GET READY FOR OUR BIG ANNUAL 4TH OF JULY CELEBRATION

11 am: Fourth of July Parade
Decorate your bikes and wagons in red, white, and blue or put on your walking shoes and join our festive community parade down Paul Spring Road. If you don’t plan to be in the parade, please come out along the parade route and cheer the participants.

The parade starts at 11am at the corner of Rebecca and Paul Spring Roads and ends at Voigt Park, the site of our picnic. If you wish to be in the parade or if you have any questions, please contact Kathy Seikel (seikel.kathy@gmail.com).

Please note that parts of Paul Spring Road will be closed to cars between 11am and noon to accommodate the parade.

12 noon-2pm: Our Annual Picnic
Our beloved community Fourth of July Picnic is a long-standing Hollin Hills tradition. Join us from noon to 2pm at Voigt Park, which is located at the corner of Paul Spring and Rippon Roads behind the Hollin Hills Pool. The Civic Association provides hot dogs, beer, and soda. Attendees are asked to bring salads, side dishes, or desserts to share—enough for eight people.

As in prior years, the Mount Vernon Community Band will provide patriotic music. We also will have pony rides, a bike decorating contest, the blueberry bake-off competition, and lots of games and races.

This is the one community event that brings everyone together—new, current, and former members. Newcomers who have not yet joined the Civic Association and residents who need to renew their membership can do so at the picnic.

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

Before, during, after: Lots of help needed
If you are able to help with this event (and many hands are needed for many jobs such as set-up, clean-up, and judging the bakeoff), please contact Barbara Jacobs at pnbjacobs@verizon.net or 703-660-6342.

—Barbara Jacobs, CAHH Social Chair

WHY EVERYONE GETS A BULLETIN IN JUNE

All Hollin Hills households receive the June Bulletin during the annual Civic Association (CAHH) membership drive (currently underway), even if they are not CAHH members. Our goal is to remind forgetful members to renew and to convince every non-member to join.

You will find a copy of the membership form enclosed with the Bulletin’s paper version, or go to www.hollinhills.net to download the form or to join online.

Whether you are renewing your membership or joining CAHH for the first time, you can be assured that your membership dues are a good investment. Benefits of membership include:

• a yearly digital subscription to the Bulletin, our community newsletter,
• a current hard copy of the always useful HH Directory plus regular electronic updates,
• participation in the July 4th Picnic and Parade, the Oktoberfest, the annual Winter Potluck, and other neighborhood social events.

Membership dues also help maintain the beauty and cohesive character of our unique and historic community by providing funds for:

• supporting the enforcement of our architectural covenants,
• caring for and maintaining the more than thirty acres of Hollin Hills parks and common areas,
• paying for insurance as well as for the other operating expenses of the Civic Association.

Proving that the kids aren’t the only ones who can have fun in the parade, the Hollin Hills Lawn Chair Precision Drill Team strutted its stuff at a recent Fourth of July parade.
Quick Takes

ARRIVALS & DEPARTURES

In June we bid a fond farewell to Sandy Poole and Blaise de Franceaux, long-time residents as well as realtors extraordinaire. Over the years they sold many homes in the neighborhood—some more than once. Sandy and Blaise were always generous supporters of the Hollin Hills house tours and anniversary celebrations.

They have now decided to relocate to beautiful Asheville, North Carolina. While their new home is being built they will be living in their house on the Outer Banks. We wish them safe travels and a happy life in their new home.

ART SHOW OF PAINTINGS AND FOUNTAINS

An exhibition of the work of Hollin Hills artist Barbara Godwin will be held on June 20 and 21, right here in the neighborhood. In her own words:

"Fountains exist to play with water and light, to make music and rest the soul.

My paintings, made of color and light, have been stored in the dark, incubating. They are now ready.

Please come see my work."

The show will take place on Saturday, June 20, 4-8pm, and Sunday, June 21, 11am-3pm, in two Hollin Hills houses: 7501 Range Road, (corner of Range and Rebecca), the home of Chris and Megan Contakes, and 2402 Elba Court, Barbara Godwin’s home.

COMMUNITY YARD SALE

The third annual Hollin Hills Community Yard Sale was held on April 25, on a glorious day of sunshine and the hottest day of the year so far.

