



# Monroe Manorisms

March 2005 ♦ Volume 10, Issue 1

## I. A FEW WORDS FROM THE BOARD

by Gordon Jarratt

### *Welcome to New Board Member!*



On December 15, 2004, the Monroe Manor HOA Board of Directors unanimously voted to appoint **John Bull** to join the Board in the “at large” position. John’s interim appointment was effective on February 16, 2005. He has filled the unexpired term of the Board position recently vacated by Mary Wolf. John has previously served on the ARC for five years. Congratulations John!

### *Congratulations to New ARC Members!*

The Board met on December 15, 2004 and unanimously passed the following:

- The Board approved an ARC request for **Rick Auman** to become the new Chairman of the ARC effective December 16, 2004.
- The Board approved the appointment of **Mike Nelson** to the ARC effective December 16, 2004. Mike has filled the position that became available when Doug Barbee moved from the ARC and was elected to the Board in November 2004.

The Board met on February 16, 2005 and unanimously decided the following:

- The Board approved the appointment of **Ed Micka** to the ARC effective immediately. Ed assumes the position that was left vacant when John Bull accepted the Board of Director’s position.

Congratulations to Rick as he assumes the ARC chairmanship. This position has been and continues to be critical in helping to maintain the beauty and appeal of our neighborhood.

And thanks to Mike and Ed and the other ARC members for their service in support of the community. See “ARC News” for more information about these new appointments.

### *Updated Monroe Manor Contact Information*

Note that several names, phone numbers, and e-mail addresses have been updated on the new Monroe Manor Contact List (attached to this newsletter).

### *Sidewalk Snow Removal*

Attention all homeowners – please remember the children and don’t forget to shovel the snow from the street sidewalks in front of your home. Special thanks to those who work together to also shovel the snow from the sidewalks that are not directly in front of a home (along park land or common area). Your efforts mean that school children will not have to walk in the middle of the streets to get to the bus stop. Thanks for your help and diligence!

### *Vehicle Break-ins, and Neighborhood Graffiti*

On February 9, 2005, two vehicles were reported vandalized in Sycamore Lakes. A window was smashed on one vehicle and a stereo was taken. On February 12, the storm water retention pond sign at the end of Monroe Manor Drive was found with gang-related graffiti spray painted on it (behind 13027-13029 Monroe Manor Dr.). The MS-13 logo refers to Mara Salvatrucha, which is a violent street gang with origins in El Salvador. Four additional trees behind the storm water retention pond were also tagged with the same color spray paint. An alert message about these incidents was broadcast to all Monroe Manor residents who have provided e-mail addresses.

Spray painting is certainly a cause for concern.

But very few (if any) gang-related spray painting incidents have been previously reported in our immediate area. However, certain areas of nearby Herndon do suffer from these incidents more frequently (such as Parcher Ave., northwest of Worldgate and Hutchison Elementary School).

Between February 9 and February 23, two vehicles on Cockerill Court were reported broken into (on different nights, but probably related incidents). This street is within the Meadow Hall subdivision and is adjacent to the Monterey Estates common area playground near Monroe Manor Drive. Stereo equipment, CDs, purse, winter coats, clothing, and \$20 were reported stolen (but garage door openers and Fast-toll transponders were not taken). Neither vehicle had an alarm system.

Police believe that most crimes like this are “crimes of opportunity.” This means that if someone is walking by and sees CDs or money or stereos or nice clothing inside of a vehicle, he or she may decide to break a window and take them. Car owners should make sure that nothing of value is on display inside of their vehicles.

All incidents like this must be reported to the Fairfax County Police Department. Dial 911 for high priority emergencies. Lower priority incidents or suspicious activity reports should be called in to 703-691-2131. Citizens need to be vigilant and report suspicious persons or groups of people or vehicles that just don't seem to belong inside of the community. Depending upon the circumstances, an officer will be dispatched. Residents with specific concerns may also contact Fairfax County's Reston District Police Station (which patrols our local Oak Hill area) at 703-478-0904. You can either make an in-person visit (at 12000 Bowman Towne Drive, near the Reston Library), or you can request that an officer visit your home. A good contact is **Crime Prevention Officer Robyn Jones (703-478-0799)**. Please also report all incidents to the Board at [MonroeManorHOA@cox.net](mailto:MonroeManorHOA@cox.net).

### ***Fairfax County Addresses Gang Problems***

Overall, Fairfax County has very low crime rates. But increasing gang activity is a very serious and growing problem. Law enforcement authorities estimate that Fairfax County has over 80 gangs with 1,500 members. There is some type of gang presence in almost every high school, and even 6<sup>th</sup> grade teachers have reported some gang activity among their students.

In addition to the public safety concerns, every gang member represents a teen or young person that will likely lose the opportunity for a productive adult life. Because of this, regional law enforcement officers, school resource officers, faith based and human services organizations, and other community and business groups have come together to aggressively intervene against gang activity, and to implement programs to assist troubled youth. Cox Cable announced it will donate \$1 million to start two after-school programs (Boys and Girls Clubs) for children in troubled neighborhoods.

Robert Bermingham is Fairfax County's newly appointed gang prevention coordinator. This link has more information about gang prevention programs and activities:  
<http://www.fairfaxcounty.gov/gangprevention/>

### ***Are Your Front Lights Turned On?***

The most important (and easiest) thing each neighbor can do to help deter crime and vandalism is to **keep your front lamp posts turned on and in working order.** Do you need to replace any burned out 40 or 60 watt bulbs? Do you need to replace the photocell or the polished brass post light fixture? Please perform whatever maintenance that is needed to keep your front lights burning. It only costs pennies per night.

There are many ideas for also keeping back yards safe, including window treatments, motion sensor outdoor lights, and locks on gates, etc. Also, when it comes to safety, nosy neighbors are appreciated! Be aware of anything unusual that is going on, and don't hesitate to bring it to the attention of a neighbor or the Police if you are concerned.

Thanks to everyone for helping keep us safe.

***Send in the Directory Update Form!***

Look for the Monroe Manor Directory Update Form included with this newsletter. It has been two years since the last directory update, so please fill it out with updated and accurate information and send it to **Laurie Gibson**. Special thanks to Laurie and to all residents for helping with this.

***Monroe Manor is Ten Years Old!***

As this issue of *Monroe Manorisms* is published, the "Volume 10" on the front page signifies that we are going in to our 10<sup>th</sup> year of business! Monroe Manor veterans may recall that a number of homes were originally purchased in late 1993. Why the discrepancy between 10 vs. 12 years? Well, it took several years of new home sales and move-ins before the homeowners "took over" the HOA from the developer.

So Monroe Manor will recognize and celebrate its ten year anniversary this year on June 24! **Judy May** is our creative and fun community events chairperson. She has some great ideas about special activities that we are planning. Judy needs some help to turn these ideas into reality. Neighbors – please contact Judy at [judymmay@cox.net](mailto:judymmay@cox.net) or 703-742-0046 to offer your ideas and assistance. See "Community Events" in this newsletter for more information.

***Revisions to Enforcement Process and Hearing Appeal Procedure are Approved***

As property owners in Monroe Manor, all of us have agreed to abide by the governing documents of the Monroe Manor Homeowner's Association, Inc. These formal documents include the Association's Declaration, Bylaws, Articles of Incorporation, Deeds of Declaration, Architectural Guidelines, and Rules and Regulations. They were formally established when the community was developed, and officially recorded among the Fairfax County Circuit Court land records, and each of us legally agreed to follow the Association's governing documents when we purchased our homes.

Practically all Monroe Manor homeowners

understand these concepts and ensure that they follow the legal requirement as well as the spirit and intention of the rules and regulations and governing documents. But when a homeowner is found to be non-compliant and a violation is determined, the HOA will act to enforce the governing documents. When something like this becomes necessary, the Association's documents provide a procedure for proceeding with enforcement actions. However, the previous version of the enforcement documents contained some wording ambiguities and required some clarifications to be in line with Virginia law.

