

Stonehurst Homeowners Association (SHA)

CELEBRATING 50+ YEARS



SHA was established in 1969-72, with a green belt on 3 sides. The area changed dramatically over time. Landscape enhancements are needed to maintain the beauty and appeal of the neighborhood.

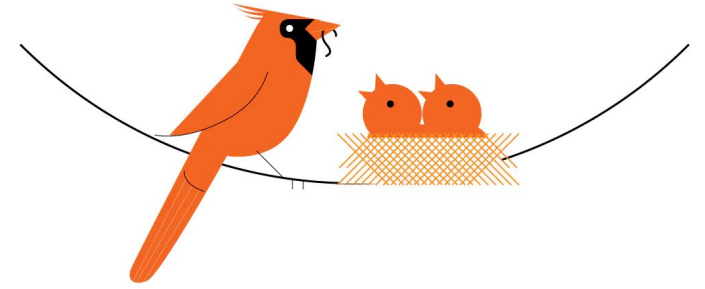
MASTER PLAN

In 2020, the SHA Board approved a plan and budget of \$10,000 per year to update the common areas over ten years.

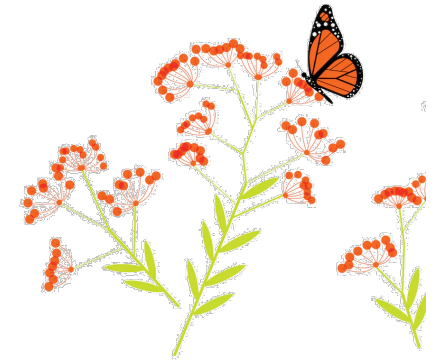
Vision: Landscaping complements the Colonial Williamsburg architecture, using a mixture of native and non-native plant material to add visual interest and support healthy habitat.

SHA owners can view the Master Plan at <https://stonehursthoa.com/default.asp?id=8> (login required)


DID YOU KNOW?



- It takes at least **70% native plant biomass** (trees and other plants) to maintain a healthy ecosystem. Source: Professor Doug Tallamy, University of Delaware (widely cited by other organizations)
- The largest trees in SHA are native oaks. Oaks with a circumference greater than 23 inches are more than 70 years old – older than SHA. Some trees are more than 250 years old – older than the USA!
- Mature trees lower surface and air temperatures by providing shade. Shaded surfaces may be 20–45°F cooler than the peak temperatures of unshaded materials. Source: U.S. EPA
- Mature trees can reduce heating needs by 20–50% and air conditioning needs by 30%. Source: U.S. Forest Service
- Mature trees can increase property values anywhere from 3% to 15%. Source: Arbor Day Foundation.
- Spending time around mature trees provides human health benefits, from lowering stress to improving cognition to boosting longevity. Source: Harvard School of Public Health



SCHEDULE

- ✓ 2020: Entrance (with SHIV)
- ✓ 2021: Arlington and Stonehurst
- ✓ 2022: Graceland and Lindenwood
- ✓ 2023: Annhurst, Fairbury, Marycrest, Cantrell, and Hartwick
-  • 2024: Bailey
- 2025: Barnard and Clanbrook
- 2026-29: Recreation Site and RPA

- The Landscape Chair may adjust the schedule, provided that all common areas are reviewed within 10 years.
- Tree replacement and erosion control projects are budgeted and scheduled separately, based on conditions.
- This spreads investment across the neighborhood.

SHA III

SHA III includes Bailey, Barnard, and Clanbrook (112 homes). It also includes ~1.5 acres of RPA behind Bailey.



BAILEY LANE (70 HOMES)



Erosion control by alley at 9200/9298 and 9283

Renovate beds

Replace po removed in 2024 by 9230 w/river birch

Replace po removed in 2024 by 9237 w/smoketree

Do not replace when dead pr behind 9292 and wo by 9293 (too big for spaces)

Tree care candidate

Beds by 9241, 9283

47 trees/tall shrubs:

- 1 ag = Serviceberry
- 2 Cm = Crape Myrtle
- 1 Cry = Cryptomeria
- 4 Dog = dogwood
- 1 Eh = Eastern Hemlock
- 5 er = Eastern Redbud
- 2 Hol = Holly
- 1 jm = Japanese maple
- 5 Po = pin oak
- 1 pr = invasive pear
- 2 Rm = red maple
- 1 sj = japanese snowbell
- 5 Smag = 2 star, 1 saucer, 2 sweetbay magnolia
- 1 Sm = sugar maple
- 1 swo = swamp white oak
- 14 Wo = willow oak

BEDS BY 9283, 9241 BAILEY



Remove invasives and create complementary beds with magnolia, ninebark and juniper (see insets), and native grasses

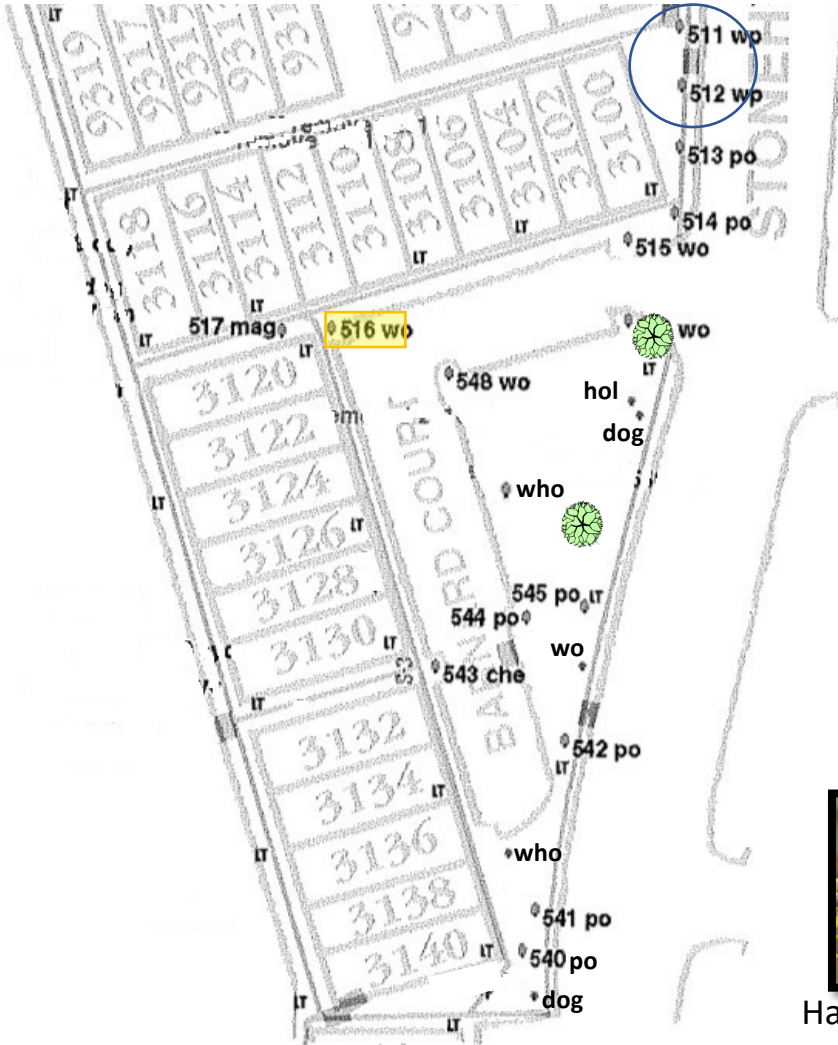


Physocarpus opulifolius
Tiny Wine 3-4'