We had a great turnout, with several "regulars" (now after three years they’ve earned the title) and many new participants setting up shop in the Hollin Hills Pool parking lot. There were lots of young entrepreneurs this year, as well, selling lemonade and toys and doing games. As usual, it was a great day to meet neighbors and make some space at home.

—Friederike Ahrens

DEMONCRATIC PRIMARY

A reminder that the Democratic Party Primary will be held on June 9. Registered voters in our area vote either at Bryant School (Bucknell precinct) or at Hollin Meadows (Kirkside precinct). There will be no Republican Party Primary held in Fairfax County this year. Additional information can be found at www.fairfaxcounty.gov/elections/upcoming.htm.

Hollin Hills Bulletin

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Editor Barbara Shear 660-6543
Editorial Assistant 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 send someone to submit it for you. As a last resort, type or print it clearly, leave in basket to right of front door, 1820 Drury Lane, and inform editor at 703-660-6543.
No material will be accepted over the telephone.
Distribution: To replace a missing paper Bulletin, contact Eleanor Fina, 703-768-3174.
To correct/change address, contact Betsy Damitz, 703-721-2002.

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 questions about collections, hours, usage, duplications, or directions go to http://sca.gmu.edu/using_sca.html.
- Other contacts: phone 703-993-2220, fax inquiries 703-993-8911, email specoll@gmu.edu.

WWW.HOLLINHILLS.NET

Calendar of community events and information about our parks, the Design Review Committee, the National Historic Registry, and more.
Help! I Think My House Is Moving

How to deal with foundation problems in Hollin Hills houses

It is important to differentiate between one-time settlement of a structure and seasonal movement. One time settlement occurs after construction, as the ground under the structure adjusts to the new loads imposed on it. Settlement should be negligible, but it can be significant and last for many years. Considering the age of Hollin Hills houses, most settlement falls into the seasonal movement category. Many houses in Hollin Hills, particularly in “new” Hollin Hills, sit on what is colloquially called “marine clay.” The volume of this type of clay varies with moisture content. Moisture content change is typically seasonal: the clay shrinks in the summer as it dries out and expands in the winter and spring as it is re-saturated with water. In slab-on-grade houses, the effects usually manifest as sticking or stuck doors, wall and ceiling crack (particularly at door ways), foundation cracks, window cracks, and out-of-level floors. In some instances, the foundation, which supports the exterior walls and roof, moves differently from the slab, which is the floor. I have seen cases where the floor has settled several inches, either leaving the interior walls hanging from the ceiling with a big gap between the wall and the floor; or the wall drops with the floor, leaving a gap between the wall and the ceiling. Gaps also often occur between the chimney and the rest of the house. As the chimney/fireplace mass is so heavy, it often settles more radically than the rest of the house. In some instances, there is a gap big enough to put your hand through in summer and then, the gap closes to nothing in winter. Severe drought can cause the settling issues to be unusually noticeable.

Slab-on-grade houses

There are two approaches to remedy the problem for a slab-on-grade house.

The less expensive, but perhaps less effective, approach is to try to keep the soil moisture content under the foundation constant throughout the year. Large trees can remove up to 100 gallons of water per day from the soil. Thus, trees should be kept away from the foundation. The larger the tree, the farther it should be from the house. If the branches are close to the house, then so are the roots. A large tree may remove much of the water under one area of the house, causing that section to settle, while the rest of the house settles comparatively less. It is this differential settlement that causes the cracks and other problems. If the whole house went up and down uniformly, there would be no problem.

Physically watering the foundation during dry periods can also be done, but gauging the right amount of water to use is difficult. Running a soaker house around the perimeter and letting is run is probably the best way to get an even distribution of water. Watering trees regularly that are near the foundation will also help replace the water being removed by the trees.

Keeping excess water away from the foundation during the rainy season can also be beneficial. Gutters and downspouts need to be kept clean and in working order, and the water needs to be carried far enough away from the house that it will not soak into the ground around the foundation. Where practical, an impervious barrier can be installed at ground level or just below, sloping away from the house. This will prevent rain from soaking in during the winter, and prevent moisture from evaporating out of the soil in the summer. A layer of plastic covered in mulch or gravel can serve, but may not be practical given landscaping considerations.

Houses with full/partial basements

These houses have a whole different set of marine clay problems and solutions. Do not water your foundation if you have a basement, unless you dream of an indoor pool.

The other alternative is to install an engineered solution. This means extending the footing supports deep enough to be below the layer of soil with seasonal moisture variation.