To correct these issues, the Board collaborated last year with the HOA's legal counsel (Rees, Broome & Diaz in Tyson's Corner) to review and update the governing document. This has resulted in Policy Resolution No. 05-01 which details the procedure to be followed to help ensure fairness and due process in enforcement cases. This Policy also ensures that enforcement actions are aligned with the laws of the Commonwealth of Virginia (including but not limited to the Virginia Property Owners' Association Act). The Board of Directors unanimously approved the new Policy Resolution on February 16, 2005, and it is effective immediately. Because this is an important HOA procedure and document, a copy of Policy Resolution 05-01 will be mailed to each property owner. Please save it with your other HOA documents.

Your Board and the ARC appreciate the excellent compliance and cooperation that homeowners have shown towards the governing documents in the past. Residents are encouraged to contact any Board member with questions or comments about the revised enforcement procedure.

***Neighbors Support Maintenance***

Special community appreciation goes to:

- The **Hyers** on Locksley Court, and
- The **Pescos** on Monroe Manor Drive.

These families graciously allowed a contractor to connect with their water spigots for several community asset maintenance activities. The two families received reimbursement for the water that

was used. The foot bridge has now been power washed, and the “Monroe Street side” of the front entrance fence has been power washed and sealed. Thanks for your assistance!

***Do you own a Pet in Monroe Manor?***

One of the most frequent complaints raised by neighbors is about inconsiderate pet owners that allow pet waste to remain on the ground. If you have a dog or cat, it is the owner’s responsibility to properly care for it at all times. Pets are not permitted to roam outside unattended. When outside of your home, all pets should be under the direct control of their owner and either leashed or in an appropriate enclosed structure or restraining device or electronic fence, etc.

Why are your neighbors so concerned about pet waste? It is against the law to allow your pet to defecate on another person’s property, common area, park land, or woods. It is unsanitary and unhealthy. It is visually disgusting and has an offensive odor. The waste harbors all types of harmful bacteria. And unfortunately, children and people too easily come in contact with it by stepping in it and tracking it into their homes.

All owners must clean up after their own pet’s waste. Do not leave pet waste on the ground. The sidewalks and common areas and wooded areas are used by all. Please be considerate and pick up after your own pets.

If future reports or complaints are received, one idea is to have this newsletter publish the name of the pet that was observed violating the leash and/or pet waste laws. What do you think about this idea? Contact the Board and let them know your solutions.

Pet owners – if you feel that this article could apply to you, please recognize the problem and do your part to correct it. And a special thanks goes to the majority of pet owners that have been considerate about picking up after their pets.

***Neighborhood Parking Courtesy, and Abandoned Motor Vehicles***

Residents are reminded to be courteous to each other about street parking. Do you have a carpool?

Do you have a reason for a “non-Monroe Manor” vehicle to be occasionally parked at your home? Your neighbors request that you please consider parking a vehicle like this on your driveway. It would also be courteous to explain any unique vehicle parking circumstances to your immediate neighbors so they are informed.

If it is necessary to park a vehicle on the street, please ensure that it is parked directly in front of your home and is not blocking someone else’s home or driveway. Care must be taken to avoid blocking any fire hydrant, mailbox, or solid waste pick-up spot, etc. Please treat others like you would expect to be treated.

Some have asked about Fairfax County laws that deal with abandoned or inoperative vehicles. Municipal Code Section 82-5-29 deals with the removal and disposition of unattended vehicles and states in part ‘abandoned and/or inoperative motor vehicles and trailers are not permitted on residential property except in a fully enclosed garage. Inoperative means any motor vehicle or trailer which is not in operating condition, or which for a period of sixty (60) days or longer has been partially or totally disassembled by the removal of tires and wheels, the engine, or other essential parts required for operation of the vehicle. An abandoned vehicle is one that does not bear a current license plate, valid state inspection certificate, or current County decal, and has been in one location without being moved for at least 4 days.’

Another section of the code states that ‘any motor vehicle or trailer that is found on the public streets or public grounds unattended by the owner or operator and constitutes a hazard to traffic or is parked in such manner as to be in violation of law, or whenever any motor vehicle or trailer is left unattended for more than ten (10) days upon any public property or privately owned property other than the property of the owner of such motor vehicle, any such motor vehicle or trailer may be removed by or under the direction of a police officer.’

The Fairfax County Police Traffic Division's Vehicle Impoundment section can be reached at 703-280-0587. More information about vehicle impoundment procedures is available at:  
<http://www.fairfaxcounty.gov/police/police21.htm>

More information about the Fairfax County Municipal Code related to parking and unattended vehicles is available at:  
[http://library9.municode.com/gateway.dll/va/virginia/1/242/247?f=templates\\$fn=document-frame.htm\\$3.0](http://library9.municode.com/gateway.dll/va/virginia/1/242/247?f=templates$fn=document-frame.htm$3.0)

***Very Important Community Information – Requests for Nearby Zoning Changes will Allow More Residential Dwelling Units (and will Affect Future Enrollment Capacity at Local Schools)***

There are several new land development proposals near our community that could add over 3,000 new residential dwelling units where none had previously been allowed. Zoning in the Comprehensive Plan currently prohibits residential development on these properties. Most of these new developments are west of Centreville Road and east of Sully Road (Rt. 28). Because the land is so close to the airport, zoning decisions made decades ago have prevented residential development in this area. Now the land owners and developers are trying to get the zoning changed from commercial to mixed use during the Area Plan Review (APR) process (which allows amendments to the Comprehensive Plan). Mixed use allows a certain percentage of residential housing to be clustered near commercial and retail space (typically apartments, town homes, and/or condos).

How does this impact you? Well, it is a very complex subject that has many issues. One of the major concerns is related to the impact on our local schools. New proposed high density residential construction will add many hundreds of children to our already overcrowded local schools. Westfield High School is already over capacity by more than 600 students! And Floris Elementary is over capacity by about 110 students. There are no clear answers about how the local schools could handle all of the new children. When considering all of the possible outcomes, the children from the new developments could result in changes to our existing

school attendance boundaries. This could mean that our children now attending Westfield, Rachel Carson, and Floris could be forced to attend different schools in the future.

**Gordon Jarratt** has researched this subject and compiled extensive background information that is attached at the end of this newsletter. All residents are encouraged to review this. While it is lengthy, it is important for us to realize things like this going on around us that could adversely impact our community. If you would like to receive an electronic copy of the attached article to more easily click on the links, please contact either Kathy Lawson or Gordon Jarratt.

One idea that has been considered is to have large numbers of HOAs and citizens affected by this to communicate their concerns to their elected officials and others in charge of zoning change decision making. The communication could focus on two primary points:

- We are opposed to any change in current zoning that would allow mixed use with residential dwelling units in areas that are close to Dulles Airport. The quality of life for anyone who would live in the proposed residential dwelling units would be adversely affected by constant noise from 24 x 7 x 365 jet aircraft operations.
- If for some reason mixed use/residential zoning is approved for these areas near Dulles Airport, then all of the new residential dwelling units will generate hundreds of new K-12 school aged children. Because the local public schools are already significantly over crowded, we request that students in all new residential dwelling units (resulting from APR Rezonings) be designated to attend elementary, middle and high schools that are currently under capacity and have the ability to easily absorb these students. Local residents specifically do not want changes in the existing school boundaries for the current students in existing residential dwelling units in the Oak Hill and Chantilly areas.

These two points seem to be concepts with which many people could agree and support. The Monroe

Manor Board would like to hear from residents that want to establish a task force to monitor this situation and make recommendations to the community (and join up with other communities to do the same).

Final County staff report recommendations about the new developments will be published this month (March). The first very important public hearing and vote on this subject will occur on April 20 at a Fairfax County Planning Commission Public Hearing.