Juniperus virginiana 'Grey Owl'
2-3'

BARNARD COURT (21 HOMES)



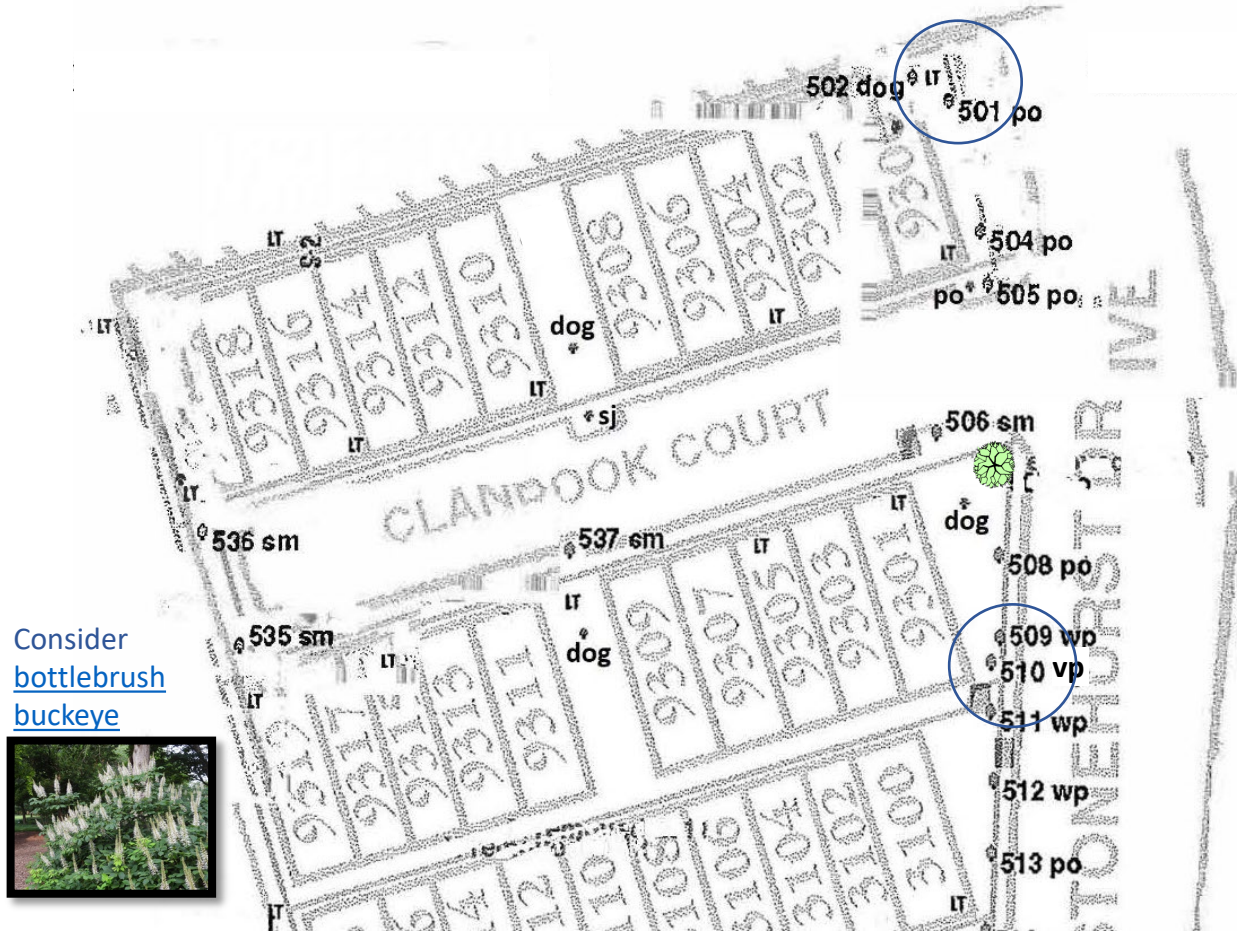
Hamamelis virginiana
15-20'

Bed by 3100 and 9301 Clanbrook (pines), add witch hazel (see inset)

20 trees: 1 Che= cherry; 2 Dog= dogwood; 1 hol= holly; 1 Mag= southern magnolia; 7 Po= pin oak; 2 who= white oak; 4 Wo= willow oak; 2 Wp= white pine

Tree care candidate

CLANBROOK COURT (21 HOMES)



Consider
[bottlebrush](#)
[buckeye](#)



Bed by 9300 (native rhododendron, roses, replace invasive daylilies); [add witch hazel by 9301](#)

16 trees: 4 Dog=dogwood; 1 sj = Japanese Snowbell; 5 Po=pin oak; 4 Sm = sugar maple; 1 vp = Virginia pine; 2 Wp = white pine



