



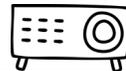
MIDDLERIDGE NEWSLETTER

MAY 2024

Middleridge Civic Association - - - - - Reaching 578 Homes and Families



BAYER'S BROADCAST



SENIORS & BOARD MEMBERS WRAP UP THEIR TERMS

As I write this, May flowers have arrived in bunches and the azaleas will be in bloom by the time this is delivered to your home. The beginning of summer is just around the corner and that means the Bi-Annual Middleridge Regular Membership Meeting is here with the recognition of High School Senior Scholarships and the election of new board members. In addition, at our April Board Meeting, we finalized All Night Grad Party donations for schools our High School Seniors are attending. Thank you to all who donated to this very worthy cause as part of the annual membership drive!

Executive Board

Our annual Executive Board elections (President, Vice President, Treasurer, Secretary) occur during the May Regular Meeting. Currently we do not have enough volunteers willing to support the board and are in danger of not being able to

continue the events and support so many of you appreciate. If you're contemplating the idea, but have questions, please reach out and I (we) will be happy to tell you all about the work we do. Though you are able to decide to join up to the evening of the meeting, if you can please let me know by May 4th so we can prepare. Being part of the board is rewarding. It doesn't involve an overwhelming number of hours, and it has the most wonderful direct effect on the neighborhood. If, perhaps, you are new to the neighborhood and just want to learn more about MCA without actually running for the board, that's encouraged, too. Please send me an email; we'd love to talk with you.

April Events

Maryn Simon and her team did a fabulous job with the Pet Parade - an event I really enjoy each year. There were about 100 people who participated plus many who supported along the parade route.

Based on exceptional support from vendors and Fairfax Club Estates HOA, we were able to give eight prizes this year! The pictures only give a partial sense of what the day was like due to Maryn's wonderful leadership.

Also in April, we held our semi-annual Middleridge Community Yard Sale. Donna Hosek took over our Yard Sale coordination and facilitated an exceptional event for our community.

Enjoy the recaps and photos for our April Pet Parade and Yard Sale in this newsletter and more on our MCA Facebook site and website.

May and June Plans

Bob Franklin leads our Scholarship Committee. Bob's team will complete the interviews and inform the Scholarship winners before May 9th. During the May 9th meeting we will announce the winners and hear about everything these young people accomplished during their time in High School.

Marie Morris will lead our second Feed the First Responder event on June 1st at Fire Station 32. See flyer in this Newsletter and look for emails / website posting with the *Article Continues* **Page 02**

QR code to donate items. These events are appreciated by our First Responders and are a small way for our community to thank those who come to our aid in times of crises or emergency. Please consider donating for the meal.

Bi-Annual Regular Meeting

All of these past and upcoming events lead us into our Annual Meeting on May 9th. We will be meeting at the City of Fairfax Regional Library. It would be wonderful to see you in person, but we will also have a Zoom option. We plan to discuss a number of topics including potential bylaw changes, some recent discussions about Middleridge Park use, and to award MCA scholarships.

The annual meeting is also a time for our neighbors to discuss any concerns, ask questions, and share comments. So, if you have any ideas that the MCA should hear, please join us.

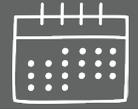
National Night Out

MCA is now planning for our August 6th National Night Out event. PLEASE consider volunteering to help us with this event. Fairfax Club Estates will be supporting us again, but we always need hands to help – as I have said many times “many hands make light work.” We also welcome students who are looking for service hours – it’s a fun day and easy way to support our community. If you would be willing to lend us some time and perhaps some good ideas (again, we always want great new ideas),

UPCOMING MCA EVENTS

- 5/9 : MCA Membership Meeting
- 5/25 : Deadline to submit Class of 24 Information
- 6/1 : FFR Fire Station 22

NOTES + CALENDAR



we’d love you to join us.

Pedestrian Safety

We have heard from a few of our neighbors about a concern with folks walking in our streets. Bill Pryor, our Neighborhood Watch lead, has included some feedback we received from the West Springfield Police about this issue in this newsletter. Please heed the advice so we can all remain safe.

