons

### 2015 TOUR DE TYSONS BICYCLE RACES

**Sunday, July 19; 7am - 5pm**

### SILVER LINE MUSIC & FOOD TRUCK FESTIVAL

**Saturday, August 8; 12pm - 9pm**

### GREAT TASTES OF TYSONS FESTIVAL

**Saturday, September 12; 12pm - 6pm**

### BEER, BOURBON & BBQ FESTIVAL

**Saturday, September 19; 12pm - 6pm**

### TYSONS HARVEST FESTIVAL

**Saturday, October 17 and 24; 12pm - 6pm**

**Sunday, October 18 and 25; 12pm - 6pm**

### 2015 PUMPKIN GATHERING

**October 17 - November 1**



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Interest rates are still very low but will not stay here for long time so act now and call me to discuss in detail.

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1819 Pimmit Dr., Falls Church, VA 22043. Phone: 703-980-0968, Text: 703-483-0955  
IKON Realty Inc., 5103-D Backlick Road, Annandale, VA 22003

## Tearing down a home to get a higher value

Source: **GULF NEWS** 

Washington: Merion Homes bought two dozen rambler-style houses in Northern Virginia's Pimmit Hills community for about \$450,000 (Dh1.6 million) each, just to knock them down. Now it's selling customized residences three times larger, at prices topping \$1 million. "The original homes don't fit today's market," said Ryan Bensten, a principal of Merion Homes. "They don't have enough bedrooms—they're too small."

Home teardowns are becoming common in US suburbs such as Pimmit Hills, a 65-year-old neighborhood inside the Beltway just west of Washington. Builders, lured to locations where land is more valuable than the ageing housing stock, are transforming communities outside of major employment hubs to take advantage of demand for real estate where schools are decent and commutes are short.

Knockdowns are increasing nationwide, said Robert Dietz, an economist with the National Association of Home Builders. The trade group estimates that builders tore down and reconstructed about 32,000 homes last year, representing 5% of all single-family housing starts.

"It's all about traffic jams—people can have nice houses far out in outer suburbs, but the commute time is impossible," Lawrence Yun, chief economist of the National Association of Realtors, said. "This is an ongoing process because older-built homes happen to be closer to job centers and may not meet the needs of modern homebuyers."

More builders are ripping down existing homes because well-located vacant lots are becoming difficult to find and structures in communities close to urban areas are among the oldest. In 2013, about 47% of owner-occupied homes in the US were at least 40 years old, up from 27% in 1991, according to an analysis of Census Bureau data by the home builder group. Last year, 455 single-family homes were demolished in Northern Virginia's Fairfax County, the most in data going back to 2006, according to county records. Almost half were in Pimmit Hills and surrounding neighborhoods, and in nearby McLean.

In McLean, an upscale suburb, builders are paying more than \$1 million for homes they plan to rip down, Casey Margenau, a broker, said. The new houses, often finished with stone and fiber-cement siding, sell for about \$4 million. In quiet neighborhoods surrounding Langley High, ranked the second-best public school in Virginia, Margenau can spot the next targets. He pointed to a one-story brick rancher surrounded by newer homes that were triple the size. "That one will go," he said last month. "It has a carport—not even a garage." The older homes in the community are "functionally obsolete"—the kitchens are enclosed, the ceilings are low, and closets and windows are too small, Margenau said.

The boom in teardowns has been getting some resistance from residents in areas such as the Boston suburb of Newton and Decatur outside of Atlanta. The Los Angeles City Council is temporarily restricting construction related to teardowns in 20 neigh-



Source: [merion-homes.com/portfolio/pimmit-hills/](http://merion-homes.com/portfolio/pimmit-hills/)

borhoods, including the ritzy enclave of Bel Air.

Supporters say builders are removing deteriorating structures and putting up more energy-efficient houses that add to the tax base. But some residents complain that construction of big and boxy "McMansions" undermine the character of neighborhoods, causing the destruction of trees and the constant buzz of machinery in their ears.

In 2013, the Minneapolis suburb of Edina hired a residential redevelopment coordinator just to enforce teardown rules, including issuing parking tickets and taking citizen complaints. The city of 49,000 residents had 130 demolitions last year, the most in its history, said Cary Teague, community development director. "We're seeing all kinds of homes getting torn down—'50s-style ramblers are coming down, but also million dollar homes and four, five or \$6 million homes are getting built," Teague said.