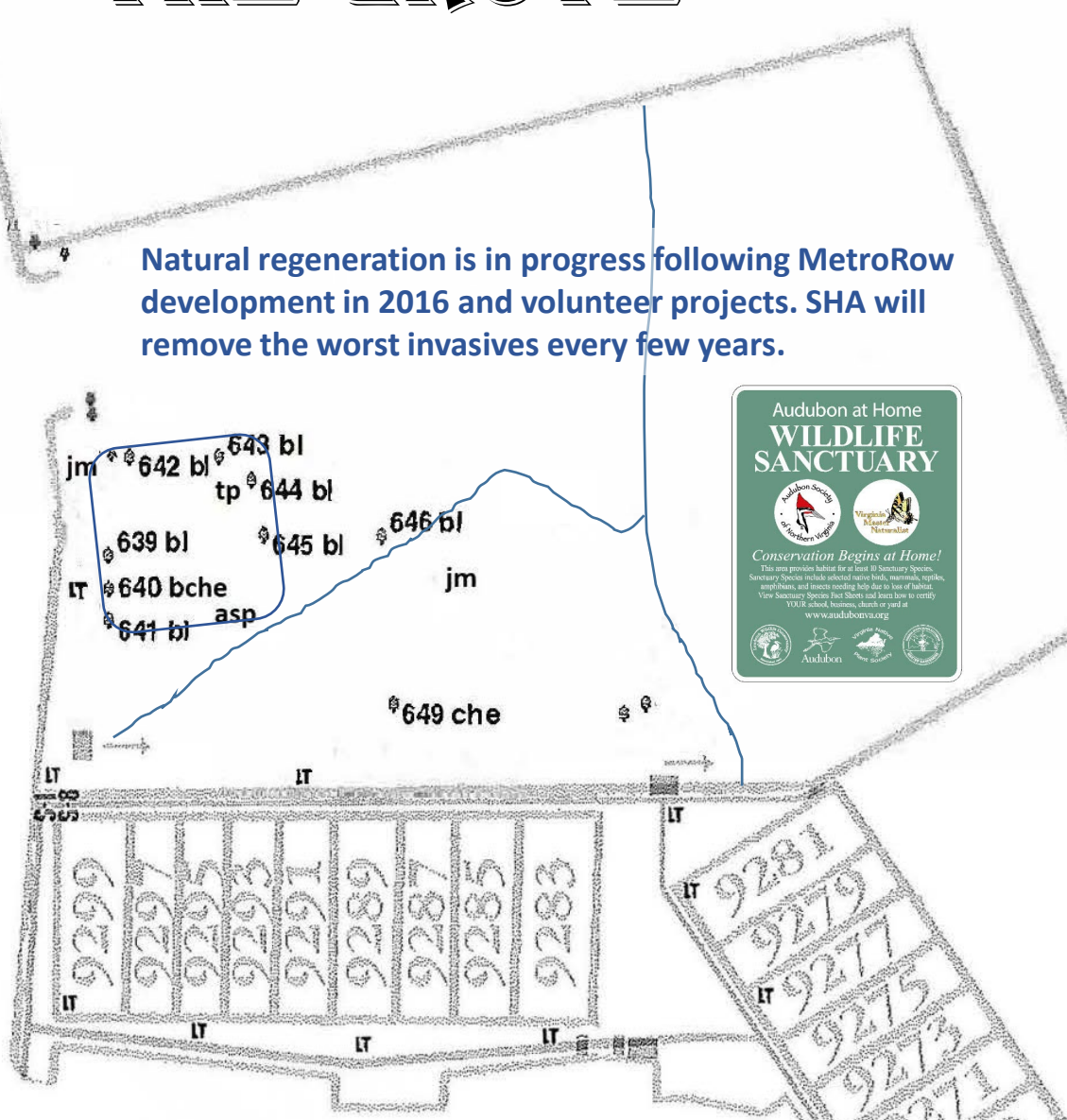
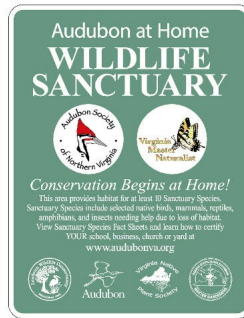
SHA RECREATION SITE

SHA Recreation Site consists of ~1.5 acres behind Bailey. It also includes ~0.7 acres of RPA below the dropoff.

THE GROVE

STONEHURST DRIVE

Natural regeneration is in progress following MetroRow development in 2016 and volunteer projects. SHA will remove the worst invasives every few years.



The Grove: blackhaw viburnum; bleeding hearts; blue lobelia, catawba rhododendron; ferns; flag iris; indigobush; juniper 'grey owl'; lambs ears, oakleaf hydrangea; painter's palette; peonies; smokebush; thicketleaf phlox; weeping dwarf japanese maple; and witch hazel

Trees (not full inventory): 1 asp = aspen; 1 bche = black cherry; 7 bl=black locust; 1 che=cherry; 2 japanese maple; 1 tp = tulip poplar

An aerial photograph of a residential neighborhood. In the upper left, there is a large, multi-story brick apartment building with a parking lot. The rest of the area is filled with dense green trees and several smaller, two-story brick houses with gabled roofs. A semi-transparent grey box is overlaid on the center of the image, containing text.

RESOURCE PROTECTION AREA

SHA common property includes ~4.2 acres of RPA (shaded green on the SHA maps).

INVASIVE CONTROL PLAN

- Resource Protection Areas (RPAs) are regulated corridors within 100 feet of the shorelines of waterways that drain into the Potomac River and Chesapeake Bay.
- SHA owns land in the RPA behind Lindenwood and Bailey, up to the stream bank in some places. **The RPA is part of the green belt that filters water, light, and noise pollution, dramatically improving conditions in the neighborhood.**
- The RPA is full of vines and other invasives that are smothering and killing the large canopy trees, putting the green belt at risk.
- In 2023, the SHA Board approved an **invasive control plan**.
 - Changes to structures and vegetation in the RPA are regulated by [Fairfax County](#).
 - Beginning in 2023, Fairfax County will enforce a new ordinance with fines for failure to control running bamboo ([fairfaxcounty.gov](#)).



Porcelain-berry vine



Running bamboo

COMPLETED PROJECTS

ENTRANCE

4 TREES: blackgum, 2 holly, sugar maple

CENTER MEDIANS

Replace invasive nandina – inkberry holly

Dwarf boxwood edging

Fill with perennials (full sun):

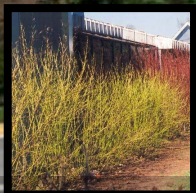
daffodils, coreopsis, hidcote lavender

carpet roses, lambs ears

LEFT AND RIGHT BEDS (front only)

Replace japanese holly - yellow twig dogwood

Replace annuals – purple love grass



Yellow twig dogwood
Cornus sericea 'Flaviramea'
5-6'



Dwarf boxwood
Buxus sempervirens
2-3'



Compact Inkberry holly
Ilex glabra 'compacta'
4-6'