Thank You

As I finish this month’s President’s message, I want to thank so many of you who have volunteered the last four years to lead events, assist in running events, support the MCA Board in critical positions and on committees, and to be actual Board members. This

wonderful community would not be what it is without all your help! I have been your President for three of the last four years and your Vice President for the other year. I have TRULY ENJOYED it; however, it is time for me to hand off this position to another. This place called Middleridge is amazing. My family has grown and thrived here since 2003 and it has been wonderful! Thank you for letting me serve you these past four years. I so look forward to seeing you around the neighborhood this summer.

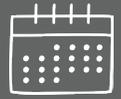


John Bayer, MCA President

May 2024

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3 <i>FCPS School Holiday</i>	4
5	6	7	8	9 MCA General Member Meeting 7pm (see page 3)	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25 Senior Info Deadline for June Newsletter (see page 6)
26	27 <i>FCPS School Holiday</i> Memorial Day	28	29	30	31	1 Feed the First Responders: Fire Station 32 (see page 5)

UPCOMING EVENTS



MCA BI-ANNUAL GENERAL MEMBER MEETING

In addition to the agenda below, the annual meeting is a time for our neighbors to discuss any concerns, ask questions, and share comments. We want to hear from you! Please join us on Thursday, May 9 at 7pm.

Details: 7–8:45pm, May 9

Location: City of Fairfax Regional Library
10360 North St., Fairfax, VA

Parking: Park on level G2 of the library building (enter via University Drive as shown below on the map). Go the stairwell that is farthest from the garage entrance. There will be a person to open the door OR a posted phone number to call if you arrive after 7pm.