**\*\*\*\*\* Concerned residents should contact the Board at [MonroeManorHOA@cox.net](mailto:MonroeManorHOA@cox.net) and let us know of your interest to participate in a task force. \*\*\*\*\***

### ***Dulles Toll Road Fee Increase***

Are you a commuter on the Dulles Toll Road? If so, you can expect to be spending many more quarters very soon. The Commonwealth Transportation Board has been considering ways to fund Virginia's portion of Metrorail through the Dulles Corridor. On February 16, they voted to implement a \$.15 to \$.25 toll increase for 2 axle vehicles to help pay for rail along Route 267. This would increase most ramp tolls from \$.25 to \$.50, and the main plaza tolls at Tyson's Corner from \$.50 to \$.75. The Sully Road (Rt. 28) interchange toll would increase from \$.35 to \$.50. Note that 3 to 6 axle vehicles will pay more (up to \$1.75). The new tolls will be effective on May 22. It could be worse – one VDOT study proposed immediately raising the main plaza toll for 2 axle vehicles to \$1.50.

Today the Dulles Toll Road has been widened to its capacity, yet the roads still are becoming more heavily congested. Many (but not all) feel that mass transit rail is the only solution to the problem. Otherwise, gridlock will be arriving soon. More than 200,000 vehicles every day use Route 267. Over \$41 million in tolls was generated in FY04, with the money going to bond payments, operating expenses, maintenance, and local transportation improvements.

Today, the typical local commuter in our area pays two ramp tolls and two main plaza tolls for a daily

charge of \$1.50 to traverse the Dulles Toll Road between Herndon and Tyson's. If you commute 250 days per year, the annual cost is \$375.

The new toll increases the daily cost for the typical local commuter to \$2.50 (or \$625 per year). This is a \$250 annual increase (or 67% above current tolls). Note that this is the first toll increase since the toll road was opened in 1984. Spread over 21 years, the average increase works out to be about 3% per year.

The new revenue source would help fund Virginia's 25% state portion of the total funding. Note that this toll increase will only fund the state's phase one portion of rail between West Falls Church and Reston (Wiehle Ave.), plus a small portion of the second phase.

A second toll increase of another \$.25 per toll booth will likely be required beginning in 2010 to pay for the final rail phase through Herndon to Dulles Airport and Loudoun County. This would make future tolls \$.75 at the ramps and \$1.00 at the main plaza (another 40% increase to \$3.50 per day or \$875 per year). So today many pay \$375/yr. and within five years many might be paying \$875/yr.! That includes Maryland and D.C. commuters working along the Dulles corridor. Or maybe Virginia will decide some alternative way to fund its future portion other than by tolls (not likely).

For comparison, tolls on Loudoun County's heavily used Greenway range between \$2.25-2.75 (\$5.50 for a round trip).

The 25% local government funding will come from a special tax district of nearby commercial property owners that will benefit from rail. The first tax district for phase one is already established, and a second tax district that would fund the final phase of rail is being arranged. The federal government (Federal Transit Administration) is supposed to pay for the remaining 50% (technically still uncommitted). Construction could begin in 2006; however, it will be at least 2011 before anyone is riding the first 11 mile extension from West Falls Church through Tyson's Corner to Wiehle Ave.

The second additional 12 mile phase from Reston to

Loudoun won't be completed until 2015 (at the earliest). Estimated costs are \$1.5 billion for phase one and \$2.0 billion for phase two which totals \$3.5 billion for the entire 23 mile line extension. Of course, then the system incurs annual costs to operate the line (fare collections average 50-60% of total rail operating costs – surrounding jurisdictions make up most of the difference).

### ***Fairfax Water Upgrades Pumping Station***

Construction activity near the two water tanks at New Parkland Dr. and Monroe Manor Dr. has been underway for several months. Contractors for Fairfax Water are upgrading pipes and pumps in the pumping station adjacent to the tanks. The ability to perform remote monitoring of the pumping station's status is also being improved. This work can only be performed during periods of low to medium demands for water. As a result, work may cease for several months in the summer and resume again this fall. That means this maintenance will not be completed until some time in 2006. Please contact **Doug Barbee** if you have questions about the pump station upgrades.

The tire ruts beside the access road to the water tanks (adjacent to the Monroe Manor basketball court) have been reported with a pledge to have them repaired and the grass replanted in the spring.

### ***New Runways Coming to Dulles Airport***

In January 2005, Dulles International Airport moved one step closer to adding two new runways with the release of the Draft Environmental Impact Statement (EIS). According to the document produced by the Federal Aviation Administration (FAA), constructing new runways at Dulles will mean loss of wetlands and floodplains, the destruction of certain wildlife habitats and some increased noise levels.

Working with the Metropolitan Washington Airports Authority (MWAA), the FAA has narrowed the options down to two possible plans to expand the airport. Both the FAA and the MWAA "acknowledge that people may be adversely affected by increases in aircraft noise levels." Most of the noise increases will be within acceptable standards, according to the report; although 15 homes in Loudoun County could experience noise levels three

degrees higher than normal on the DNL (Day-Night Average Sound Level) scale.

Several solutions to the increased noise levels in Loudoun are offered by the report, including purchasing additional land to act as a buffer zone between the airport and the houses. No homes in Fairfax County are expected to see greater noise levels, though the issue is still a concern for many.

The two remaining proposals are called "build alternative three" and "build alternative four." These proposals would add two new runways to the three existing runways:

- Construct a new north/south runway 4,300' further west of the existing north/south runway, and
- Build a new east/west runway 4,300' further south of the existing east/west runway.

A public hearing on the expansion was held on February 25. This links to an aerial photo and map of the new runways:

<http://www.mwaa.com/dulles/EnvironmentalStudies/newrunwaysEIS/images/Dullesmaptype.jpg>

Here is the link to the EIS studies:  
<http://www.mwaa.com/dulles/EnvironmentalStudies/RunwaysEIS.htm>

### ***Fairfax County to Implement Ambulance Billing***

On April 1, 2005, Fairfax County's Fire & Rescue Department (FRD) plans to implement Emergency Medical Service transport billing. This is essentially a fee for ambulance transport service. Note that FRD has a "service first" policy for all residents and visitors and strives to provide the best emergency medical service possible. No one will ever be denied emergency medical service based on ability to pay or for the lack of health insurance.

Without hesitation, all residents needing emergency medical assistance should immediately dial 911. County firefighters and advanced life support providers have been given superior equipment and training to help ensure the safety and well being of all residents. As a county resident, your medical insurance company, or Medicare, or Medicaid will be charged for any required transport to a medical

facility. For county residents who are uninsured, the department will work to ensure that if someone cannot pay the bill, they will not suffer financial hardship.

Most residents in Fairfax County already have health insurance that covers medically required ambulance transport as a standard service. This coverage is already paid for by most residents (and employers) in current health insurance premiums.

Because previous ambulance transport has never been billed, there has been no way for FRD to recover some of the costs of ambulance transport (other than through general taxation revenue such as real estate taxes).

The total FRD budget is \$130 million. The new ambulance fee is expected to generate \$6 million in the first year, and reimbursement is expected to increase in subsequent years.

The County's plan for emergency medical transport billing will minimize the impact on residents. Patient's insurance companies will be automatically billed for ambulance transport services by FRD. Medicare typically pays 80% of the approved amount. FRD plans to waive all insurance deductibles or co-payments for residents. Here is some additional background about the new program:

- Nationwide, approximately 70% of localities charge for ambulance transport (locally, D.C., Arlington County, and Alexandria already impose this fee, and many other jurisdictions are considering it).
- The charge is only for transportation to a hospital in a medical transport unit (there will be no charge for emergency medical services rendered when the patient is not transported).
- There will be three charge levels -- \$300 for Basic Life Support transports; \$400 for Advanced Life Support level 1 transports (serious medical problem or traumatic injury); and \$550 for Advanced Life Support level 2 transports (for cardiac arrest).

- In addition, there is a \$7.50 per mile ground transport charge.
- FRD provides 35 advanced life support fire engines, 22 advanced life support medical units, 18 ambulances, and has nearly 400 advanced life support employees (for 24 x 7 x 365 support).
- In 2004, FRD went on 91,000 calls. 25% of the calls were related to fire incidents, and 75% of the calls were for emergency services.
- FRD makes between 40,000-50,000 ambulance transports annually (average 125 per day).
- Uninsured Fairfax County residents may fill out a hardship waiver form. Alternatively, reasonable payment plans will be available to ensure that no one suffers financial hardship as a result of a medical emergency ambulance trip.
- Persons residing outside of Fairfax County will be billed for co-payments or deductibles after insurance payments are received.