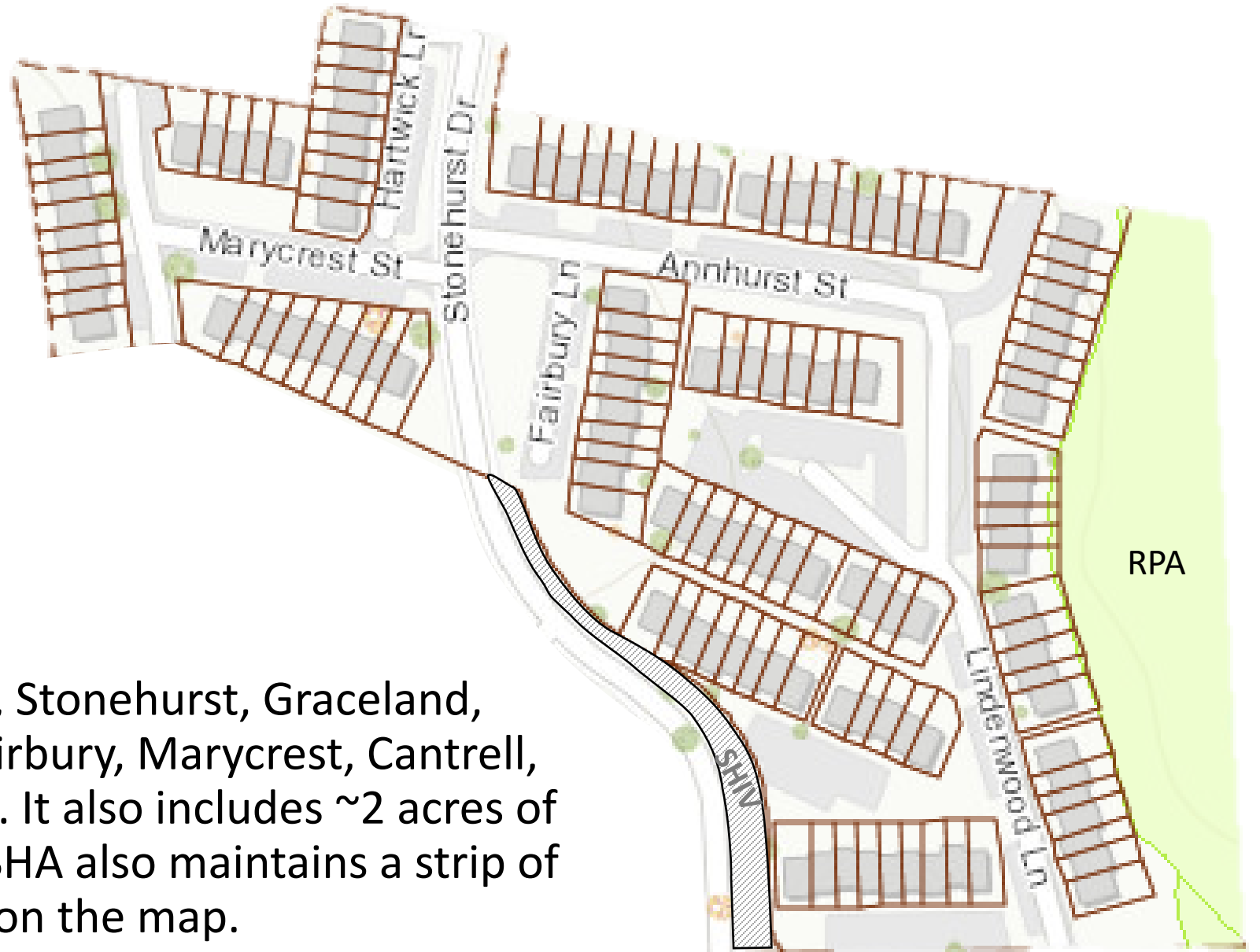


Purple love grass
Eragrostis spectabilis
1-2'

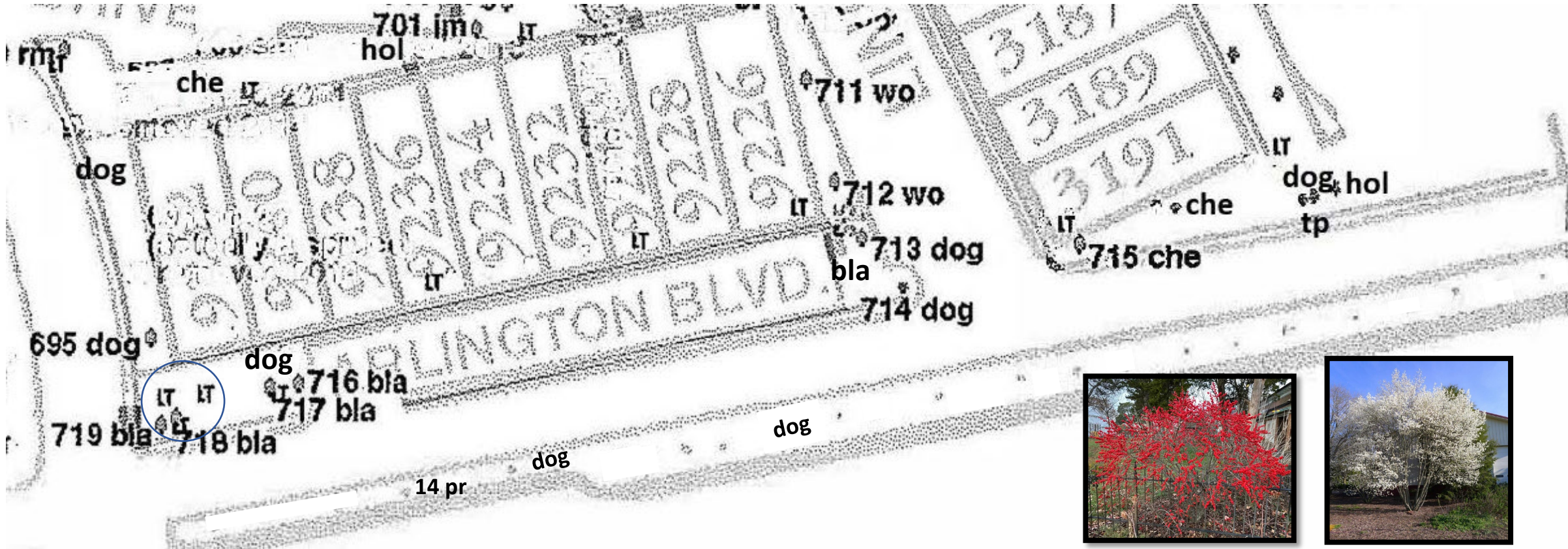


SHA I/II

SHA I/II includes Arlington, Stonehurst, Graceland, Lindenwood, Annhurst, Fairbury, Marycrest, Cantrell, and Hartwick (130 homes). It also includes ~2 acres of RPA behind Lindenwood. SHA also maintains a strip of SHIV common area noted on the map.



