

Ivy Hill Homeowner's Association Newsletter

April 2024



Banner Photo by Susan Sheppard

IHHA President's Message

Did it get dark enough for you during the partial solar eclipse on Monday, April 8th? It was so overcast here in Ivy Hill that afternoon that the dimming light was really the only indication of the spectacular astronomical events unfolding out of sight just above our heads. Our intrepid photographer, Bill Hite, had all of his equipment set up to capture the moment of near-totality, but only was able to photograph some pretty images of backlit cloud formations. There was a much better view of the eclipse a few miles to the east. Susan Sheppard of NovaTech captured the banner image above from a parking lot in the Ivy Creek Industrial Park using her cell phone camera.

Far more visible, and closer to home, we are happy to report that the Forest Recycling Center installed their spring brush bin on Monday, April 15th. This is a great opportunity to go around your property, gather any debris brought down by the recent severe windstorms, and cut out any damaged foliage and dead branches. The brush bin will remain available at the Recycling Center for one month, through mid-May. There will be a similar fall brush bin for a month in the fall, starting on September 15th. By maintaining the outside of your property and your dwelling, you are respecting your neighbors and the Ivy Hill community. Neat properties also help reduce the ongoing problem of littering along the roadways in the community. See the article on Page 5 of this Newsletter.

Please read and review the Reservations & Restrictions (R&R) that are applicable to your neighborhood. They can be found on our Website (ivyhill-forest.org) under the Planning tab at Homeowner Association\Ivy Hill\Ivy Hill Restrictions.

Our annual membership drive is in full swing. We need everyone's financial help to keep up the quality of services that we perform. Less than half of Ivy Hill residents joined the IHHA last year. It's unfair that this community-minded minority has to foot the bill for services that benefit the whole community. Do the right thing. Join now. See the article on Page 9 of this Newsletter.

Tom Haertel, IHHA President

Ivy Hill Ladies Association

Hello to all the ladies of Ivy Hills,

We had our bi-annual spring meeting earlier this month. Sixteen of our faithful members attended and it was a good meeting. Nice to see everyone!

I do need to ask any member who hasn't yet paid her 2024-25 dues of \$30.00 to please send a check to Barb Walton at 102 Lake Ridge Drive.

Speaking of membership, we always welcome any and all ladies who want to join us (and have some fun too). There is a possibility of a Spring Wine and Cheese party at Brenda Harvey's, date TBD. And according to our by-laws, you may come to one of our events, and then decide if you want to join the club. Be sure to bring your check book or \$30. We do accept cash. The more the merrier you know. And your hubby or friend can come along.

We are still in planning stages for a summer party, the bi-annual fall meeting, Oktoberfest, and a winter party. This year we had a comfy cozy get together for our winter party at the club house. It really was a great time with games and everything. See the article (and photos) on Page 6 of this Newsletter. So, come to one of our events with your ideas and join one of the oldest clubs in the Ivy Hill community.

Please call me or email with questions or new ideas. I'm always open to creative ways for getting to know our neighbors. There are a lot of special folks living here.

Cheers,

Vicki Sharrett, IHLA President
vckshrrt@gmail.com
434-665-7861

Suspicious Vehicle Sighting

A Gilfield Village resident recently spotted a white van with blue letters that read Anderson behaving suspiciously in her neighborhood. They parked on her street and three guys got out and roamed the neighborhood while one stood by the van. She reported the incident to the sheriff. The same vehicle was spotted on Meadowgate Drive a day later. Please be alert and report any suspicious behavior.