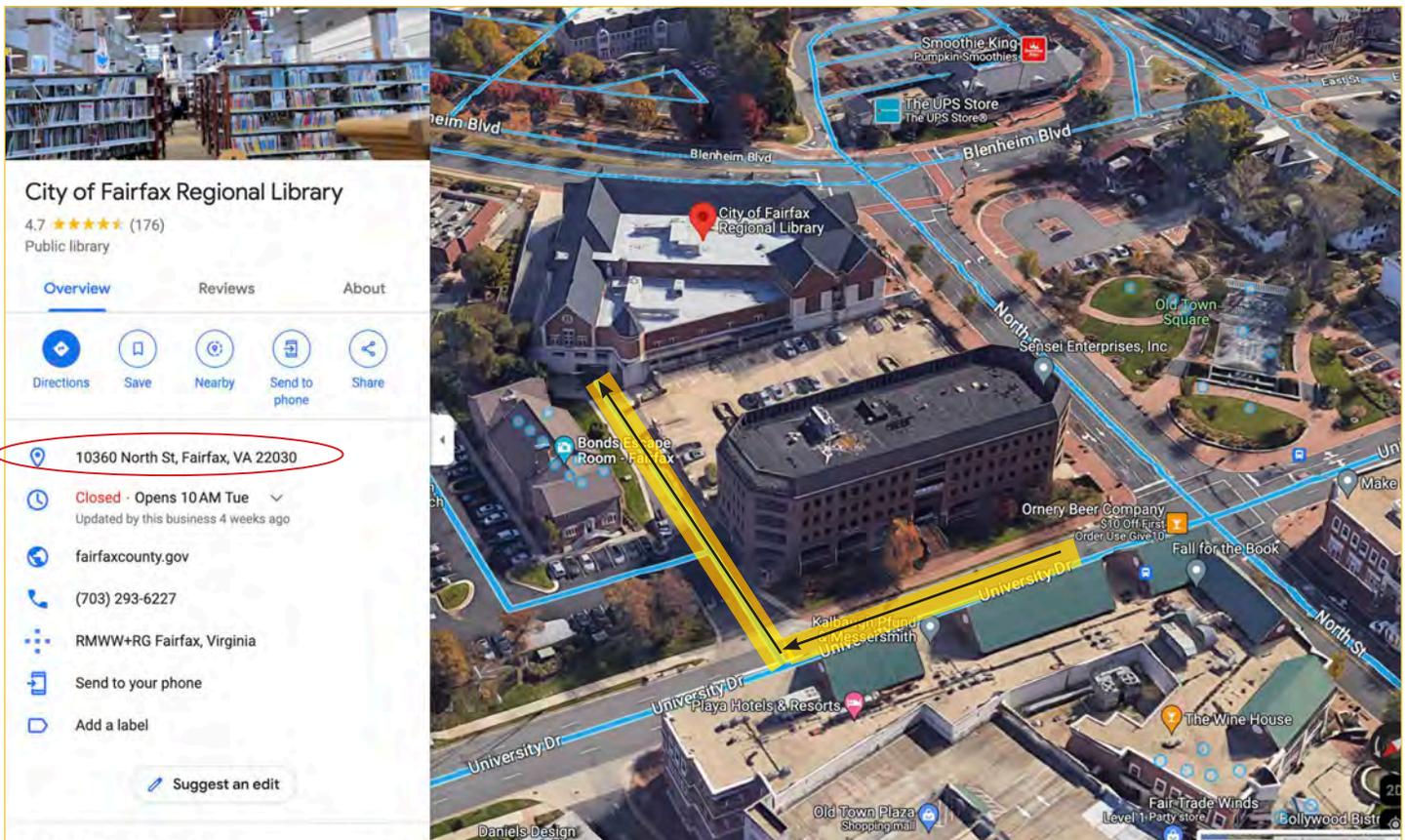
Agenda

7pm - Social with cookies and drinks

7:15pm - 2024 Middleridge Civic Association Scholarship Awards

7:30pm - Middleridge Civic Association business:
Reduced Committee Reports
By Law update discussion
Event / NNO planning discussion
Civic Association Board elections (President, Vice President, Treasurer, Secretary)

8:30pm - Final Middleridge Civic Association business



When you think Real Estate, think Sheila Adams—your Middleridge Expert!



Andrews Chapel Ct

Check out some of the many homes that I have **LISTED & SOLD** in our community!



Francy Adams Ct



Governor Yeardley Dr



Landmark Pl



Broadwater Dr



Paynes Church Dr



James Halley Dr



Oak Park Ct



Paynes Church Dr



Rippon Lodge Dr



Governor Yeardley Dr



Stanhope Place



Kipp Ct



Paynes Church Dr



James Halley Dr



Paynes Church Dr



Rippon Lodge Dr



Paynes Church Dr



Landmark Pl



Rippon Lodge Dr

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UPCOMING EVENTS

FEED THE FIRST RESPONDERS: FAIRVIEW FIRE STATION #32



The MCA will host the second Feed the First Responders event of 2024 for Fairview Fire Station #32 on Friday, June 1, 2024. We need your help completing the wonderful meal for the firefighters and staff.

There are several ways you can help.

1 The station welcomes your homemade creations. You can drop them off at Marie's house on the day of the event or bring it to the Fire Station.

2 Store bought contributions are also accepted. We need appetizers, fruit and veggie trays, salads, rolls, side dishes, desserts, and beverages. We also need plates, cups, napkins, and utensils.

For either option 1 or 2, please sign up to contribute on our sign-up genius page by clicking the qr code with your mobile device, emailing Marie, or visiting <https://www.signupgenius.com/go/10C0E4DA4AC2DA6F8C70-49229296-feed#/>



[signupgenius.com/go/10C0E4DA4AC2DA6F8C70-49229296-feed#/](https://www.signupgenius.com/go/10C0E4DA4AC2DA6F8C70-49229296-feed#/)

3 If you would prefer to donate funds, MCA will use them to get any missing items for the meal. You can donate by going to the MCA website (Middleridgeffx.org) and clicking on the 'Donate' button in the footer. When prompted, select 'Feed the First Responders' as the reason for your donation.

If you have any questions, you can always email our amazing organizer, **Marie Morris** at mca.feed.ffp@gmail.com. Many thanks for supporting our first responders!



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ATTENTION: SUBMIT 2024 GRADUATE INFO BY 5/25