ARLINGTON BOULEVARD (9 HOMES)



Ilex verticillata
6-12'



Amelanchier laevis
15-40'

12 trees: 5 Bla = blackgum; 5 Dog = dogwood; 2 Wo = willow oak

16 trees in Route 50 median: 2 dogwood, 14 invasive pr=pear; **replace with holly, pine, and [serviceberry](#) (see inset)**

underplant trees in median with winterberry (see inset) and sweetspire for screening

BED BY 9242 ARLINGTON



Hydrangea arborescens
4-6'

Replace overgrown holly, viburnum, and ivy with native holly, yellow twig dogwood, smooth hydrangea, and Appalachian sedge (see insets)



Carex appalachia
0-1'

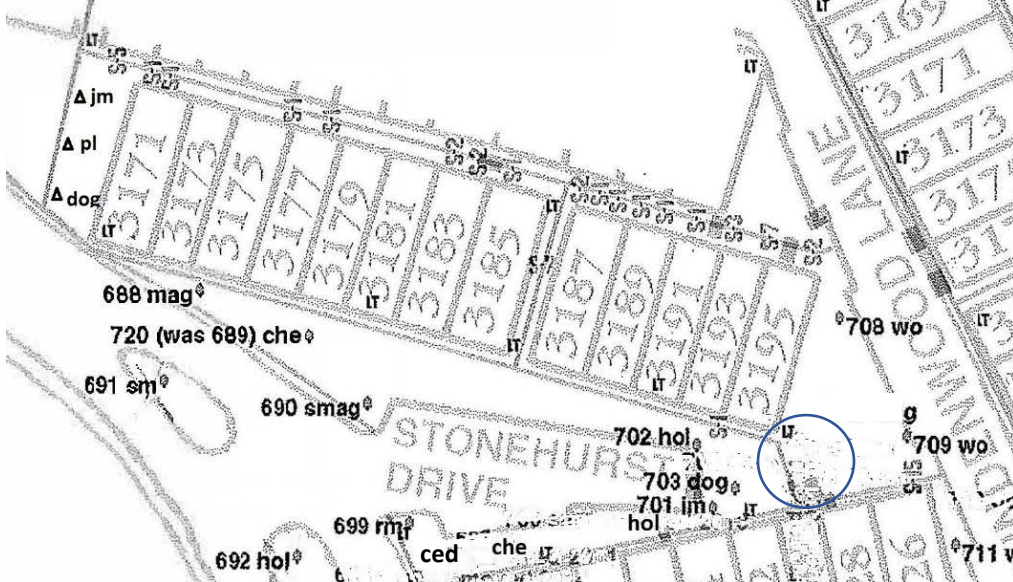
STONEHURST DRIVE (13 HOMES)



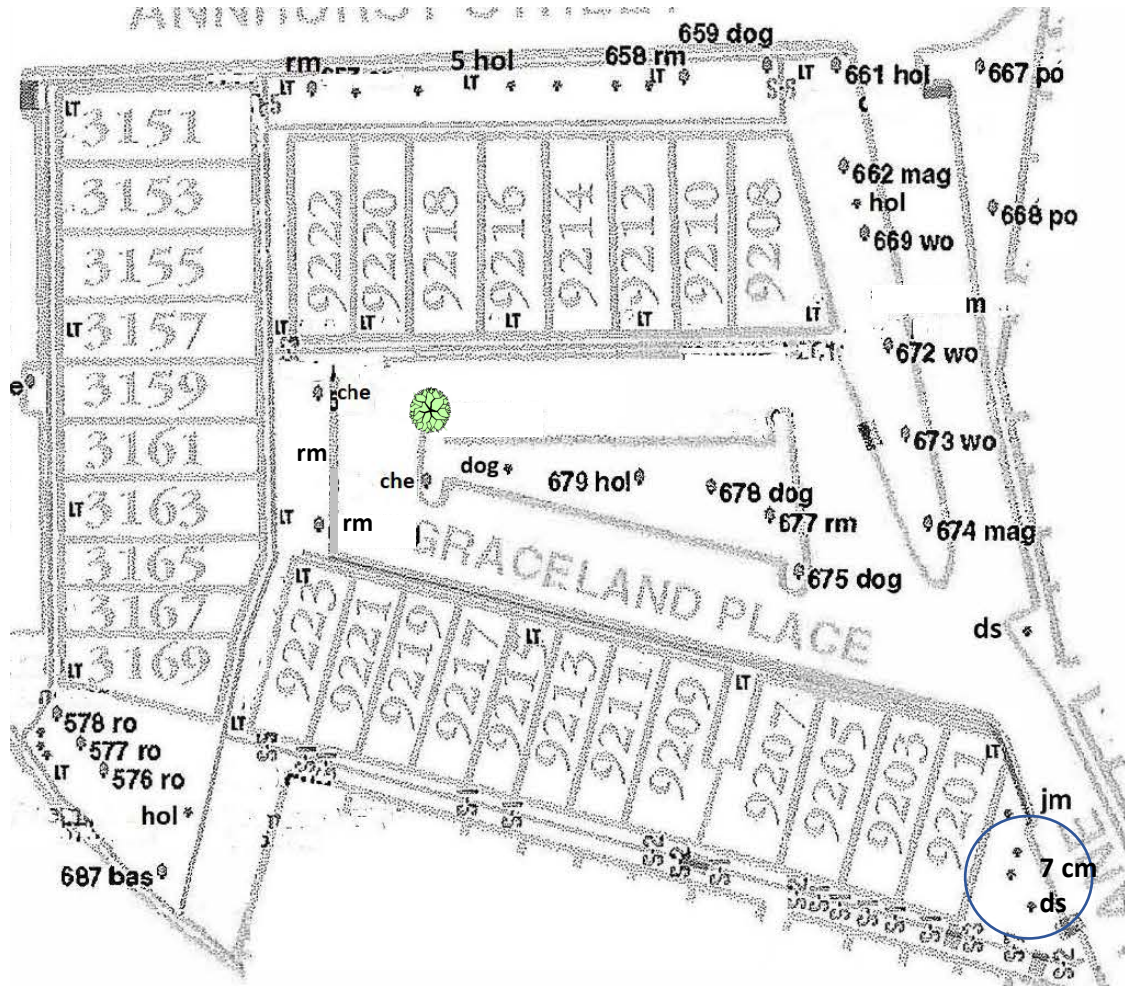
Bed by 3195 (azalea, forsythia, hosta, spirea, groundcover; added spicebush, mapleleaf viburnum)

Planting boxes behind 3193/95 (shrubs, ferns, hosta, removed invasive porcelain-berry vine, added juniper)

15 trees: 1 ced = eastern redcedar; 2 Che = cherry; 2 Dog = dogwood; 2 Hol = holly; 2 Jm = japanese maple; 1 Plum; 1 Rm = red maple; 2 Smag = saucer magnolia; 2 Wo = willow oak



GRACELAND PLACE (20 HOMES)