LOCALLY SOURCED
Forest Farmer's
MARKET
SINCE 2011

2024

Saturdays
April 27
through
November 23
8am to noon
December 14
9am to noon

15583 Forest Road
Forest Va 24551
Forestfarmersmarket221@gmail.com

Ivy Hill Architectural Committee

The Ivy Hill Architectural Committee was created by Allen Harvey. It reviews and approves the plans for all new-build construction, major renovations, additions, improvements, and mass plantings in the original Ivy Hill development. It also serves the neighborhoods that he developed later that also use the general Ivy Hill Reservations & Restrictions. They can be found on your Ivy Hill Website (ivyhill-forest.org) under Planning tab at Homeowner Association\Ivy Hill\Ivy Hill Restrictions. Some Ivy Hill neighborhoods that were developed by other developers have separate Restrictions and their own Architectural Committee or other compliance mechanism; but all Ivy Hill neighborhoods were created as deed restricted developments. Most of these later restrictions can also be found on the Website under the same tab by clicking on your neighborhood. If you are unsure as to which Ivy Hill neighborhood you live in or which Restrictions apply to your property, take a look at the color-coded map that is also posted under the Planning tab. Select the last option Ivy Hill Map on the pull-down menu. If the restrictions for your neighborhood are not listed, contact your neighborhood HOA.

The general Ivy Hill Reservations & Restrictions and the equivalent Restrictions of the various Ivy Hill neighborhoods that came later have been applied differently at different times over their histories. Also, times have changed, and the original developers did not anticipate fiber-optic cable and direct-to-home satellite communications, internet-empowered remote work, solar power, or some of the other aspects of modern life when they drafted the Restrictions a half-century ago. If you have any questions about how the Restrictions apply to your home and property, contact the Ivy Hill Architectural Committee before you start planning any changes. Likewise, if you live in a neighborhood that has separate Restrictions and you are thinking about making changes, contact your neighborhood HOA or local Architectural Committee as soon as possible.

Sharon Mahon, Chair
smahonfun@gmail.com
(434) 401-1846

IHHA Officer Elections

As reported in the last Newsletter, the position of Secretary remained open at the conclusion of the first meeting of the new IHHA Board of Directors meeting in January. An appeal was therefore made in that Newsletter to the whole community for anyone interested in joining the Board and serving as its Secretary to step forward. Chris Huseman (314 Quail Ridge Drive) did so, attended the March Board meeting, was elected to the Board at that meeting, and then subsequently elected as its Secretary. Chris is a professor at Liberty University. He and his family have lived in Ivy Hill for 7 years. Welcome to the team Chris!



Proposed Zoning Change in Forest

You may have noticed numerous “Proposed Zoning Change” signs that have appeared in the Forest area and especially recently along Forest Road. These signs mean that the owner of the property is asking for a change in the present zoning for their property in order to accommodate their proposed building project. The zoning designation controls the land use and type of allowed development on the property. It also establishes development requirements like maximum building height, minimum setbacks, allowed density, and other critical project details.

On April 2, 2024 at a Public Hearing, TPB Enterprises LLC, the applicant, asked the Bedford Planning Commission to allow a change to the original Approved Master Plan of Thomas Jefferson Crossings “Residential Area Four” which was originally approved for 83 residential units (townhomes.) TPB Enterprises LLC asked to amend that plan so that they could instead build 199 dwelling units (multifamily dwellings) in Residential Area Four.”

- This property is zoned PD-1, Planned Development District.
- The location of this property is addressed as 1081 Reynard Run but it adjoins Crossing Centre Drive (Route 1488) and Forest Road (Route 221.)

At the meeting, a group of people from several areas in Forest presented concerns about traffic congestion, increased school enrollment, sewage capacity, and sediment and erosion runoff to the nearby lakes. It was also pointed out that according to the present Zoning Ordinance the PD-1 District “should not be utilized only to increase residential densities.” The applicant is asking for approval of a 139.75% increase in density from the original Approved Master Plan.

As the meeting progressed and the Planning Commissioner Members discussed the project, the Developer’s Agent asked that the issue be tabled until the next meeting:

- Rustic Village Road Apartments, which would have been located across from Poplar Forest Nursery and would have consisted of 220 apartments over four-floor buildings, was proposed. There was opposition to this project and the developer, the same one as above, withdrew from this project.
- Likewise, in October 2023, a zoning change for 8.89 acres on 16380 Forest Road was proposed. This developer, Carriage Square LTD, requested this property be rezoned from PCD (Planned Commercial District) to R-4 (High-Density Multi Family Residential District) so that they could build 165 apartments. The Planning Commission unanimously recommended against this project, and now this property is presently for sale.
- Coincidentally, that land adjoins the “Residential Area Four of Thomas Jefferson Crossings.