Suzanne Lanyi Charles, assistant professor of architecture at Boston's Northeastern University, said they're happening in both affluent and cheaper suburbs. In both cases, the new structures are more luxurious because the builder needs to justify the acquisition costs. That means buyers looking for more affordable options may be pushed to a location with a longer commute, she said. "Gentrification is common in the central city, but it is jumping the city boundary into the suburbs," said Charles, who has studied teardowns in Chicago. "One could argue that it's a form of displacement, where the family that would have been able to afford to live in the house that was demolished might not be able to afford the new house."

Ning Yim, an accountant who lives in Pimmit Hills, said new construction is changing the dynamics of the neighborhood, established in the early 1950s for returning veterans of the Second World War. "It was blue-collar, but more middle-class people are moving in," she said in the driveway in front of her home, one of the older-style properties with an addition in the back. The bigger homes don't bother her or her family. "We like it when we see more new houses," said Quy Phung, Ning's husband. "It brings up the property values."

*(continues on page 9)*

## Tearing down a home to get a higher value

(continued from page 8)

Merion Homes, in partnership with Snead Construction, are treating Pimmit Hills like the grand opening of a new housing community. Customers can visit model homes in the neighborhood and are greeted by a salesperson offering a choice of lots and floor plans. Merion Homes has sold five houses in the community this year and 19 other sites are available. If a buyer signs a contract, they can start construction within a month or two, Bensten said. "I'd be overly aggressive in saying that in five years it will be totally transformed," he said of Pimmit Hills. "But I do think it will look a heck of a lot different." 🌀

## Nominations Are Open!

At our annual membership meeting, members elect four Officers who serve a one-year term. They currently are:

President: Greg Melencio  
 Vice-president: Bob Heilen  
 Treasurer: Maria Vilamil  
 Secretary: currently vacant

The PHCA also has a Three-Year Director, Alexander Karst, who has two more years to serve since he was elected last year. Our PHCA officers look out not only for the good of the Pimmit Hills community but also bring their knowledge and professional and personal experiences to bear on the problems that face an organization transitioning to a more modern, transparent, and effective association. Right now the Nominations Committee, chaired by Joseph Iacobucci, is accepting nominations for all offices.

### The officers up for election are:

**President**—person responsible for calling meetings, creating agendas with input from other officers, representing the PHCA to political and governmental offices and presiding - with the support of the Three-Year Director - over the committees formed to carry out PHCA mandates, such as the Transportation Committee, Membership Committee, and the Dispatch Committee. This is a volunteer position and requires up to 20 hours per month.

**Vice-president**—person who presides over meetings in the absence of the president, responsible for overseeing the production of the newsletter, *Pimmit Hills Dispatch*, and representing the PHCA at the McLean Citizens association. This is a volunteer position and requires up to 20 hours per month, depending upon whether a Dispatch is produced that month.

**Secretary**—person who is responsible for recording all actions taken by the PHCA at meetings, reserving meeting rooms, and writing any correspondence from the Association that the President requests. This is a volunteer position and requires about 5 hours per month.

**Treasurer**—person is responsible for collecting dues, paying bills incurred by PHCA, keeping the checking account up to date, and overseeing the PayPal account. This is a volunteer position and requires between 10 and 15 hours per month.

If you would like to run for an Officer or would like to nominate someone (you must have their permission), please contact Joseph Iacobucci at [joe@mistrock.com](mailto:joe@mistrock.com). 🌀

## PHCA Bylaws Update

In May, the PHCA voted to adopt an updated version of the Bylaws which primarily clarified membership and introduced proxy voting. If you are a resident (over 18) of Pimmit Hills, you can become a voting member for only \$20 a year. That's \$20 per person, per year, with no household limitations. If you are unable to attend a meeting, there is now a mechanism for your voice to be heard by submitting your proxy in advance of the meeting. For more details, please see the PHCA website: [pimmit hills.org/phca-bylaws](http://pimmit hills.org/phca-bylaws).

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# Dumpster Day—Spring 2015



**B**lessed with absolutely lovely weather, we turned our neighbors out by the score to clean up their yards, garages, and homes. Trash arrived in trucks, cars, vans, garden wagons, and even was hand-carried by folks anxious to spruce up their property! Sofas, patio furniture, and old appliances were scooped up by the crane operated by the Fairfax

County Department of Public Works and Environmental Services. Desks, chairs, bed headboards, and mattresses were compacted into two huge dump trucks - and if those had been filled, another waited to spring to service. Neighbors helped neighbors by volunteering their truck (like Gretchen Jacobs and Charles Hartman) to go around and pick up large items. The trained technicians from the Solid Waste