Renovate bed, replace dogwood with spicebush or wax myrtle, do not plant trees in small ends of parking island



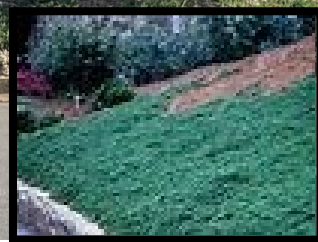
25 trees: 2 Che = cherry; 7 cm = crape myrtle; 3 Dog = dogwood; 1 ds = downy serviceberry; 3 Hol = holly; 1 jm = japanese maple; 2 Mag = southern magnolia; 3 Rm = red maple; 3 Wo = willow oak

BED BY 9201 GRACELAND

Replace some of the crape myrtle with native serviceberry and summer sweet, add creeping juniper within 8' of curb and left edge and reduce invasive daylilies (which do control erosion)



Amelanchier arborea
15-25'

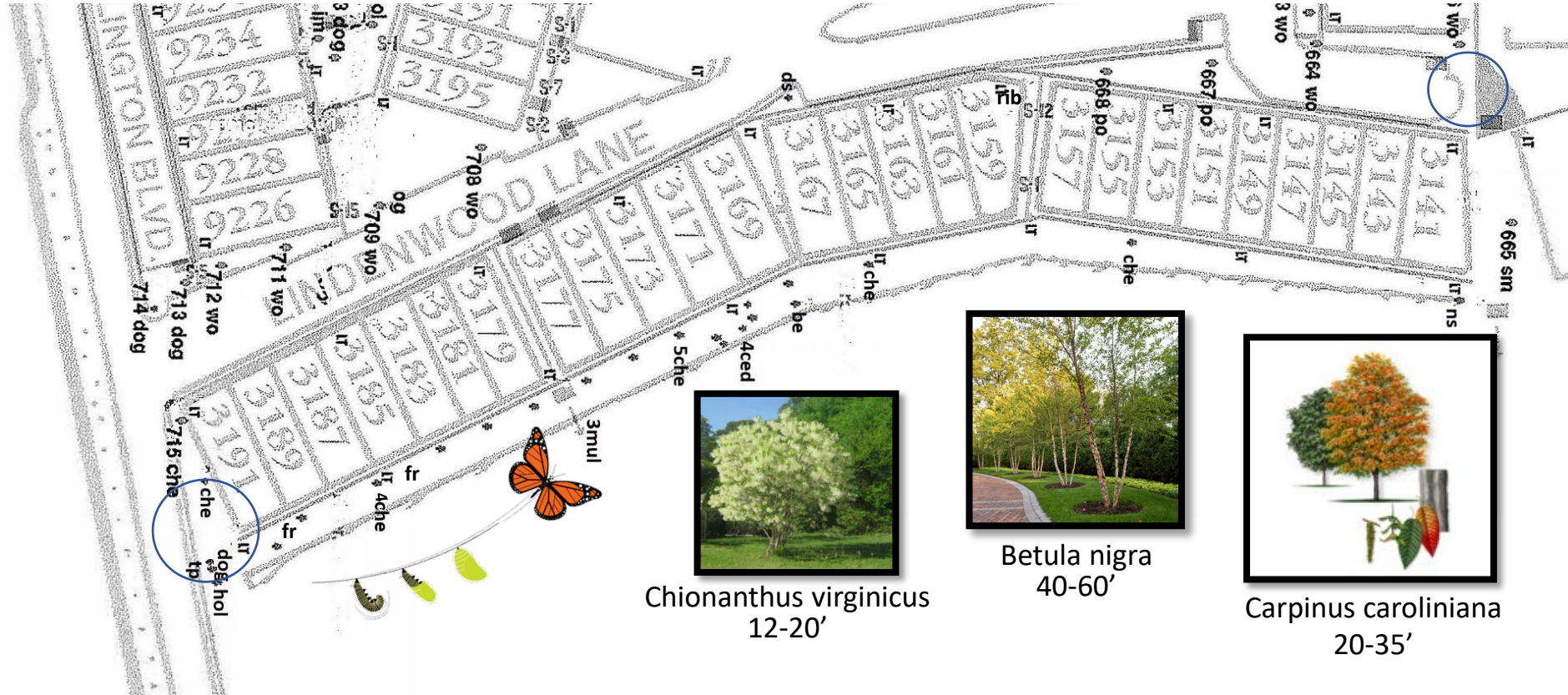


Juniperus horizontalis
'Wiltonii' 6"



Clethra alnifolia
'Ruby Spice' 4-6'

LINDENWOOD LANE (26 HOMES)



Beds by 3191, 3141, and rear sidewalk

31 trees:

- 1 be = Boxelder
- 4 ced = white cedar
- 13 Che = cherry
- 1 dog = dogwood
- 1 ds = downy serviceberry
- 2 fr = fringe tree
- 1 Hol = holly
- 3 wm = White Mulberry
- 1 ns = Norway Spruce
- 2 Po = pin oak
- 1 Rib = river birch
- 1 tp = Tulip poplar

Improve beds; replace pin oaks when dead with birch or dogwood, replace japanese cherries by rear sidewalk/RPA when dead with fringe tree or hornbeam (see insets), spicebush, and small perennials for a [butterfly way station](#)

BEDS BY 3191, 3141 LINDENWOOD



Rhododendron maximum
5-15'

Remove ivy, add juniper, rhododendron
(set inset) and native groundcovers



Cephalanthus occidentalis
5-12'