Generally, this depth is four to five feet. In the old days, this “underpinning” involved digging down in sections below the footings and pouring new concrete footings below the existing footings. This work is very labor intensive, disruptive to landscaping, and quite expensive. It also only supports the exterior walls, not the slab.

Newer technology uses helical piers. These are basically big steel screws (6-10 feet long, and a foot or so in diameter) that are driven into the ground around the outside of the foundation with a hydraulic driver (often a bobcat loader). The piers are driven into stable soil, then the pier is mechanically attached to the concrete footing. The piers usually are installed every 4 to 10 feet along the foundation depending on the situation. A hole has to be dug for each pier/foundation connection, so again, this process is disruptive to the area around the house. The piers can also be driven down to support the slab, but this means holes in the slab (and thus your floor) on a grid of every 4 to 6 feet. So one ends up needing completely new floors. It is important to note that underpinning part of a house may not work. The underpinned part will cease to move, but the rest of the house may continue to move, so cracks will still form at the joint between the underpinned area and the non-underpinned area.

Underpinning a whole house is a project that is in the tens-of-thousands of dollars range. Thus, given the cost, attempting some of the easier remediation solutions might be a best first step. Most Hollin Hillers have learned to live with some seasonal movement as part of the cachet of our community.

—Robert Fina

Garden Comments  The last time I saw a box turtle I brought him home. He ate several strawberries and most of a small tomato. I filled a bowlish sort of plate with water and put him in. He cooled his feet and then put his head down to drink. When he was finished, he took a long careful look at me and then climbed out of the water and went under my deck. That was the last time I saw him. He was just passing through.

There used to be many turtles and toads. Now there are three frogs who have come to live in my ponds. I love to hear their low contemplative comments.

If only, if only those of us who live in this lovely wooded natural place would give up chemicals, we would find again these interesting creatures. Imagine weeding your garden and finding a turtle or toad watching, sheltered under a leaf, feasting on bugs who, after all, don’t eat much on account of being much smaller than the deer.

—Barbara Godwin
FROM THE CAHH PRESIDENT

The following is rated MA-14 (mature), so cover the kids’ eyes
In the 1950s, when Bob Davenport was building Hollin Hills, there were various areas of his tract that were not suitable for building. Some areas were in flood plains. Some areas were drainage-area culverts, designed to divert water running off the hills. The dimensions of at least one area were wrong. Davenport decided to give these lands to the community via the organization that would become the Civic Association. These left-over scraps of a very large, 20-year building project now constitute the parks of Hollin Hills. Fairfax County is delighted not to have to deal with them. They are open to the public, and the public—including many people from Hollin Hills—does use them. Today, parks-related expenses—to deal with trees, bridge maintenance, grass mowing, and liability insurance—are the biggest cluster of expenses for the Civic Association. We spend about $27,000 annually in parks-related costs.

Okay, here comes the mature part. The parks-related costs are community costs. We really don’t have the option of not paying them. To you folks who have been unhappy with the Civic Association or the DRC at one time or another and have quit being members, I ask you now to please reconsider why you are not members. Some things we just need to do, if we want to think of ourselves as MA-14 people.

2016 House & Garden Tour
At the spring meeting of the CAHH (it was really fabulous, by the way, for those of you who weren’t there), we decided that we would have a House & Garden Tour in the spring of 2016. A number of people have volunteered to work on the committee, and I appreciate their eager willingness. If you ever have had a secret longing to have your house or garden admired by twelve hundred or so complete strangers (although I believe the biggest contingent of home tourists are people from Hollin Hills who cannot resist seeing what their neighbors have done with their bathrooms!), think about throwing your hat in the ring. Send me an email, and get on the list. You can always back out later.

—Gis Matson

A Goodbye Letter to Hollin Hills
Dear Friends,
You may have heard through the grapevine that we are moving to be closer to children and grandchildren, destination Asheville, NC. As we make final preparations for our move, we want to take this opportunity to say goodbye to our beloved community, Hollin Hills. We have always felt a deep connection to the spirit of this neighborhood, the wonderfully unique architecture, and the special people who live here.

Sandi tells the story that when she first moved to Alexandria, her realtor never showed her Hollin Hills, and when she discovered it she knew she wanted to live here. When she became a realtor herself, she vowed to always be an advocate for the neighborhood, and in 1984 she bought her first house here, on the corner Paul Spring and Rippon. A few years later, we moved together to our home on Beechwood, where we’ve been since 1986. The home on Paul Spring is now McCalley Park!