If these two projects and the Thomas Jefferson Crossings were to be approved, this would add 584 apartments to about a mile stretch on an already busy and dangerous Forest Road.

Citizens should be able to rely on existing zoning, and not keep facing constant attempts by developers to rezone for higher densities. It is not safe or smart growth for the already congested area of Forest.

The next meeting to continue the discussion of The Thomas Jefferson Crossings Master Plan is scheduled for Tuesday, May 6 at 6:00 pm at the Bedford County Administration Building in the

Boardroom on the second floor. There is parking on the street and behind the building. We can also arrange carpooling. If you would like to speak, there is a time limit of three minutes for each person.

If you can't attend the meeting, you may email your thoughts (whether for or against the project) to:

pcpubliccomments@bedfordcountyva.gov

You may also reach out to the Planning Commission Members:

- District 1: [Mark Gwin](#), 540-520-3321
- District 2: [Jeff Burdett](#), 540-537-3065
- District 3: [Daniel Laslie](#), 434-665-5982
- District 4: [Nick Kessler \(Chair\)](#), 434-944-2213 (District Four is the District for this proposed project)
- District 5: [Ronald Berman](#), 434-832-0018
- District 6: [Donald Wray](#), 540-890-5449
- District 7: [John Briscoe](#), 540-586-9778

If you have questions or thoughts, please feel free to email Debbie Farrago at:

debbiefarrago@gmail.com



Ivy Hill Entrances

All of the initial plantings in the newly landscaped bed around the sign at the Ivy Hill main entrance made it through the winter and are thriving. Additional plantings are planned when the weather warms sufficiently.

Litter in Ivy Hill

Littering continues to be a problem along the main pass-through routes like Ivy Lake Drive, Lakepointe Drive, and Eastway Lane, and especially on the vacant lots on those routes. There is a strong correlation between unkept properties, empty lots, and trash accumulation. This degrades the appearance of the whole neighborhood. If littering is a particular problem on your property, or any adjacent empty lots, please let us know.

In the meantime, you can help by:

- Keeping the road frontage in front of your property trash free.
- Picking up any litter on any neighboring vacant lots too.
- Don't litter.

Please pitch in. We can conquer this problem together!

Winter Dinner Party

On February 17th, the Ivy Hill Ladies Association hosted a Comfy Cozy Winter Dinner party at the Ivy Hill Clubhouse. The party was well attended, the food was great, we played several clever games, and even the weather cooperated! A good time was had by all.



Ivy Hill Facebook Page



The Ivy Hill Facebook page is easy to find. Look up Ivy Hill Homeowners Association and give us a like! You can also DM (direct message) us there with neighborhood questions, lost animals, local information, activities, or photos that you feel would be of interest to the communities.

Newspaper Drive

With the recent decline in print editions, the local animal shelters are in dire need of clean newspapers to line the animal's cages. If you have newspapers that you would be willing to contribute to this worthy cause, contact Barb Walton at either bwaltonforest@gmail.com or 525-0459.



New Neighbors

If you know of a new resident in Ivy Hill, or a house that has changed hands recently, please contact the IHHA at IvyHillForest@gmail.com so we can update our database and arrange for them to be greeted.

Ads in the IHHA Newsletter are only \$25 per issue and reach more than 600 Ivy Hill households. Contact the Editor at IvyHillForest@gmail.com

Ivy Hill History

For 170 years, Ivy Hill was one home and 1,200 acres of beef cattle. The Radford family bought Ivy Hill farm in 1840 and lived here for close to 80 years, raising cattle and supporting the men and crops needed to sustain such a large plantation in a rapidly changing world. Their house, the first Ivy Hill mansion, burned to the ground in the 1920s. It had been gone “a long time” when in 1935 Herbert Thompson paid \$25 an acre for the property and moved his family from Chicago to Bedford County.

