

Dear members and friends,

As we start the beginning of a new year, on behalf of the Board of the Concerned Citizens United for Belmont Bay I wanted to take a moment to reflect and share our outlook of what lies ahead in 2025.

The Board has been busy in 2024 as depicted in the Year End Report and we look forward to facing the challenges in 2025 to protect the environment of Belmont Bay, to keep our quality of life intact and to strengthen our community.

The review of the rezoning request by Miller & Smith should be concluded by the Prince William Planning Department and the review process by the Planning Commission and the Board of County Supervisor should follow. Pending on the outcome of review by the Planning Department, it will be a busy year that our vigorous effort will be required.

Thank you for your interest and support in 2024 and we look forward to continuing working hard with you and for all of you in 2025.

If you believe in our goals and effort, we ask you to support us financially by making a donation.

Again, on behalf of the Board, we wish you a happy, healthy and prosperous New Year! We look forward to working hard on all issues that would have an impact to Belmont Bay!

KP Lau
President
The Concerned Citizens United for Belmont Bay

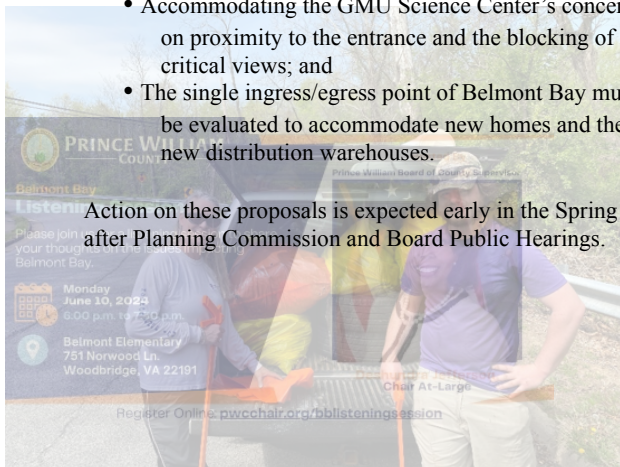
MILLER AND SMITH UPDATE

On June 27th CCUBB submitted its comments on the Miller and Smith Development Plans - REZ2024-00040 Belmont Bay & SUP2024-00036 Belmont Bay and Proffer Amendments to REZ99-022 (1999 Zoning).

While the scope of this proposal is much more limited and modest in terms of density than the previous proposal, locality density and visual impacts will be serious for George Mason University, the Harbor Point East Condos facing the Occoquan River, and the properties adjacent to the refuge. These development parcels are known as “Marina Overlook”, “Taylor Point” which was previously zoned for a hotel among other possible developments and “Belmont Landing”, which was previously golf course holes 1, 2, 17 & 18.

CCUBB could support a proposal with changes including:

- 30% open space must be maintained and establish a 100-foot setback with adequate buffers next to the refuge;
- Ensuring that only the BBHOA will represent the new Communities and not a developer controlled Association;
- Including new amenities for all BBHOA residents;
- Accommodating the GMU Science Center’s concerns on proximity to the entrance and the blocking of critical views; and
- The single ingress/egress point of Belmont Bay must be evaluated to accommodate new homes and the new distribution warehouses.



Action on these proposals is expected early in the Spring after Planning Commission and Board Public Hearings.

VILLAS DIRT DUMPING CONTINUES

On April 13, 2024 at an emergency Belmont Bay Board meeting, the majority of the Board refused to defend the residents of the Villas Condo Association, a sub-association of the BBHOA, against illegal dumping of construction debris 50’ from the closest homes by the golf course of Belmont Bay.

Miller and Smith (M&S) obtained a building permit from PWC on March 14 to build 77 single garage town homes on section 4&5 of Section J&K based on 1999 rezoning approval. However, the site plan for erosion and sedimentation control allowed the construction debris to be dumped permanently on Land Bay F of the Belmont Bay golf course which is still zoned as open space/golf course.

The legal counsel of BBHOA opined on March 25 that the site plan violated both the Master Zoning Plan and the 1999 proffer statements and recommended the Board of BBHOA to file an appeal with the Zoning Appeal Board and with the Circuit Court for injunctive relief. Absent any action from the Board, an appeal was filed by a Villa resident and was successful and the permit was rescinded.

PWC finally allowed the dumping to occur with modifications to limit the height to 12 feet and constructing paths on top of the debris calling them community “amenities.” The moral of this effort is once you let them get away with something the first time, they will keep coming back for more.

On June 10th, CCUBB coordinated and welcomed the PWC Chairman Deshundra Jefferson for her listening session in Belmont Bay. CCUBB was instrumental in turning out dozens of Belmont Bay Residents and area conservation groups to attend the meeting. Supervisor Franklin also attended, as did the Prince

William Conservation Alliance and CCUBB Board Members.

TURTLES IN GMU POND AT RISK

Due to a lack of proper maintenance since the ponds were constructed 25 years ago as stormwater drainage ponds, PWC requires the weakening of the foundation be repaired in order for the rezoning request to go forward. Miller and Smith contracted for the draining and shoring up of both ponds this fall. As we know, the ponds attract wildlife and in fact have been stocked with fish as well by Belmont Bay residents.