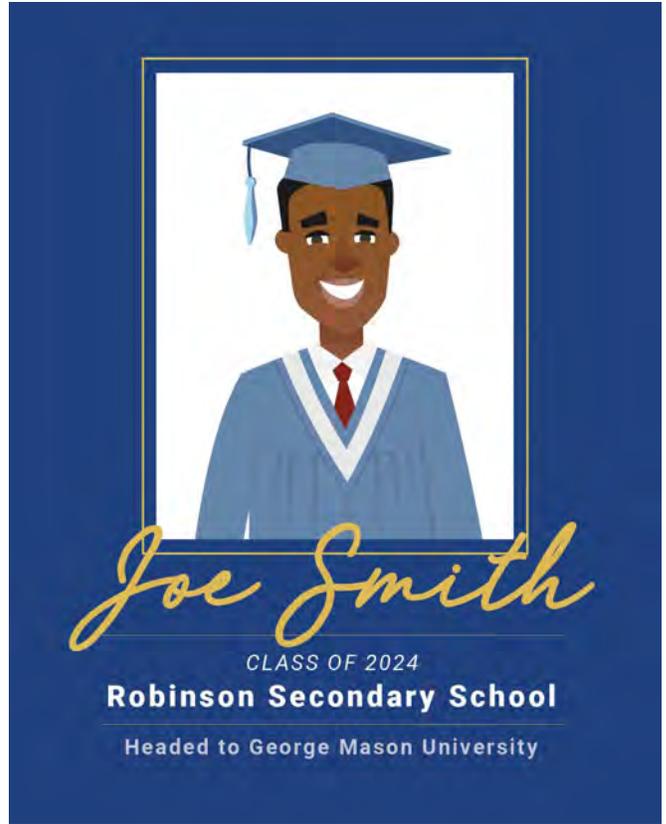
Continuing the annual tradition, our June newsletter will honor 2024 Middleridge graduates. If you have a high school, college, or other program graduate in your household that you'd like to recognize in the newsletter, please send an email with a photo and some basic information such as:

- Graduate's Name (as you'd like it to appear)
- Name of school or program completed.
- Name of college or program they plan to attend next (if applicable)
- Or college degree / program certification earned

Spread the word. Let's celebrate the Class of 2024!



Email graduate photo & information **no later than May 25 to:**
MiddleridgeNewsletterEditor@gmail.com



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Home Buying Strategies for Recent College Graduates



Embarking on the journey of buying your first home is a significant milestone, particularly for those fresh out of college and diving into their career paths. It's not just a major step into adulthood—it's also a savvy financial move that can yield substantial long-term benefits, like equity growth and potential savings compared to renting.

However, diving in without a solid game plan can lead to regrets. Many new homeowners, overwhelmed by unforeseen responsibilities and costs, end up selling their properties prematurely, feeling disheartened by the experience. But with a thoughtful approach, this pitfall is entirely avoidable.

For recent graduates aiming to transition from cap and gown to homeowner, here are some pragmatic steps to set you on a path to success:

Assess What You Can Truly Afford

Starting off, it's crucial to balance your dreams with reality. Adding a mortgage to existing student loan burdens isn't trivial. Evaluate your total income against your outgoings—not just your student loans, but all monthly expenses like groceries, transportation, and utilities. A rule of thumb? Keep housing costs around one-third of your total monthly outlay. Don't forget to account for one-time payments like closing costs. Being financially well-prepared is key.

Strategize Your Savings for a Down Payment

Next up, focus on saving for a down payment. While traditional advice suggests aiming for 20% of the home's price to minimize mortgage payments, options like FHA loans could lower this barrier to just 3.5%. No matter the route, start funneling a fixed percentage of each paycheck into a dedicated savings account. This disciplined approach will help you gather the necessary funds without temptation to dip into these savings.



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Maintain and Improve Your Credit Score

Your credit score isn't just a number—it's a gateway to better loan conditions. Before house hunting, check your credit score (free once a year from the major credit bureaus). A score of 700+ is typically favorable. If your credit is lacking, small habitual changes, like reducing credit card usage and paying bills on time, can gradually improve your standing.

Engage with Experienced Real Estate Agents

Armed with a clear financial picture and a savings plan, it's time to connect with us, your valued real estate professionals. Experienced agents are pivotal, helping you navigate the market within your budget and steering you towards a home that meets both your needs and financial constraints.

Reflect on Your Readiness to Buy

Purchasing your first home is thrilling but challenging. Full comprehension of the buying process and a robust financial strategy will empower you to make informed decisions about what you can afford and whether it's the right time for you to buy.

By following these strategies, you can approach home buying with confidence and clarity, turning what can be an overwhelming process into an exciting venture for your future.

Finally, whether you're a student who has just graduated, or know someone who is stepping into the world of first-time homebuying, we're here to help make this significant transition as smooth and successful as possible. Our team takes great pride in guiding new homeowners through the intricacies of the real estate market, ensuring they make informed decisions that suit both their immediate needs and long-term aspirations. With a commitment to excellence and a personal touch, we're dedicated to turning the dream of homeownership into a rewarding reality for each and every client. Let's start this journey together, and make your first home purchase a fulfilling and wise investment.