For more information about EMS billing, please visit [http://www.fairfaxcounty.gov/ps/fr/EMS\\_billing/EMS-main.htm](http://www.fairfaxcounty.gov/ps/fr/EMS_billing/EMS-main.htm)

### ***Graduated Driver's Licenses for Teens, and Parental Rights***

During 2004, Northern Virginia experienced an alarming increase in the number of teen driving fatalities and other vehicle accidents. Virginia has a program known as "graduated licensing" that provides for certain parental controls over teen driver's licenses. Section § 46.2-334.01 of the Code of the Commonwealth of Virginia provides for "provisional" driver's licenses to persons less than 19 years old. Here are extracts from sections B, C, and D.

"...B. The initial license issued to any person younger than 18 years of age shall be deemed a provisional driver's license. Until the holder is 18 years old, a provisional driver's license shall not authorize its holder to operate a motor vehicle with more than one passenger who is less than 18 years old for the first year after the license is issued nor more than three passengers who are less than 18 years old thereafter until the holder's eighteenth

birthday. This passenger limitation, however, shall not apply to members of the driver's family or household. For the purposes of this subsection, "members of the driver's family or household" means (i) the driver's spouse, children, stepchildren, brothers, sisters, half brothers, half sisters, and any individual who has a child in common with the driver, whether or not they reside in the same home with the driver; (ii) the driver's brothers-in-law and sisters-in-law who reside in the same home with the driver; and (iii) any individual who cohabits with the driver, and any children of such individual residing in the same home with the driver.

C. The holder of a provisional driver's license shall not operate a motor vehicle on the highways of the Commonwealth between the hours of midnight and 4:00 a.m. except when driving (i) to or from a place of business where he is employed; (ii) to or from a school-sponsored activity; (iii) accompanied by a parent, a person acting in loco parents, or by a spouse who is 18 years old or older, provided that such person accompanying the driver is actually occupying a seat beside the driver and is lawfully permitted to operate a motor vehicle at the time; or (iv) in cases of emergency, including response by volunteer firefighters and volunteer rescue squad personnel to emergency calls.

D. The provisional driver's license restrictions in subsections B and C of this section shall expire on the holder's eighteenth birthday. A violation of the provisional driver's license restrictions in either subsection B or C of this section shall constitute a traffic infraction. For a second or subsequent violation of the provisional driver's license restrictions in either subsection B or C, in addition to any other penalties which may be imposed, the court may suspend the juvenile's privilege to drive for a period not to exceed six months..."

Note that parents have wide latitude to establish many further restrictions upon a teen driver. This is because until they become 18, parents have the right to suspend permission for their minor child to possess a Virginia operator's license. A letter to DMV revoking parental permission will result in a six month suspension of the minor's operator license. This revocation can be extended upon request.

More information about the Virginia teen driver graduated licensing law is available on the DMV website at:

<http://www.dmv.state.va.us/webdoc/citizen/drivers/vadm/vadm1-2.asp>

The Commander of the Fairfax County Police's Traffic Division can also provide more information about teen driving and tips that have worked for other parents and families (Captain J. F. Bowman, 703-280-0551).

### ***Your Birth Date – Public or Private Information?***

There is a website which publishes the birthdays, names and addresses of over 135 million citizens. It claims that all of the information came from public sources. Check out this link to [www.anybirthday.com](http://www.anybirthday.com)

The site is supposed to be helpful by letting you establish e-mail reminders about a person's upcoming birthday. Note that you can read the "Privacy Statement" and submit an "opt out" form if you would like to have your information removed from the site.

### ***Takeout Taxi is Back in Business!***

After ceasing to operate for part of last year, Takeout Taxi is now back in business. The service is also known as "Fine Food 2 U." There are 18 local restaurants participating in our area:

- A Taste of the World (International)
- Big Bowl (Asian)
- Charcoal Kabab
- Charlie Chang's
- Chicken Out Rotisserie
- China King
- Hama Sushi
- Khun Ya (Thai)
- Macaroni Grill
- OBI Sushi
- Pho & Beyond (Vietnamese)
- Shaki Kabob House (Indian)
- Silver Diner
- Sorrento Grill (Mediterranean)
- TGI Fridays
- Thai Palms
- Tortilla Factory (Mexican)
- Wrapworks (Sandwiches)

Lunch is typically served between 11:00 am – 3:00 pm, and dinner is typically between 5:00 pm - 9:30 pm (hours vary by restaurant). All orders have a \$5.99 delivery fee, and there is a \$10 minimum order (plus tax & gratuity).

The service pledges to deliver your food within one hour after you order. Call 703-578-3663, or you can order online by pointing your browser to [www.finefood2u.com](http://www.finefood2u.com).

All menus and ordering instructions are on line. Enter zip code 20171, click on “north of Pinecrest and West Ox intersection.” Enjoy – and don’t forget to tip the delivery person!

***New Real Estate Assessments***

You have probably received your 2005 real estate assessments. A brief review of values in Monroe Manor shows a one year increase between 21-23%. Across the Herndon/Oak Hill/Chantilly area, the average residential real estate increase is 25.2%. Countywide, the average single family detached home increased by 22% and now has an average assessed value of \$526,160.

These increases are very similar to other jurisdictions in Northern Virginia (rate of increase for all types of residential real estate):

- Alexandria – 21.3%
- Arlington – 24%
- Loudoun – 20%
- Fairfax County – 23.09%
- Prince William – 23%

To help offset a portion of the increase in real estate taxes, the County’s proposed FY06 budget proposes again reducing the tax rate from \$1.13 to \$1.03. Each one penny change in the tax rate results in a \$17.9 million change in total real estate tax revenue. And each one penny reduction puts about \$44 back in the pocket of the average residential real estate taxpayer.

The proposed \$.10 reduction in the real estate tax rate will save the average property owner \$445/year. However, the average homeowner will still pay an increase of \$498 in the proposed FY06 budget. Note

that for every \$1.00 that homeowners will pay in increased real estate taxes, the value of the equity in an average home has gone up \$167 (in one year). Several elected Supervisors have stated they will try and reduce the tax rate even further before the final budget is adopted at the end of April.

Inquiries about your assessment can be directed to the Department of Tax Administration (DTA) at 703-222-8234, or [www.fairfaxcounty.gov/dta](http://www.fairfaxcounty.gov/dta).

If you believe your assessment is not equitable with comparison properties, or if you believe your assessment exceeds fair market value, appeals can be filed with DTA. Appeal applications to DTA should be filed by April 4, 2005.

Real Estate appeals can also be filed with the Board of Equalization (BOE). Under State law, the BOE is separate from the Department of Tax Administration and consists of nine taxpayers appointed by the Board of Supervisors. The BOE conducts formal hearings and takes sworn testimony. By law, all appeals to the BOE must be filed and postmarked by June 1, 2005. BOE appeal forms are also available on DTA’s homepage, or by calling the BOE office at 703-324-4891.

***Our Monroe Manor Property Values***

*by Dennis Drinkard*

What has happened to our property values in the 10-year life of Monroe Manor? The average sale price has increased \$347,331 since 1993!

Close Year	Average Sale Price	Difference Within Year
1993	\$320,919	\$95,000
1994	\$334,017	\$71,000
1995	\$336,332	\$161,000
1996	\$325,748	\$120,000
1997	\$329,167	\$137,000
1998	\$361,629	\$184,000
1999	\$365,749	\$120,000
2000	\$475,000	\$110,000
2001	\$500,686	\$120,000
2002	\$508,000	\$89,000
2003	\$534,667	\$125,000
<b>2004</b>	<b>\$668,250</b>	<b>\$183,900</b>

The column titled “Difference within Year” shows the difference between the highest and lowest selling prices of the year (if the high sale price of the year was \$610,000, and the low price was \$500,000, the column would show \$110,000).