We were blessed to know many of the original pioneers who first populated Hollin Hills. Their feisty spirits live on in our memory as some are now gone. When we first moved here we were the younger generation, but now we realize we are the “elders” of the community, and we hope that we have passed on to the “younger” the devotion that we learned from those who came before us!

So, many thanks to all who have befriended us, both personally and professionally (in many cases, both). We admit that it is with a heavy heart that we leave you. Carry on caring so deeply about your environment, the natural and the architectural. Carry on Pub, the easiest cocktail party ever invented. And carry on all of the traditions of Hollin Hills that make it a wonderful blend of modern and old-fashioned values that we will always remember. So long, and hope we see you in the Hills of Western NC!

Best wishes,
Sandi Poole and Blaise deFranceaux

A SECURITY CHECK LIST, BUT NOT JUST FOR VACATION TIME
Vacation season is a good time to review some common sense home security tips that should also be followed all year long:
• Lock all doors and windows when away (at work, on vacation, running errands) and also at night when you are sleeping.
• Lock all interior doors leading to the main house including basement and garage doors.
• Exterior lighting, flood lights, motion detectors, lamp posts all deter intruders.
• Trim bushes around windows.
• Don’t leave valuables in plain view, for instance, leaving your purse sitting on a table next to a door or window.
• Secure tool sheds, easy sources of ladders and other tools for gaining entry into your house.
• Be conscious of open second story windows, decks, or other means that criminals could use to climb to a second story.
• Get to know your neighbors and watch out for each other.
• Report suspicious persons or activities. The non-emergency police number is 703-691-2131.

—Laura Wirkkala
At the May meeting of the Hollin Hills Book Group, we talked about Saffron Sky, by Gelareh Asayesh. While living in the USA with an American husband, a good job, and surrounded by all the conveniences of the Western world, Asayesh decides to travel to Iran, where she was born and spent most of her childhood. There, she finds in her large, extended family the warmth and emotional security her life lacks in America. Age-old customs and rituals give stability, but life is not easy, especially for women under the strict rules of the Ayatollah. When she returns to America she writes, “I am convinced by the contradictions of my life, straddling a fissure between two worlds that are immeasurably distant. My mind is always whispering...Pick one side or the other.”

The chapters jump back and forth in time, which makes it a little hard to follow the course of her life. She writes well and records with great honesty her feelings and emotions. One can only wish for her that her dream comes true when she writes in the Prologue: “Suspended in illusion, I saw my past melding with my present. The boundaries of space and time were erased. My life felt whole.”

Our group has read a number of novels about the immigrant experience in which the characters have difficulty adjusting to life in America. This is a non-fiction memoir where the author is a professional journalist and seems very well adjusted to life in America, but still has a part of her that longs for the privileged childhood she enjoyed in Iran. In writing about her trips back to Iran, she gives beautiful descriptions of the mountains and deserts. This is one of a number of books the Fairfax County Library provides to book groups. It puts a human face on the people of Iran and their way of life in present time.

The next meeting will be on Wednesday, June 10, at 2pm, at the home of Anne Parke. We will discuss The Newlyweds, by Nell Freudenberger. Guests and new members are welcome to attend. —Elizabeth Egghart

RECOMMENDED

CARPENTRY, REPAIR, PAINTING: It is our pleasure to recommend with no reservations Entropic Remodeling, (Brad Furman and crew) for carpentry, repair and painting. Brad has many years of experience caring for, remodeling, and painting homes in Hollin Hills and nearby communities. Our job included a lot of repair as well as painting the whole house. Brad saved us funds when he was able to professionally rebuild and refinish a broken door that I was sure we were going to have to replace. His skills and eye for detail are excellent. He and the crew were neat and never left a mess. You can reach him at orbafurm@gmail.com or 703-201-6797. —Bev Knapp and Cindy McElroy

RUG CLEANING: Smart Choice Cleaning in Springfield, 703-455-1440. No hidden charges, no high-pressure sales pitches; just an honest breakdown of price, ($3 a square foot) when they measure the rug and a $50 discount for first time customers. Most important, my rugs looked and smelled like new. Be forewarned, however: there is a pick-up and delivery charge that can total half of the cleaning charge. Mention my name, Wendy Kilpatrick. I’ll get a $25 coupon and, as a first time customer, you’ll get a $50 discount. —Wendy Kilpatrick