NEIGHBORHOOD WATCH NOTES

PEDESTRIAN SAFETY ON MIDDLEBRIDGE ROADS

Courtesy of the MCA Board & Neighborhood Watch Committee

Reminder: For the safety of both pedestrians and motorists, Virginia law states (Sec. 46.2-928) that "Pedestrians shall not use the roadways for travel, except when necessary to do so because of the absence of sidewalks which are reasonably suitable and passable for their use."

Some of our residents have observed walkers, occasionally in groups, utilizing a good portion of streets in Middlebridge in a manner that may obstruct traffic flow and present safety concerns. Consider that at certain times of day, such as dusk, dawn, or when the sun angles just so, natural lighting conditions may impair a driver's ability to see pedestrians (such as when it shines directly in a driver's eyes). Being in the streets at these times poses

an increased hazard. Walkers may be more likely to be struck or contribute to a driving mishap. From an accident liability standpoint, depending on factors such as whether a driver was speeding, police could find either the driver or pedestrian to be at fault. Regardless, we should acknowledge the fact that many drivers really speed down our streets--especially "thoroughfares" like Paynes Church--and that poses a risk. We can look out for ourselves and each other by exercising smart risk management and following the established rules. Please use the sidewalks OR keep to the far left of the street, facing traffic!

IN CASE YOU MISSED IT

Neighborhood Watch posted a Spring update on our website last month. Scan the QR code, open your MCA app, or visit the website for the latest! →



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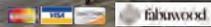


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EVENT RECAP



A PAWSOME PET PARADE



The sun came out and the wind settled down just in time for our annual Middleridge/FCE Pet Parade event on April 13th. Dogs of all shapes and sizes and one hamster joined together with their humans and marched from the top of Broadwater Drive to Middleridge Park.



JUDGES

Judges compiled their votes and awarded prizes in seven different categories (see below for the list of winners).

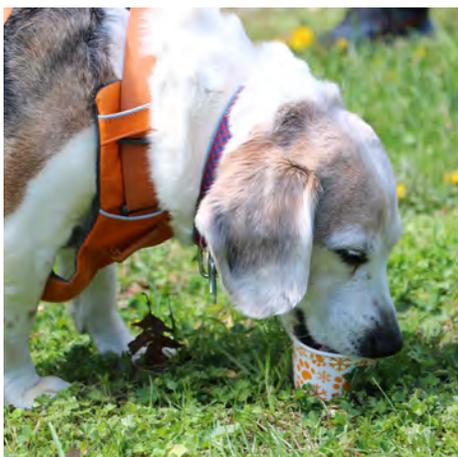


Thank you to our discerning judges, MCA President John Bayer, FCE President Travis Brown, Supervisor Walkinshaw, and Braddock District FCPS Representative Sizemore-Heizer. An ample supply of delicious bakery treats was donated by Great Harvest Bread in Burke. Webers and Petco, both in Fairfax, donated a generous supply of dog toys and treats and BarkBox donated a gift card for a free plush box for a lucky winner. Thanks to the fantastic fundraising efforts of Nicole Gonzalez, there were enough toys and/or treats for any pup who wanted one.



HELPERS

This event would not have been possible without the hardworking members of the Pet Parade Committee: John Bayer, Nicole Gonzalez, The Koch Family, Eloise Ayers, The Williams Family, and Ashlyn Edwards. Our fantastic Neighborhood Watch Committee members, Bill Pryor, John Tedrick, Brahma Koodallur, and Bob Franklin, ensured that all residents arrived safely to the park. Thank you to FCE for donating bottled water to the participants and Target gift card for the contest winners. If you enjoyed the parade this year, we'd love to have you help plan next year's event (email Maryn at mds81812@gmail.com). Until then, MCA is woofing everyone a wonderful spring!