There are three Concepts of Real Estate that cause price changes within a neighborhood:

1. Progression - An appraisal principal that states that between dissimilar properties, the value of the lesser-quality property is favorably affected by the presence of the better-quality property.
2. Regression - An appraisal principal that states that between dissimilar properties, the value of the better-quality property is affected adversely by the presence of the lesser-quality property.
3. DUST - Demand, Utility, Scarcity and Transferability.

According to generally accepted real estate principles, some price fluctuations are due to house/lot size and “location, location, location”. Other factors, within the homeowners’ control, include: continued quality maintenance – inside and out; harmonious construction projects that conform to the neighborhood; and house project contribution to the overall worth of the property. For example, in today’s market, kitchen and bathroom renovations return more value to the overall property than a pool or a greenhouse.

We are living in one of the best neighborhoods in Northern Virginia! May our community values continue to progress until we choose to sell!

### ***2005 Board of Director Meetings***

Here are the scheduled 2005 Monroe Manor Board of Director meetings (revised):

- May 25 (Wed., J. Bull)
- August 17 (Wed., D. Barbee)
- November 16 (Annual HOA Meeting)

Meetings are generally held quarterly, at 7:30 pm on the 3<sup>rd</sup> Wednesday of the month. Residents are welcome to attend. Please contact a Board member to confirm the specific time and location.

## **II. ARC NEWS**

*by Rick Auman*

Dear Fellow Monroe Manor Residents:

As we move into warmer weather and everyone begins thinking about all of the outdoor home improvement projects that have been lingering on the old “to-do” list, I want to highlight some transitions that have occurred on your ARC over the last several months.

### ***ARC Member Changes***

Since the last newsletter, the Architectural Review Committee has experienced several changes in membership. There was one departure from the ARC as well as two new members added to the ARC. And we have a new Chairman.

#### ***Rick Auman -- New ARC Chairman***

Effective December 16, 2004, **Rick Auman** has been appointed Chairman of the ARC. Rick has served on the ARC since 2003, and he will continue to represent ARC submissions from homeowners along Locksley Court as well as portions of Fallon and Monroe Manor Drives.

#### ***John Bull Departs ARC for Board Position***

The ARC wishes to thank **John Bull** for five years of dedicated support to the ARC. On February 16, 2005, John accepted an interim appointment to a Board of Director’s vacancy.

#### ***Mike Nelson Joins the ARC***

Effective December 16, 2004 **Mike Nelson** was appointed to the ARC. Mike resides on Fox Hound Court, and the ARC is pleased to have a representative from the “west” portion of the community. Mike will represent ARC cases for homeowners along Fox Hound Court, Curved Iron Road, and the “western” portion of Monroe Manor Drive. Mike assumes the position that became available when Doug Barbee left the ARC and was elected to the Board in November 2004. Welcome Mike!

#### ***Ed Micka Joins the ARC***

Effective February 16, 2005, **Ed Micka** was

appointed to the ARC. Ed took over for John Bull who left the ARC in January (see above).

Ed will represent ARC cases for homeowners along Tallyrand Court, Tatnuck Court, New Parkland Drive, and portions of Camberwell Court. Welcome to Ed, as well!

Many thanks in advance to each of the new ARC members as they assume their responsibilities and show their willingness to give their time in service to our great community. In addition, a special thanks to several other residents who expressed their interest to serve on the ARC. We will keep you in mind for the future!

Just to highlight a couple of things before you all jump in and start those projects:

- All outdoor projects (other than minor maintenance) must be submitted to the ARC for approval BEFORE beginning work.
- ARC forms are available from any member of the ARC in either hard or soft copy, and members can help explain how to fill out the form (such as who to notify and sign your form) and what needs to be attached to your form (such as plans and plat, etc.).
- Your submissions need to be submitted to Zalco (address on the form) and received by the last day of the current month. Zalco will make copies and send them to each ARC member, and we will make a decision on your submission at the next meeting (usually on or about the 15<sup>th</sup> of the month). After we meet, you will get your original copy back for your files.
- If in doubt about a project or how to get it approved, call your ARC member and ask! We'll be happy to talk you through the process and make it as painless as possible.
- Finally, thanks to each homeowner for submitting ARC approval forms for all external modifications to your home, and working with us to follow the covenants and guidelines that help keep our neighborhood beautiful.

Updated ARC member names, contact information, and address representation lists are listed on the Monroe Manor Contact Information attached to this newsletter.

### **III. COMMUNITY EVENTS**

*by Judy May*

**Here are some 2005 neighborhood events!**

#### **April 23 - Neighborhood Yard Sale! (April 24 – Rain Date)**

The yard sale is scheduled for Saturday, April 23. The rain date will be Sunday, April 24. If you are interested in participating, please put your “stuff” out on your driveway by 7:30 am. We will place ads in the newspaper, but we need some volunteers to hang signs. If you are interested in helping, please contact **Judy May**.

#### **May 14 - Annual Progressive Dinner!**

The Annual Progressive Dinner will be held on Saturday, May 14th starting at 6:30 pm. This is a great event to meet more neighbors and to have a fun “adult” social night. Everyone rotates to different houses for three or so courses and then meets at one house for dessert at the end of the evening. **Jennifer and Sam Carson** have graciously offered to host desserts at their home (Brafferton). An email will be forthcoming with additional information including whether you would like to host a course (e.g. appetizer, salad, etc.) or to bring a dessert.

#### **June 24 - Happy Hour – 10<sup>th</sup> Anniversary Party!**

The first monthly happy hour will be held on Friday, June 24 in honor of the last day of school and to celebrate Monroe Manor's 10<sup>th</sup> anniversary. And we plan to arrange a “moon bounce” for the kids!

**Remaining Summer Happy Hours** – The rest of the summer schedule will be sent out via email and the June newsletter. If you and your cul-de-sac would like to “host” one of these events, please email Judy.

#### **SOS for Social Events -**

Judy really needs some help! She has been the chair for 8 years now and is looking for one or two energetic residents to share some fresh insight. If you would be willing to help or chair any event during the year, please contact Judy. Monroe Manor values these community events and the effort it takes to coordinate them, so please consider giving some of

your time and talents!

## ***Special Events, Local Festivities, and Holidays!***

*by Gordon Jarratt*

### **March:**

17 – St. Patrick’s Day  
18-19 – Harlem Globetrotters (Patriot Center)  
18-20 – 2<sup>nd</sup> Annual Equine (Horse) Show (Dulles Expo)  
18-20 – Craftsman’s Classic Art Show (Dulles Expo)  
19 – Easter Eggstravaganza (reservations, Frying Pan)  
19 – Gunston Hall Kite Festival  
19 – Fairfax Symphony Orchestra (George Mason)  
20 – Palm Sunday  
20 – Spring begins  
21-25 – FCPS Spring Vacation  
26 – Horse Show (Frying Pan)  
26 (thru April 10) – National Cherry Blossom Festival  
27 – Easter Sunday  
27 – The Easter Bunny!  
28 – White House Easter Egg Roll  
30 (thru April 3) – Ringling Brothers and Barnum & Bailey Circus (Patriot Center)

### **April:**

1 – Watch out – April Fools Day!  
1 – Champions on Ice (MCI Center)  
1-3 – Super Pet Expo (Dulles Expo)  
2 – Smithsonian Kite Festival  
3 – Daylight Savings Time begins  
6-9 – Super Retriever Series (Bluemont Great Country Farms)  
9 – Cherry Blossom Parade  
9-10 – Civil War Show (Dulles Expo)  
10 – Horse Show (Frying Pan)  
14 – Wash. Nationals Home Opener vs. Arizona Diamondbacks  
14-17 – Orvis Overstock Sale (Dulles Expo)  
15 – FCPS Holiday  
16 – Spring Fling (Reston Town Center)  
16-17 – Leesburg Flower & Garden Festival  
16-23 – Historic Garden Week (Gunston Hall, Woodlawn Estate, River Farm, Mount Vernon)  
22 – Earth Day  
**23 – Monroe Manor Neighborhood Yard Sale!**  
23 – Farm Baby Day (Frying Pan)  
24-30 – Passover  
27 – Administrative Professionals Day  
29 – Fairfax Symphony Orchestra (George Mason)  
29 – 30 – David Copperfield (Warner Theatre)  
30 – Horse Show (Frying Pan)

