

YOUR HELP IS NEEDED....NOW!

March 3, 2006

Dear Omisol Homeowner:

As your Occoquan District County Supervisor and as your Omisol Homeowners Association President, we are writing this letter together in an effort to mobilize our neighborhood against an initiative we believe would undermine our ongoing efforts to make this the place we all want to live. We ask that you join us in our fight.

Those of you who attended our annual meeting last month were told of the development plans of the American Legion land that borders our Association land to the south, immediately behind the homes on the Omisol Road cul de sac. To review, the American Legion is planning on selling the 22 acres they own to a developer, NVP Incorporated, which is planning to build up to 72 homes on quarter acre lots. It is not clear how close they will come to our property line, but it is anticipated these homes will be well within view from our development, even with any tree buffer that might be provided. The major problem with this initiative is the effect we firmly believe it will have on our lake and the ongoing efforts, and monetary investment, to preserve it.

As more and more houses have been built in our local area over the years, our lake has served the unintended purpose of being a watershed for over three square miles, allowing additional amounts of run off water to come into our lake and resulting in an ever increasing amount of siltation. The effect of this is that the lake is basically filling in, leaving us with a deteriorating environmental problem, eventually lower property values, and higher costs down the road to restore the lake to the condition it should be in.

As bad as the current situation is, this newly proposed development will only make matters worse, and actually, significantly worst. The land in question is heavily sloped and will be devoid of trees. Because the property drains directly into Hoos Run, just a few hundred feet from Lake Omisol, there would be more runoff and siltation than we have ever seen before from any one development. Also, an existing ball park used will be lost.

This brings us to the current situation and where you can help.

The American Legion has made a formal request to the County to change its land use plan designation from Parks and Open Space to one of Suburban Residential Low, which allows for the construction of **four homes per acre**. County planning staff was originally made aware of the problems with this acreage and the major adverse environmental impact it would have on Hoos Run and Lake Omisol. Understanding this, County staff indicated that since the developer had not supplied them with any information concerning the environmental issue, they would not recommend initiating the required study for the change in land use plan designation. In essence, this would have killed the project. However, somewhere along the line, something changed.

Without any notification to the Occoquan Supervisor, it was learned this past Tuesday that County staff had reversed its original position and will now be recommending to the full County Board of Supervisors to initiate the necessary study.

While it does not mean that the land use plan and zoning designations will ultimately be changed, it is the first step in that process and it will be our first win or loss in this battle.

The Board of Supervisors will vote on this issue at their meeting on Tuesday, March 14th at 2:00 pm in the McCoart Building on Prince William Parkway. Of course, the Occoquan Supervisor will strongly object to this study for a number of reasons, but it is critical that we as affected homeowners weigh in on this matter and make sure the full Board of Supervisors is fully aware of our opposition in the strongest of terms.

What can you do? First of all, we all know how easy it is to 'let the next guy do it'. Don't make that mistake with this issue. There are three things everyone can do that will not take more than half an hour of your time:

1. Write letters-to-the-editor at the Potomac News in opposition to the Comprehensive Plan change. This can be done electronically at www.potomacnews.com
2. Write emails to all members of the Board of County Supervisors. This can be done by emailing BOCS@pwcgov.org.
3. Most importantly, we need people to show up at the March 14, 2:00 p.m. meeting and speak at citizens time in opposition to the measure. We know this might be difficult for most people, but if there is any way you can attend, it would go a long way.

Your letters should present your thoughts and feelings on this matter, but should also include your views on the environmental degradation this will cause to not only the land in question, but to our property. We already have a shortage of ball parks and to eliminate one only makes matters worse. More houses mean more traffic on a road system that is not capable of handling the existing load. Regardless of plans to widen Minnieville, we are only asking for more traffic problems with this.

We need your help and we need it today! Please get involved with this matter and express your opposition to this infringement on our community. We invite you all to contact either one of us if you have any questions on this matter. Corey Stewart can be reached at 703-792-4643 or cstewart@pwcgov.org. Jim Hart can be reached at 703 491 8540.

Sincerely,

COREY STEWART
OCCOQUAN DISTRICT SUPERVISOR

JIM HART
PRESIDENT, OMISOL
HOMEOWNERS