WINNERS

- Best Trick:** Delilah (Taphorn Family)
- Judges' Choice:** Sampson (Grayson Bolno)
- Judges' Special Choice:** Nelson the Hamster (Claire Williams)
- Most Well-behaved:** Murphy (Laurie Stone)
- Best Dressed:** Fisher and Blackberry (The Potter Family)
- Loudest Barker:** Zelda (Ralph Pickard)
- Oldest Pet:** Buster (Maribel Manrique)
- Youngest Pet:** Nolan (human name unknown)



MEMORIES OF MIDDLEBRIDGE

BEST WISHES TO BECKY & JERRY FIAL

10707 DENEALE PL

- Friendly neighbors with gorgeous gardens
- Moving after 52 years (with their pup, Mimi)

In mid-April, the Deneale Place cul-de-sac and surrounding community came together to wish Becky and Jerry Fial farewell. This incredible couple is among the few remaining original Middleridge homeowners.



Becky and Jerry bought their home in 1972 as the Middleridge community was forming. They smiled at each other as they remembered thinking

it was expensive when they bought it for \$50,640. "The first time I saw this neighborhood, I thought it was in the middle of nowhere," Jerry said. "We didn't even get to see the house when we bought it because it wasn't built yet. I told them 'just don't make it gray.' It was gray when we moved in," Becky added with a laugh.

Over 52 years, they: made many home improvements including two major additions, raised their family, tended to the gardens, and made amazing friends. The card that accompanied the gifted photo of their home said it well...

Jerry and Becky have witnessed many changes to the area. When they moved here in 1972:

01. There were no stores other than one Safeway and a 7-11.
02. Sideburn was a gravel road and there was only a dirt road leading to Guinea.
03. Braddock road was only two lanes wide (one each way).
04. There was a one-way bridge to get to Occoquan. People had to take turns to cross it.
05. Becky said, "Back then, people in Middleridge didn't come out and talk to each other. It's much nicer and more social now!"
06. And here are some bonus lessons they learned in 50+ gardening seasons:
 - Don't plant annuals until after Mother's Day
 - Don't plant a Bradford Pear Tree (they're invasive, messy, and stinky)
 - Keep an eye out for poison ivy



MAY YOUR HOME ALWAYS BE TOO SMALL TO HOLD ALL YOUR FRIENDS."



BOARD MEETING MINUTES

MCA BOARD MEETING MINUTES IN A MINUTE

The Executive Board, Committee Chairs, and residents gathered via Zoom on Thursday, April 11, 2024, for the monthly board meeting. The Board authorized Scholarship and All-Night Grad Party spending. There are 348 MCA members for 2024; renew your membership at <https://middleridgeffx.org/members>. One block captain is needed at Andrews Chapel. For updates to the Middleridge website, begin to use the email editor_website@middleridge.org. Spring events are being planned. Anyone wishing to run for office of the MCA Executive Board at the meeting on May 9th should email the Board at board@middleridgeFFX.org.

by Marie Morris,
Middleridge Neighborhood Secretary

Upcoming Monthly Meetings: Thurs, May 9 & June 13 at 7pm



SIDEBURN RUN
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BLOCK CAPTAINS



BLOCK CAPTAIN STILL NEEDED

Middleridge Civic Association is In search of a new Block Captain for the E-28 block (Andrews Chapel Ct and nearby John Ayers Dr). You do not need to live in the block to be Block Captain. If you or someone you know is interested in volunteering, please contact Maureen Campbell, 703-323-8817.



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MIDDLERIDGE CIVIC ASSOCIATION



EXECUTIVE BOARD

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Vice President	<i>John Tedrick</i>	vicepresident@middleridgeffx.org
Secretary	<i>Marie Morris</i>	secretary@middleridgeffx.org
Treasurer	<i>Niamh Minus</i>	treasurer@middleridgeffx.org

WHERE TO FIND US

MAILING ADDRESS

P.O. Box 208
Fairfax Station, VA 22039

MIDDLERIDGE WEBSITE

www.middleridgeFFX.org

MOBILE APP (FOR MEMBERS)



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CONTACTS

Webmaster	<i>Joe Landry</i>	webmaster@middleridgeffx.org
Newsletter Editor	<i>Elizabeth Hawks</i>	editor@middleridgeffx.org
Membership	<i>Jessica & Gregg Summer</i>	membership@middleridgeffx.org
Welcoming Chair	<i>Sharon Brown</i>	welcoming@middleridgeffx.org
Facebook	<i>Ashley Campana</i>	editor_FB@middleridgeffx.org
MCA Caring Community		mcc@middleridgeffx.org

OTHER POCS

Neighborhood Watch –Bill Pryor
Newsletter Distribution –Maureen Campbell
Letterboard Signs –Katie Hanczaryk