### **May:**

1 – Chesapeake Bay Bridge Walk  
3-8 – Evita (Warner Theatre)  
4 – Farmer’s Market (Frying Pan, Wednesdays thru October)  
6 – Friday Night Live (Herndon, Fridays thru August)  
7 – Virginia Gold Cup (Great Meadow, The Plains)  
7 – Pet Fiesta (Reston Town Center)

8 – Mother’s Day  
13-15 – Sugarloaf Craft Fair (Dulles Expo)  
**14 – Monroe Manor Annual Progressive Dinner!**  
14 – Sheep & Wool Day (Frying Pan)  
14 – Fairfax Symphony Orchestra (George Mason)  
18-22 – Live: Dora the Explorer (Warner)  
20 – Bike to Work Day  
21 – Preakness Stakes (Pimlico)  
21 – Armed Forces Day  
21 – Team America Rocketry Challenge (Great Meadow)  
21-22 – No. Va. Fine Arts Festival (Reston Town Center)  
27-29 – Fairfax Symphony Orchestra (George Mason)  
28-29 – Hunt Country Stable Tour (Middleburg/Upperville)  
28-29 – Delaplaine Strawberry Festival (Sky Meadows State Park, Rt. 17)  
29 – Rolling Thunder XVI – Ride to the Wall (motorcycle rally, Vietnam Veterans Memorial, D.C.)  
28 – 30 – Viva Vienna!  
30 – Memorial Day Holiday

### **June:**

2-5 – Herndon Festival  
3 – FCPS Holiday  
3-5 – Quilters Unlimited Show (Dulles Expo)  
4 – Saturday Evening Concerts (Reston, Saturdays thru August)  
4 – Manassas Railway Festival (Old Town Manassas)  
4-5 – Occoquan Craft Show  
6 – FCPS Holiday  
6-12 – Booz Allen Classic (PGA Tour, Congressional, Bethesda)  
6-12 – Upperville Colt & Horse Show (Rt. 50 show grounds)  
9 (?) – Thursday Night Concerts (Herndon, Thursdays thru August)  
10 – Ice Cream Social (reservations; Frying Pan)  
10 - 12 – Celebrate Fairfax! (The Fairfax Fair, Government Center near Fair Oaks Mall)  
11 – Dairy Day (Frying Pan)  
11 – Law Enforcement Job Fair (Dulles Expo)  
11-12 – Potomac Celtic Festival (Morven Park Leesburg)  
14 – Flag Day  
17-18 – American Scrapbook Convention (Dulles Expo)  
18 – Taste of the Town (Reston Town Center)  
19 – Father’s Day  
19 – Antique Car Show (Sully Historic Site)  
21 – Summer begins  
23-27 – Smithsonian Folklife Festival (Mall)  
**24 – Monroe Manor 10<sup>th</sup> Anniversary Happy Hour!**  
24 – FCPS last day of school  
25-26 – National Capital BBQ Battle (Pennsylvania Ave.)  
26 – Reston Grand Prix (Bicycling, Town Center)  
30 (thru July 4) – Smithsonian Folklife Festival (Mall)

### ***Ongoing May – October Events:***

- Beginning May 4, Frying Pan Park hosts Farmer’s Markets from 8:00 am – 12:30 pm every Wednesday (thru October)
- Beginning in June 9 (?), Herndon presents Summer Concerts each Thursday evening at 7:30 pm (thru August)
- Beginning May 6, the Herndon/Dulles Chamber of

Commerce presents "Friday Night Live" concerts each Friday evening from 6:30 – 10:30 pm (thru August)

- Beginning June 4, Reston Town Center presents Saturday evening concerts from 7:30 – 10 pm (thru August)

#### **IV. LOCAL SCHOOL NEWS**

*by Gordon Jarratt*

**Parents and homeowners – please read the attached article at the end of the newsletter about new residential developments that may result in local school overcrowding and force school boundary changes!**

#### ***FCPS Lowers Overall Enrollment Projections***

Fairfax County Public Schools has reduced its future enrollment projections. School administrators believe they will have about 10,000 fewer students at peak enrollment than previously expected. Student population forecasts in the latest capital improvement budget show enrollment peaking in the 2011-12 school year with about 167,000 students. That is only 2,000 more than the current 2004-5 enrollment. Just last year, the peak enrollment figure was projected to hit more than 176,000.

The school system just experienced its first "out-migration" of students in more than 35 years. Rather than solely focus on enrollment growth, FCPS tracks the number of students in kindergarten through 11th grade one year, and then first through 12th grades the next year, to obtain figures for the net in-migration or out-migration of students.

Fairfax County schools have been experiencing an in-migration of more than 1,600 students each year from 1997 to 2002. That rate slowed to 150 students/year for each of the past two years. This year, the schools actually "lost" 630 students. Slowing enrollment growth means that administrators have to reassess their future classroom needs. For example, five modular additions were eliminated from the short-term, five-year plan, and two elementary schools have been removed from the long-range, 10-year plan. Many school construction needs are still pending. The cost of building the five-year capital requirement is \$650 million (2/3 of this is already

funded through approved bonds). The cost of the projected 10-year requirement is more than \$1.6 billion.

#### ***School Board Representation***

Do you know the names of your elected School Board members? Monroe Manor homes are physically located in Hunter Mill District; however, our children attend schools with students from both the Hunter Mill and Sully Districts. While Floris is located within Hunter Mill, both Rachel Carson and Westfield are located within Sully. This means that we have two School Board representatives.

Our Hunter Mill District School Board representative is **Stuart D. Gibson**. He can be contacted at 703-246-4786 or [stuart.gibson@fcps.edu](mailto:stuart.gibson@fcps.edu). And **Kathy L. Smith** is our Sully District School Board representative. She can be reached at 703-246-3062, or [kathy.l.smith@fcps.edu](mailto:kathy.l.smith@fcps.edu).

The other 10 current School Board members are:

- Chairman and Providence District, Phillip A. Niedzielski-Eichner, 703-246-4783, [pneichner@fcps.edu](mailto:pneichner@fcps.edu)
- Vice-Chairman and At-large, Ilryong Moon, 703-246-4788, [ilryong.moon@fcps.edu](mailto:ilryong.moon@fcps.edu)
- Braddock District, Tessie Wilson, 703-246-4781, [tessie.wilson@fcps.edu](mailto:tessie.wilson@fcps.edu)
- Dranesville District, Jane K. Strauss, 703-246-4780, [jane.strauss@fcps.edu](mailto:jane.strauss@fcps.edu)
- Lee District, Brad Center, 703-246-4789, [brad.center@fcps.edu](mailto:brad.center@fcps.edu)
- Mason District, Kaye Kory, 703-246-4785, [kaye.kory@fcps.edu](mailto:kaye.kory@fcps.edu)
- Mt. Vernon District, Daniel G. Storck, 703-246-4787, [daniel.storck@fcps.edu](mailto:daniel.storck@fcps.edu)
- Springfield District, Catherine A. Belter, 703-246-4772, [catherine.belter@fcps.edu](mailto:catherine.belter@fcps.edu)
- At-Large Member, Stephen M. Hunt, 703-246-4779, [stephen.hunt@fcps.edu](mailto:stephen.hunt@fcps.edu)

- At-Large Member, Janet S. Oleszek, 703-246-4774, [janet.oleszek@fcps.edu](mailto:janet.oleszek@fcps.edu)

You can send a message to all 12 School Board members via this single e-mail address: [SchoolBoardMembers@fcps.edu](mailto:SchoolBoardMembers@fcps.edu)

***Westfield High School Needs a New Technology Chair!***

Are you willing to help the Westfield High School PTSA? For several years, Mary Wolf has been the Technology Chairperson. Because of a pending move, she will be stepping down from her position and is seeking a replacement. The position is described as “rewarding and fun, yet does not require a large amount of technical knowledge or time.” Mary would like to brief her replacement and provide some background on current and future initiatives. If you are interested, or know of someone who might be, please contact Mary Wolf.