The Thomsons immediately built a log cabin to live in while a new Ivy Hill mansion, designed by famed architect Stanhope Johnson, was designed and built. At its peak, Thomson’s annual “Field Days” celebration attracted several thousand invitation-only guests. Thomson used the event to show off his prize-winning herd of Hereford cattle and state-of-the-art farm equipment. His guests were also treated to lectures on subjects like “The Perfect Beef Type” and “The Importance of Good Bulls in Commercial Herds” and speeches by national dignitaries like Harry F. Byrd and Virginia Governors Colgate Darden and William Tuck. The farm – approximately 350 head of cattle and fields that produced corn and 600 to 700 tons of hay - was managed by Jack Lester and run with a staff of nine men.

When the elder Thomson died in 1953, his son was already established in the business world, and Ivy Hill was too large for his mother to run alone. The farm was offered for sale and an adjacent piece of property that his son had purchased was sold to Jack Lester. The Lester family farmed that property, and another a few miles further up the road, for many years and their descendants still own some of that acreage.

The Ivy Hill farm was sold to Karl Heil of Denver, returning the property to the Radford family of which Mrs. Heil was a member, and then was sold two more times before Allen Harvey purchased it in 1971 to start the Ivy Hill subdivision.

If you have any old photos or interesting historical information about Ivy Hill and the surrounding area that you would like to share with the community, contact the Editor at IvyHillForest@gmail.com



Macbeth

Dave Sharrett is putting together a discussion group to go over Shakespeare’s Macbeth at their house for an hour and a half for maybe 6 or 7 sessions on a Monday or Tuesday evening. Please contact him at (434) 665-7851 if you are interested in participating. He hopes to have about 10 people and promises to do his best to make it interesting and accessible. Dave taught AP English to college-bound high school seniors for 30 years at Langley High School in Fairfax County. The course he developed was heavy on Shakespeare for the first semester; Hamlet, Othello, and Macbeth.

Join the IHHA!

Your financial support is needed to continue the various projects of the Ivy Hill Homeowner's Association.

Your membership of only \$40 supports activities such as:

- Landscaping and mowing at entranceways
- Mulching, seeding, pruning, and weed control
- Maintenance of entranceways
- Lighting at the entranceways
- IHHA Newsletter
- Ivy Hill Directory
- Ivy Hill Website
- Holiday decorations at the entranceways
- Email hot line for lost & found items, wayward pets, and community information & alerts.

You can now pay your membership using PayPal, a debit card, or credit card. Follow the *IHHA Membership* link under *Planning* at <http://ivyhill-forest.org>. You may also use the convenient "Bill Pay" feature of your on-line banking to remit your membership payment.

If you are paying by check, fill out the form below and mail it along with your check to the Ivy Hill Homeowner's Association at the address at the bottom.

We would also gladly accept donations in any amount at any time during the year!



Name(s)	
Address	
Landline Cell #1 Cell #2	
E-mail #1 E-mail #2	

IHHA

Please check one or more of the following:

- 2024 Dues \$40
 Donation \$ _____

Mail to IHHA, PO Box 353, Forest, VA 24551



IHHA Board of Directors (2024)

Tom Haertel, President

525-4229

Susan Nicholas, Vice President

525-7376

Chris Huseman, Secretary

(217) 316-0172

Tony Simmons, Treasurer

525-5625

Sharon Mahon, Architectural Committee Chair

401-1846

Alyssa Squires

Lew Walton

Rene Koch

Barb Walton

Mark Poole

Sandi Caldwell

Tom Purvis

Bill Guzek

Mary Schneeweiss

Stasia Kurasz

Lost a pet or found a stray animal? We can help. Contact IvyHillForest@gmail.com or any IHHA officer or Board member.