The first pond stretching from the old Golf Course hole #12 to the Occoquan via a culvert along old hole #8 was successfully drained and several turtles were rescued by volunteers from Aero led by Tanya Finch with Tanya's Turtle Rescue Project. However, problems with the first pond led to a delayed draining of the pond adjacent to the George Mason University Science Center. GMU had arranged for volunteers and was hoping to see the pond drained during warmer weather when the turtles were not buried deep in the mud to avoid the cold.

As of late December, the pond has not been drained and CCUBB urges area residents to contact Miller and Smith and GMU to ask to hold off draining the pond until warmer weather will allow the rescuing and relocation of many turtles and wildlife to the nearby Occoquan. We will work with AERO and Tanya Finch to assist in this humane effort and urge CCUBB Members to contact Miller and Smith and GMU to ask for the delay.

On another matter, we learned the GMU turned down an offer of 10 acres of land and the pond by Miller & Smith due to liability concerns. We hope this will not harm collaboration on the pending Miller and Smith Rezoning and Development plan for hundreds of new town homes adjacent to the Science Center on the open waterfront parcel between GMU and the Marina. Five town homes were planned next to the Science Center entrance that would also block views from the Center.

RIVERBEND ESTATES CORNER

Belmont Bay has many of its own sub associations and separate communities, including the Acclaim and . We also have older neighborhoods on our peninsula that were here before us, including Riverbend Estates (by the Elementary School) and Old Belmont off of Dawson Beach Road. Former Belmont Bay resident Rob Hartwell married long-time Riverbend resident Daniela Horsman and they serve on the Board of the Riverbend Estates Citizens Association. Daniela's mother, Inge Phillips, also a resident, was the Belmont Bay Elementary "Cafeteria Mom" for 35 years and many area residents and students remember her fondly.

RIVERBEND JOINS OUR BB NEIGHBORHOOD WATCH

Riverbend has participated actively in CCUBB's activities and in fact recently recruited multiple residents to join and supplement our Belmont Bay area neighborhood watch. Rita Crabb, Bobby Houser, Rob Hartwell and Stephanie Halvorson are already helping patrol areas of our neighborhood and their own.

ILLEGAL DUMPING AND TRASH PICK UPS

Riverbend is blessed with its own park and with basketball and tennis courts (due for revamping soon) and a large park parcel behind the school adjacent to old golf course hole #7. They have participated in our Belmont Bay trash clean up days and have their own along Dawson Beach Road and the corner of Regency Road where substantial trash is dumped on the sharp corner turning into Riverbend. They also help patrol the school after hours and worked with the Park Authority to remove tons of debris dumped in the woods in the back and to install security gates to keep out bad actors and nefarious late-night activities.

Join our Concerned Citizens Group

In the 1960s, citizens on Mason Neck across the Occoquan River from us had five distinct communities with varying interests on the peninsula.

Belmont Bay is similar with Old Belmont, Riverbend Estates, Belmont Bay and its multiple sub-Association communities present on our own peninsula. Mason Neck formed a joint Civic Association and united the communities on key issues including their elementary school, traffic and road improvements, environmental protection, poaching and crime. It proved extremely successful in bringing the communities together and addressing issues everyone cared about.

In 2022, Concerned Citizens United for Belmont Bay was founded as a 501(c)(4) nonprofit to accomplish the same goal. Our umbrella civic

group hosted forums on the environment, invited our political leaders and candidates in to speak, and took positions on key development and environmental issues impacting our joint communities. We successfully led the fight against more than doubling our community's population and the number of housing units. We analyzed and communicated our views to our officials and shared critical information with the community. We hosted environmental forums and helped introduce the community to George Mason University's Potomac Science Center! Please Join Us!

2024 Concerned Citizens Forums and Activities

March 12 Guided tour of Belmont Bay for Janet Bartnik, Deputy Director of PWC PARKS on PHNST

April 22 PWC Land Development rescinded Grading Plan on Land Bay F by M&S

June 10 Coordination on Jefferson's Listening Session in Belmont Bay

June 28 CCUBB Comments on M&S Rezoning Request

- July 10-Endorsement letter by Dr. Chris Jones, GMU
- August 28-Endorsement by BBHOA Board
- August 28- Endorsement by PWCA, NPCA, NVBA, PWWS & VNPS

July 16 In person comment to PWC BOCS on BB Density & Ingress/egress point

July 25 "Dead Foxes & Tire marks letter" to PWC Police Chief & local press

Aug 22 On site meeting with PWC Police & Marina management on signages and cameras to discourage loitering and drag races

Sept 18 Stake holders meeting at PWC Parks on PHNST

Oct 10 Meeting with PWC DOT on parking spaces taken by M&S on BBD and speed bump on HSS

Nov 15 CCUBB endorsed redevelopment of Gordon Plaza to include a new Home Depot and Center renovation with a Super Aldi's

Riverbend Estates Residents Daniela Horsman and Bailey McClard haul off trash during the Belmont Bay trash pickup day.

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<https://belmontbayunited.com/>

Or Mail Your Tax Deductible Donation to:

**Mr. Bill Fitzgerald, Treasurer, 624 Angelfish Way, Woodbridge, VA
22191**

To Join our email list email info@BelmontBayUnited.com.