Renovate with buttonbush (see inset)
little blue stem, and creeping phlox

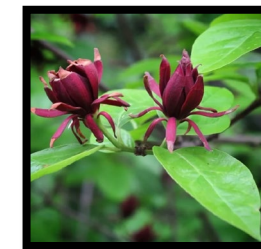
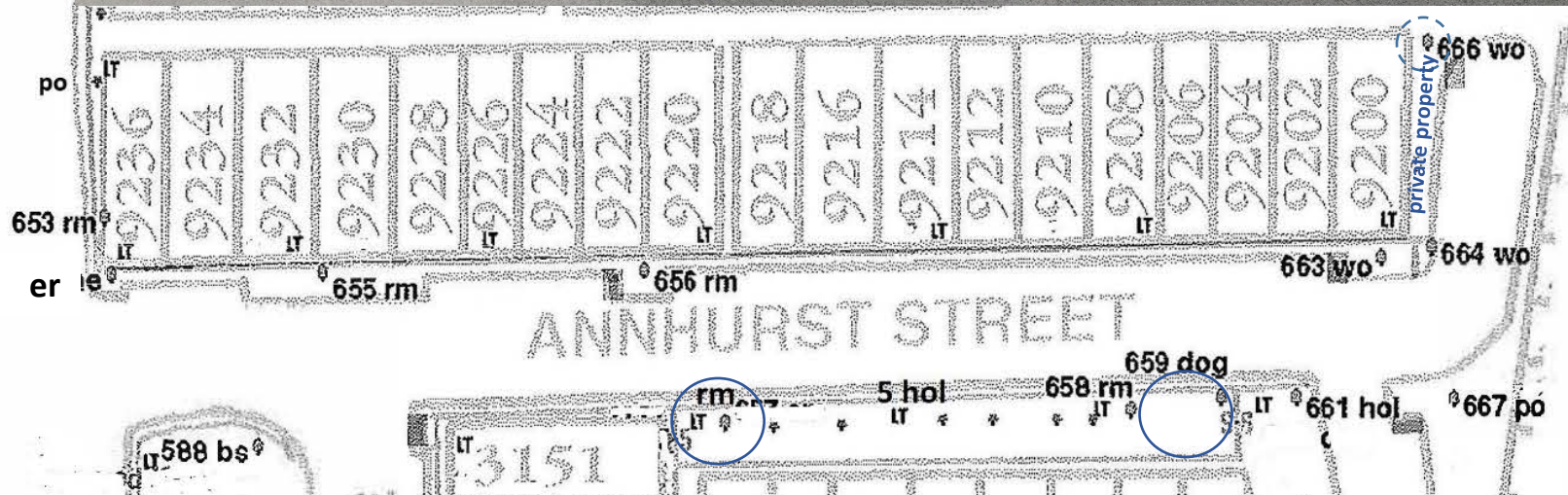
ANNHURST STREET (19 HOMES)



Beds on slope

16 trees:

- 1 Dog = dogwood
- 1 Er = eastern redbud
- 5 Hol =Nellie Stevens holly
- 1 Po = pin oak
- 5 Rm = red maple
- 3 Wo = willow oak

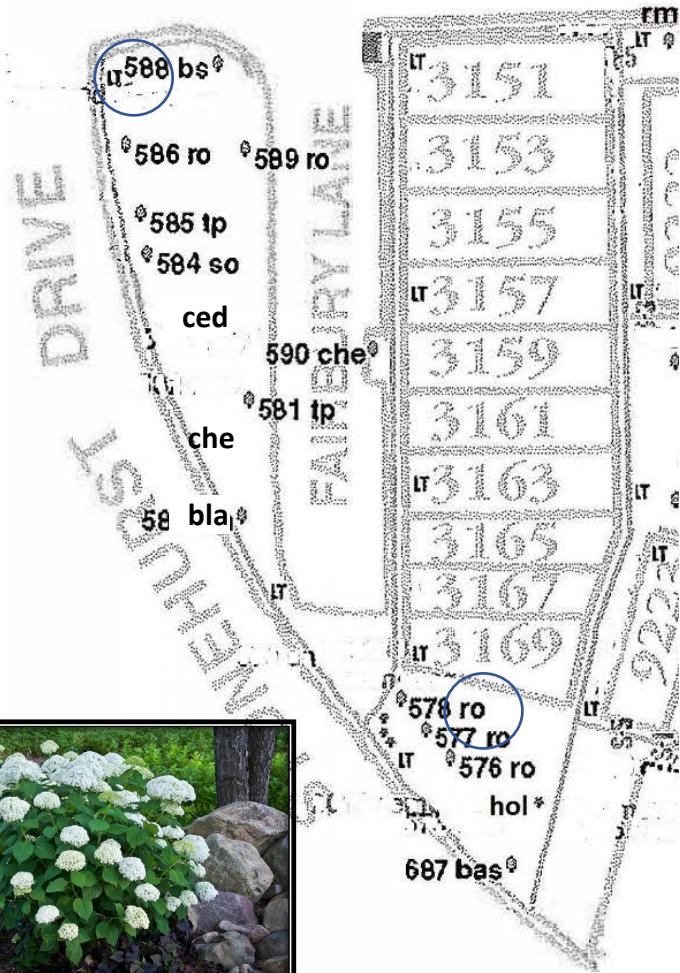


Calycanthus floridus
6-10'



Rhus aromatica
1.5-2'

FAIRBURY LANE (10 HOMES)



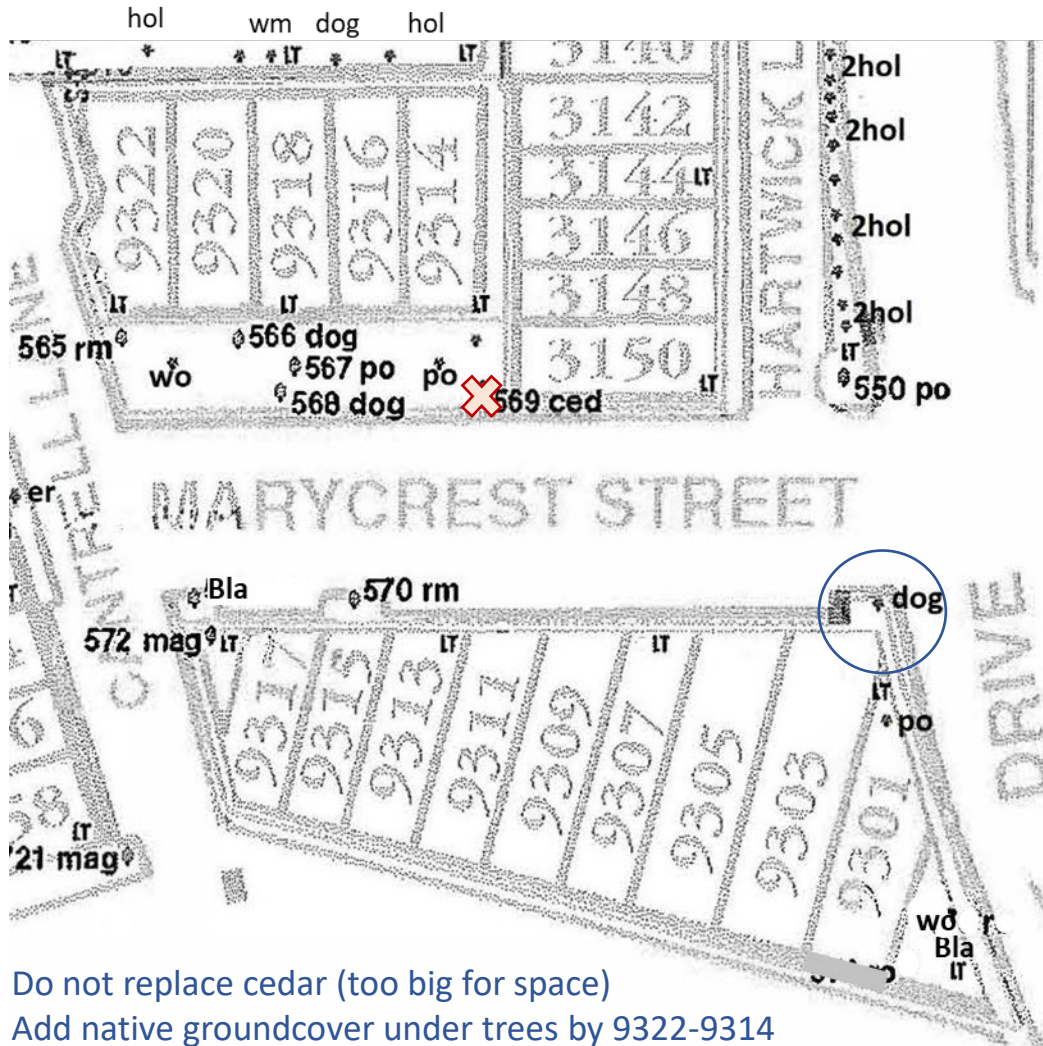
Beds by 3151 (Japanese holly, add hydrangea – see inset) and 3169 (invasive spirea, replace with summer sweet, beautyberry); add trees and juniper opposite 3155