**V. ANNOUNCEMENTS**

***Opportunity for Country Club Membership!***

Interested in joining **Hidden Creek Country Club**? If so, we are moving from the area and would prefer to sell our membership at a deep discount (rather than holding on to it). If you are interested, contact Doug or Mary Wolf.

***Monroe Manor Contractor List***

**Kathy Lawson** is now maintaining the Monroe Manor Contractor List (attached to this newsletter). Hey neighbors, the list still needs your input! Have you hired contractors for:

- Basement finishing
- Brickwork/stonework
- Carpentry
- Countertops/Granite
- Draperies/window treatments
- Dry wall/plastering
- Heating/AC
- Patios
- Plumbing
- Roofing
- Sprinkler systems (lawn)
- Sunroom/patio enclosures
- Tile
- Window cleaning/installation/repair

If so, please send a note with the contractor information to Kathy Lawson so she can update the listing. Thanks!

## *Special Attachment with Important Community Information for all Monroe Manor Residents*

### *Requests for Nearby Zoning Changes will Allow More Residential Dwelling Units (and will Affect Future Enrollment Capacity at Local Schools)*

Did you know about these four new large residential developments near our area that have already been approved?

- Dulles Station has been approved for **1210 multifamily residential units** in a mixed use “Town Center” type of development. It is located off of Centreville Road across from Woodland Park and behind the Angus Farm bordering the toll road.
- Coppermine Crossing has been approved with **652 multifamily and townhouse units**. In exchange for this development, the county was given land for a future new elementary school. However, due to capital budget and other site development challenges, the school will not be available for use until 2009 (at the earliest). Coppermine Crossing will be constructed off of Coppermine Road west of Centreville Road.
- Woodland Park and Woodland East have been approved for a combined **830 multifamily dwelling units** near the intersection of Monroe Street and Sunrise Valley Drive.
- A mixed-use development has been approved at Dulles Corner Office Park (near the Dulles Hyatt) that includes **470 multifamily units**, with no guaranteed phasing for office/hotel. In exchange for this development, the County received a 90’ baseball diamond field. The residents of these units will be required to sign off about their understanding of airport noise and the lights from the ball field.

There are a number of planned developments that have not yet been approved. Public opinion may still influence decisions about these three proposals:

- Pomeroy East and West (04-III-2DS, 3DS) – This proposed mixed-use development would be on Frying Pan Road near the intersection of Rt. 28. This development could include as many as **1344 multifamily residential units**.
- Middleton Farms (04-III-4DS, 5DS) – This proposed mixed-use development has a potential

for over **850 multifamily units**. This property is located on the other side of Frying Pan Road (across from the Pomeroy and behind Copper Crossing) at Rt. 28.

- Wall Road (04-III-6DS) – This is currently EDS property bordering Centreville Road, Rt. 28 and south of McLearn Rd. (directly across from Chantilly Highlands). It is a proposed town center concept with a mixed-use development on 160 acres. Mixed use zoning will allow a combination of commercial, retail, and residential construction to be clustered together. The residential component would include up to **960 residential dwelling units**. In exchange for this, the current number of ball fields would be retained and moved to the western (airport) side of the site.

These three planned developments are currently being evaluated under the APR (Annual Plan Review). This is a process where land owners, developers, and citizens ask the County to make changes to the Comprehensive Plan (possibly resulting in formal changes to the legal zoning that determines development of the land). Many of the new proposed developments are requesting more residential development “west” of Centreville Road in areas where residential dwelling units previously were not planned (or zoned). By requesting mixed use zoning, developers are able to build and sell many profitable residential dwelling units (typically clustered apartments, town-homes, and/or condominiums) along with commercial office and retail space.

Any change to the Comprehensive Plan requires public review and input and elected official approval. The changes must ultimately be approved by the Planning Commission at a public hearing on April 20. The final approval is given by the Board of Supervisors after a public hearing in June or July.

Land owners in Virginia have “by right” abilities to develop their land according to approved zoning. In most of these new cases, land owners believe their proposals for development (that would require a

zoning change to mixed use to allow some residential) would provide benefits to the County and to the future owners of the developed property. Town Center concepts (like Fairfax Square or Reston Town Center) have appeal for many who might support new development (aesthetics, architecture, planned open space, new commercial, retail, and residential units would pay taxes, etc.). New businesses provide employment opportunities and generate tax revenue. Others think these developments would promote “smart growth” and would allow more people to work, shop and play within walking distance to where they live (reducing traffic and parking issues).

However, each of the developments with large numbers of new residential units can also have significant negative impacts if they are not planned carefully. For example, more people means more demands for services and infrastructure such as Police, Fire & Rescue, Libraries, Parks & Recreation, Elementary, Middle & High Schools, transportation/streets, electricity, water, sewer, etc. And many of these residential dwelling units would be constructed closer to airport noise (which was one reason the areas were not zoned for residential in the first place).

Initial review of the proposed developments by both the public (a citizen’s task force appointed by Sully District Supervisor Frey), and by the County’s Planning and Zoning staff, has shown a number of either positive or neutral impacts. However, there is one big recurring negative impact – multiple new residential dwelling unit developments (if approved) will have a tremendous impact on the enrollment projections for local public schools. At this writing, Westfield High School is already over capacity by 600+ students (it just opened in 2000). Floris is over capacity by about 110 students. And Rachel Carson could absorb another 150 or so students. As of today, there are no clear plans or answers about how the existing school system could absorb all of the new children. Some parents are worried about severe overcrowding. Others are worried that large numbers of new students residing within existing school boundaries will inevitably result in changes to present school boundaries. This could force

communities near the border of existing school boundaries (such as Monroe Manor) to send their children to different schools.

Several FCPS officials (both School Board members and School Boundary Management staff) have recently been contacted about these developments. All have denied that there is any current discussion or immediate consideration about changing any school boundaries. School officials state that the process for considering any boundary changes in the future typically takes place one year before the effective date of any school boundary change (and any new changes are typically effective at the beginning of a school year). If new developments are approved it is unlikely that people would occupy the new residential dwelling units until some time in 2007. And there are many other variables coming up that will affect school capacity and boundary decisions (including new modular additions being completed at Westfield during 2006/7, and the new Coppermine Elementary School in 2009). No one today knows what the final impact would be on the schools attended by children from Monroe Manor.

If you are concerned about all of these new developments, then you need to get involved. If there is interest, the Monroe Manor Board would like to establish a task force to engage upon and monitor this issue and report back to the Board with any findings or recommendations. Citizens that would like to engage upon this topic individually may of course do so. Additional background and contact information follows.

This links to a 20 page overview of the APR process and the Comprehensive Plan zoning changes:  
<http://www.fairfaxcounty.gov/dpz/apr/citizensguide.pdf>

Current enrollment and future capacity projections (Oct. 2004 through 2009) for our three local public schools are available at this FCPS link:  
[http://www.fcps.edu/fts/cip2006-2010/pdf/cluster\\_8\\_cip\\_2004-08.pdf#xml=http://www.fcps.edu/cgi-bin/texis.cgi/webinator/search/xml.txt?query=capacity&pr=public&prox=sentence&rorder=750&rprox=7](http://www.fcps.edu/fts/cip2006-2010/pdf/cluster_8_cip_2004-08.pdf#xml=http://www.fcps.edu/cgi-bin/texis.cgi/webinator/search/xml.txt?query=capacity&pr=public&prox=sentence&rorder=750&rprox=7)

[50&rdfreq=500&rwfreq=500&rlead=500&sufs=1&order=r&cq=&id=4207126628](#)

Note: the October 2004 enrollment projection does not take into account the future impact of the new proposed residential developments.