CLASSIFIEDS

SUMMER HELPER: Our granddaughter, Phoebe Bredin, who just graduated from Virginia Tech, will be living with us this summer starting June 4. She will attend class Tuesdays and Thursdays until 3pm, but is available at other times for a variety of ‘helper’ jobs including but not limited to: house sitter, babysitter, dog walker, party helper, garden worker, etc. Last year she also helped organize a resident’s electronic files and did a deep cleaning of another’s porch. She has a car and will run errands or shop for you. Contact her directly: 703-402-7197 or bredinp@gmail.com. —The Shears

Lena Seikaly (jazz vocal), www.lenaseikaly.com

— Wed., 7/8, 7:30pm, Lee District Park: Rocknoceros (kid’s rock)

The Design Review Committee (DRC) met on May 12 with the following members in attendance: Frank Collins (chair), John Burns, Christine Kelly, Roger Miller, and Ken Wilson.

The following three projects were approved by unanimous consent, with Roger Miller abstaining:
- Allison Elder, 7710 Elba Road, received approval for an in-kind roof and backyard shed replacement/reconstruction.
- Brian and Christine Hooks, 7207 Rebecca Road, had submitted plans for a patio and pool fence replacement in the rear of their home which were deemed in compliance with design review guidelines.
- Roger Miller, 2200 Hopkins Lane, had submitted plans for a roof and gutter replacement that conforms to the design review guidelines.

The following four projects were also presented and acted upon:
- Kerry Himes and Patricia Komara, 1933 Marthas Road, received unanimous approval for their plans to rebuild a back yard shed in compliance with design review guidelines.
- David Matthews, 2103 Marthas Road, presented plans for a privacy screen on the west side of his home. The plans were approved unanimously with slight modifications to the proposed design.
- Jane Scharankov and Jeff Heyer, 7325 Rebecca Road, presented plans for a split-rail fence that they had replaced at their home. They asserted compliance with DRC guidelines indicating that they were replacing an in-kind, historical fence (that pre-dated the DRC guidelines). A motion was passed unanimously to approve the fence as an in-kind replacement of a deteriorated existing fence. The homeowners expressed their intention to grow wild rose bushes and grape vines to cover the fence over the next few years.
- Darren and Jan Pogoda, 2105 Martha’s Road, presented preliminary plans for an addition on the east side of their home. The committee was supportive of the plans and looks forward to having the Pogodas return for approval once their plans are more complete.

The next meeting of the DRC will be held on Wednesday, June 10, at the Sherwood Hall Library.

—Patrick Kelly, CAHH/DRC Liaison

A project with problems
On May 4, the Planning and Zoning Committee (P&Z) of the Mt. Vernon Council of Citizens Associations joined the Transportation Committee to hear a presentation by John Thillman detailing plans to develop land at 8800 Richmond Highway just south of the Sacramento Center and north of the IMP Building. Years ago, this was an amusement park; now a boat repair business is the most obvious feature. Thillman, an expert environmentalist, also spoke on this subject at the April meeting.

The property includes a sensitive stream that flows under Richmond Highway. The proposed development of almost 69 market-rate townhouses would be difficult because of the stream bed, the lake behind the property, and the need to link to the bridge under highway. In addition, access would be through an existing drive into the Sacramento Center where only right turns are permitted, and the planned widening of Richmond Highway would leave a number of townhouses uncomfortably close to high volume traffic.

Cell tower alternative
Many remember the long battles over where cell phone towers might be placed. Neighborhood rejections were common. Recently, Verizon has taken the lead in proposing the placement of about 140 antennas mounted on telephone poles. They would extend a few feet above the poles and would require only relatively small equipment boxes near the base that could accommodate several carriers.

North Hill information meeting
Those attending the North Hill information meeting on May 28 heard a project briefing and had an opportunity to provide feedback on the proposal to build 329 rental units on North Hill. In 1981, about 48 acres were acquired by Fairfax County using Federal funds. In 1991, 15 acres in the southern part were used for the present Woodley Hills Estate. Over many years, Hollin Hills residents have voiced varying strong views about the undeveloped property remaining. The meeting was held too late for a report on its results to be included in this Bulletin.

—Burt Kronstad