15 trees: 1 Bas = basswood/linden; 1 bla = blackgum; 1 Bs = blue spruce; 1 ced = blue atlas cedar, 2 Che = Japanese cherry; 1 hol = holly; 5 Ro = red oak; 1 So = scarlet oak; 2 Tp = tulip poplar



Hydrangea arborescens
4-6'

MARYCREST STREET (14 HOMES)



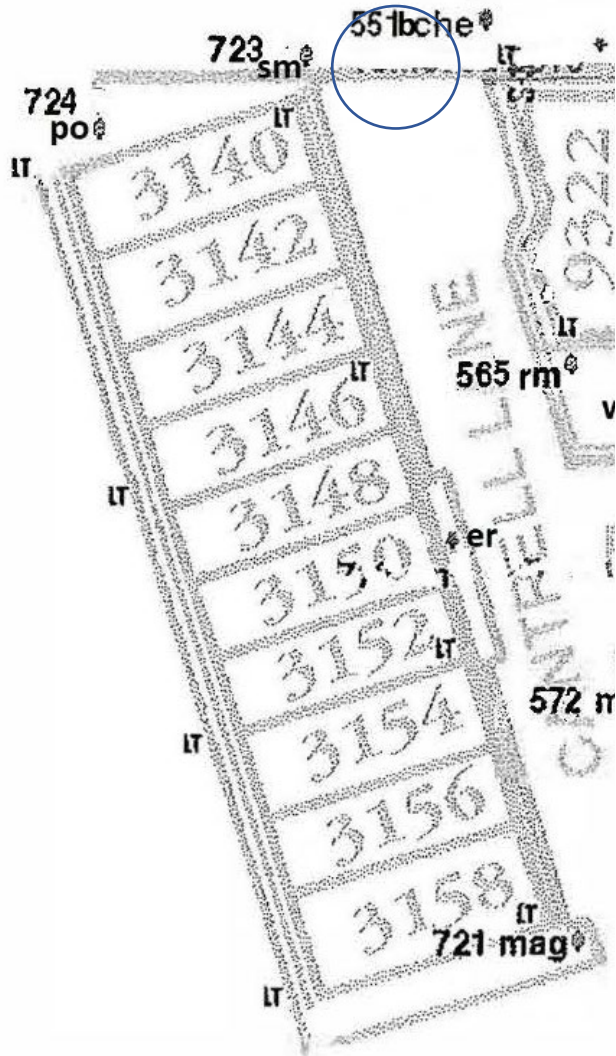
Do not replace cedar (too big for space)
 Add native groundcover under trees by 9322-9314



Bed by 9303 (non-native roses)

18 trees: 2 bla = blackgum; 1 Ced = cedar; 4 Dog = dogwood; 2 hol=holly, 1 Mag = Southern Magnolia; 1 wm=White Mulberry, 3 Po = pin oak; 2 Rm = red Maple; 2 wo=willow oak

CANTRELL LANE (10 HOMES)

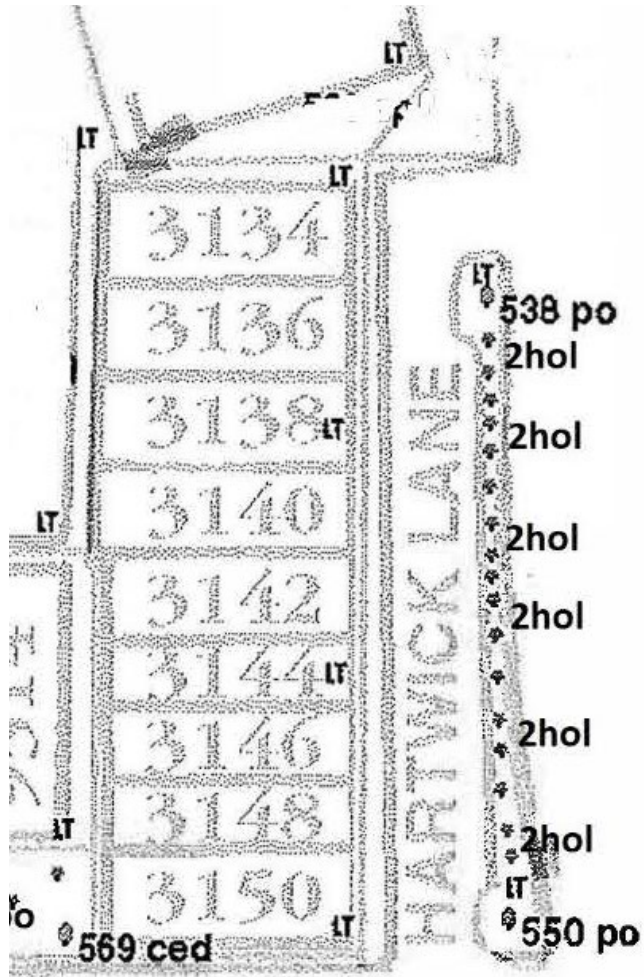


Bed by 3140 (river rock and non-native forsythia)

5 trees: 1 bche = black cherry; 1 er=eastern redbud; 1 mag = southern magnolia; 1 po = pin oak; 1 sm = sugar maple

Maintain

HARTWICK LANE (9 HOMES)



No bed

19 trees/tall shrubs: 5 non-native crape myrtle; 12 Nellie Stevens holly;
2 Po = pin oak

Maintain