Management Program assisted all the folks who came burdened to unload their vehicles and speedily got them on their way. And every one left the lot with a big smile and a sigh of relief now that another thing could be crossed off the to-do list for that Saturday. PHCA collected new and renewing memberships during the four hours of dumping through the friendly persistence of Maria Vilamil (our treasurer), Meredith Stewart (the facilitator for PHCA Dumpster Day), Marie Davis (former PHCA treasurer), and Connie Cordovilla (former PHCA secretary). A big thanks goes to Mr. Ron Lipscomb and his crew of absolutely great workers for their performance in setting up on time, and cleaning up before they left so that the parking lot was pristine. There is some discussion about doing another clean up day in the fall, perhaps toward the end of October. Let PHCA know if you are interested using the [Contact form](#) on the [PimmitHills.org](#) website. ☺

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# Pimmit Hills Dispatch 2015 Advertising Information

This newsletter is mailed to all 1,642+ homes/6,000 residents of Pimmit Hills neighborhood.

The newsletter is approximately 8.5"x11" various ad sizes, up to full page ads, are available for purchase.

To start the process, fill out the advertising request form at [pimmit hills.org/dispatch-advertising](http://pimmit hills.org/dispatch-advertising).

We will contact you for a soft copy of your ad. Once we have confirmed your size and location we will send an invoice with payment instructions.

Size	Inner Page	Cover Page
1/8 page	\$60	\$80
1/4 page	\$120	\$160
1/2 page	\$240	\$320
Full page	\$520	N/A

## USEFUL NUMBERS

Police (non-emergency): 703-691-2131, TTY 703-204-2264

Fairfax County Emergency Information: 703-817-7771

Dominion Virginia Power: 866-366-4357, TTY 711

VDOT: 800-FOR-ROAD, TTY 711

Washington Gas: 800-752-7520 or 703-750-1400

Fairfax Water: 703-698-5800, TTY 703-698-7025

Poison Control: 800-222-1222

Animal Control: 703-691-2131

Fairfax County Department of Code Compliance

Phone: 703-324-1300, Web: [fairfaxcounty.gov/code](http://fairfaxcounty.gov/code)

Our Dranesville Supervisor - John Foust

[dranesville@fairfaxcounty.gov](mailto:dranesville@fairfaxcounty.gov) 703-356-0551, TTY 711

## Inquiries About Fairfax Water Construction Projects

We have received a number of inquiries about the work that Fairfax Water has been doing in Pimmit Hills. If you have any questions regarding the status of this work, such as when the roads will be repaved, please call (703) 698-5800 for more information.

You already know it! There is a transition underway in your neighborhood. New homes are replacing older homes & there is a huge demand for properties.

### SELLING YOUR PROPERTY CAN BE DONE WITH A FEW EASY STEPS:

1. Contact Me for a **Free Assessment** of Your Property & Determine a Sales Price
2. List Your Property to Be Sold "AS IS" – This Means:
  - No Buyers or Agents Coming Into the Home
  - No Home Inspection Contingency
  - No Preparation Costs for Repairs, Improvements or Moving Belongings to Storage, etc.
3. Review Offers & Choose One That Meets *YOUR* Needs & Timeline for Settlement

Having a professional to represent YOU and YOUR interest is important – careful about signing a one-sided builder's sales contract. As a Seniors Real Estate Specialist, I would be happy to assist you on the other end of your transaction – whether it's to upsize, downsize or move to transitional living/retirement.



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*I'd like the opportunity to earn your trust & business. I'll be there every step of the way working hard for YOU!*



## This Newsletter was brought to you by the Pimmit Hills Citizens Association and Volunteers

Putting this newsletter together is hard work; soliciting for advertisers, putting together graphics, and even writing providing the content/articles.

We would like to send out a big THANK YOU to all who helped put this newsletter together—but we could always use more help. If you'd like to volunteer, please let us know by sending an email to [board@pimmit hills.org](mailto:board@pimmit hills.org).

# **Pimmit Hills Dispatch**

**Pimmit Hills Citizens Association (PHCA)**

**1927 Pimmit Drive**

**Falls Church, VA 22043**

**Community Website: [PimmitHills.org](http://PimmitHills.org)**

**Email: [PHCA@PimmitHills.org](mailto:PHCA@PimmitHills.org)**

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## **The Pimmit Hills Dispatch—July 2015 Edition**

This is OUR neighborhood's newsletter. Brought to you by the Pimmit Hills Citizen's Association; bringing information relevant to our community. By our neighborhood, for our neighborhood.

Made in Pimmit Hills, published since 1952.