This December 2004 Westfield PTSA newsletter summarizes some of the issues related to two of the three developments from a school perspective: <http://www.ptsa.westfieldhs.org/WHSBulldogBulletinDec04edition.pdf>

This links to the main web page for all Sully District APRs (has links to details of all submitted plans; two Monroe Manor schools are within the Sully District):

<http://www.fairfaxcounty.gov/gov/bos/sud/apr.htm>

This APR report lists all Sully and Hunter Mill District proposals:

<http://www.fairfaxcounty.gov/dpz/apr/nominationssummary/sullysummary.pdf>

Here is the initial staff report and map for APR 04-III-5DS (first of two issues from the Westfield PTA newsletter):

[http://www.fairfaxcounty.gov/gov/bos/sud/apr\\_pdf/PRELIMSTAFFREPORT\\_4DS\\_5DS.pdf](http://www.fairfaxcounty.gov/gov/bos/sud/apr_pdf/PRELIMSTAFFREPORT_4DS_5DS.pdf)

Here is the map for APR 04-III-6DS (second of two issues from the Westfield PTA newsletter):

[http://www.fairfaxcounty.gov/gov/bos/sud/apr\\_pdf/04-III-6DS.pdf](http://www.fairfaxcounty.gov/gov/bos/sud/apr_pdf/04-III-6DS.pdf)

Here is the initial staff report for APR 04-III-6DS (second of two issues from the Westfield PTA newsletter):

[http://www.fairfaxcounty.gov/gov/bos/sud/apr\\_pdf/6DS\\_PRELIMSTAFFREPORT.pdf](http://www.fairfaxcounty.gov/gov/bos/sud/apr_pdf/6DS_PRELIMSTAFFREPORT.pdf)

Here are two links with the current status of the two cases mentioned in the PTSA newsletter:

- 5DS was "approved" by the citizen APR task force in December 2004 in a 14-6 vote, noting that school capacity enrollment problems must still be addressed: [http://www.fairfaxcounty.gov/gov/bos/sud/apr\\_pdf/04-III-5DS\\_TFR.pdf](http://www.fairfaxcounty.gov/gov/bos/sud/apr_pdf/04-III-5DS_TFR.pdf)

- 6DS was also "approved" in December 2004 by the citizen APR task force in a 12-6 vote, again with the provision that school problems must still be addressed:

[http://www.fairfaxcounty.gov/gov/bos/sud/apr\\_pdf/04-III-6DS\\_TFR.pdf](http://www.fairfaxcounty.gov/gov/bos/sud/apr_pdf/04-III-6DS_TFR.pdf)

County Planning and Zoning Staff are preparing a final recommendation for each request which will be released in March 2005. **The Planning Commission will hold a public hearing on each nomination on April 20, 2005 (and April 27 if needed).** Those nominations which are supported by the Planning Commission will proceed to the Board of Supervisors for a final public hearing and decision in June/July 2005. If the Board of Supervisors votes to approve a nomination, it becomes a formal amendment to the Comprehensive Plan. If the APR changes are not passed by the Planning Commission and/or the Board, then the new dwelling units will likely not be constructed, and the future impact on local school enrollment will be much less.

Here is some contact information for officials involved in the APR process. For general questions about the APR process please call the Planning Division at 703-324-1380. For specific information regarding proposed APR amendments within the Sully District, please contact Supervisor Frey's office at 703-814-7100. For information about speaking at the April 20 Planning Commission public meeting, link to:

<http://www.fairfaxcounty.gov/dpz/apr/hearings.htm>

The Hunter Mill District Planning Commissioner is Frank A. de la Fe. The Sully District Planning Commissioner is Ronald W. Koch. The Chairman of the Planning Commission is Peter F. Murphy. Other At-Large Planning Commissioners include James R. Hart, Walter Alcorn and Laurie Frost Wilson. All Planning Commissioners can be contacted at 703-324-2865, or [plancom@fairfaxcounty.gov](mailto:plancom@fairfaxcounty.gov).

Our elected Hunter Mill Supervisor Cathy Hudgins can be reached at 703-478-0283 or [hntmill@fairfaxcounty.gov](mailto:hntmill@fairfaxcounty.gov). Sully District Supervisor Michael Frey can be reached at 703-814-

7100 or [sully@fairfaxcounty.gov](mailto:sully@fairfaxcounty.gov) . The Chairman of the Board of Supervisors (at large) is Gerry Connolly. He can be reached at 703-324-2321, or [chairman@fairfaxcounty.gov](mailto:chairman@fairfaxcounty.gov) .

Regarding the specific impact of these developments on FCPS schools, please contact our elected School Board Representatives including Stuart Gibson (Hunter Mill District School Board representative; [stuart.gibson@fcps.edu](mailto:stuart.gibson@fcps.edu); 703-246-4786) and the Kathy L. Smith (Sully District School Board representative; [kathy.l.smith@fcps.edu](mailto:kathy.l.smith@fcps.edu); 703-246-3062). There are three additional At-large School Board members to contact:

- Stephen M. Hunt, [stephen.hunt@fcps.edu](mailto:stephen.hunt@fcps.edu)
- Ilryong Moon, [ilryong.moon@fcps.edu](mailto:ilryong.moon@fcps.edu)
- Janet S. Oleszek, [janet.oleszek@fcps.edu](mailto:janet.oleszek@fcps.edu)

Another FCPS contact is Gary Chevalier, Director, Office of Facilities Planning Services (703-246-3608). He is in charge of all school boundary issues.

Four informed school PTSA contacts include:

- **Dana Cimino**, President, Westfield High School PTA, 15450 Eagle Tavern Ln., Centreville, VA 20120; 703-266-8573; [danacimino@aol.com](mailto:danacimino@aol.com)
- **Lu Ann Maciulla McNabb**, Legislative Chair, Westfield High School PTSA (knows all about the APR process and new planned developments; [lummac@aol.com](mailto:lummac@aol.com); 703-631-2238)
- **Jennifer Ayoub**, President, Floris PTA, 703-709-9122, [ayjenn@yahoo.com](mailto:ayjenn@yahoo.com)
- **Cynthia Lopynski**, Legislative Chair, Floris PTA, 703-707-9530, [CCLCM12@aol.com](mailto:CCLCM12@aol.com) (very knowledgeable).

### ***Summary, and proposal***

We need to get large numbers of HOAs and citizens affected by this to communicate their concerns to their elected officials and others who make decisions about zoning changes. Here are two primary points with which many affected HOAs and citizens could probably agree with and support:

- We are opposed to any change in current zoning that would allow mixed use with residential dwelling units in areas that are close to Dulles Airport. The quality of life for anyone who would live in the proposed residential dwelling units would be

adversely affected by constant noise from 24 x 7 x 365 jet aircraft operations.

- If for some reason mixed use/residential zoning is approved for these areas near Dulles Airport, then all of the new residential dwelling units will generate hundreds of new K-12 school aged children. Because the local public schools are already significantly over crowded, we request that students in all new residential dwelling units (resulting from APR Rezoning) be designated to attend elementary, middle and high schools that are currently under capacity and have the ability to absorb these students. Local residents specifically do not want changes in the existing school boundaries for the existing students in existing residential dwelling units in the Oak Hill and Chantilly areas.

**\*\*\*\*\* Concerned residents should contact the Board at [MonroeManorHOA@cox.net](mailto:MonroeManorHOA@cox.net) and let us know of your concern and your interest to participate in a task force. \*\*\*\*\***

### ***Important upcoming dates:***

- **Late March** – Final County staff APR recommendations/denials are released.
- **Early April** -- PTSAs, task forces, and citizens need to contact elected and appointed officials.
- **April 20**, 8:15 pm Planning Commission Public Hearing on proposed zoning changes in Hunter Mill and Sully Districts (at Govt. Center).
- **June/July 2005** – Final Public Hearing (and final approval or denial of zoning changes) by the elected Board of Supervisors.

[Please contact Kathy Lawson or Gordon Jarratt if you would like an electronic copy to more easily click on the links.]