

# The Virginia Hills Echo



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## Proposed Development on the Fast Eddie's Site

MidAtlantic Realty Partners, LLC has proposed a change to the comprehensive plan for the site between North Kings Highway and Richmond Highway where Fast Eddie's is currently located. They have proposed that the area extending down to Papa John's be re-planned from low rise office and retail uses to a mix of multifamily residential use with ground floor retail at an intensity three to five times greater than currently allowed.

The proposed plan includes a maximum of 360 residential units in buildings 4-5 stories in height and up to 40,000 square feet of retail and office use. The proposed development would be served by a limited amount of surface parking with the majority of spaces provided in underground parking structures beneath the buildings.

Since this area is in the Mount Vernon District, it did not come before the Lee District Land Use Committee, even though it is just across the boundary from Lee District.

The major Lee District concern would be the increased traffic. The intent is that the new development traffic will not enter and exit from Richmond Highway. While the development would be projected to create less new traffic than that allowed under the current comprehensive plan, it will create more, and perhaps much more, traffic than the site now does with its existing retail facilities. The residential units are projected to produce 2,305 vehicle trips per day, the office space 227 trips per day, and the ground floor retail 3,105 trips per day, for a total of 5,637 trips per day.

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## Services Changed to the Kingstowne Post Office

Since June 2012, many services performed by the the Franconia Post Office (5221 Franconia Rd) have been transferred to the Kingstowne Post Office at 5900 Barclay Drive. All mail delivery personnel work out of the Kingstowne Post Office. All certified, registered, express, and held mail (for example, mail held while you are on vacation) that was previously held at the Franconia Post Office must now be picked-up at the Kingstown Post Office.

Services still performed at the Franconia Post Office include post office boxes, counter service (stamps, sending registered and certified mail, sending packages and express mail, etc.) and passports (call ahead to make a time-slot reservation for passports).

The zip code for a Virginia Hills address will remain unchanged, 22310 or 22306.

The Kingstowne Post Office is about the same distance from Virginia Hills. Heading south on Telegraph Road, turn right onto South Van Dorn Street. Make the first left onto King Center Drive, then make the second right onto Barclay Drive. If you reach Kingstowne Blvd, you've gone too far.

Attempts by the *Echo* to obtain comment from the Postal Service on the reason for this change went unanswered. However, given the recent service cutbacks and closures by the Postal Service in light of its precarious financial condition, this change may well be related.

Hours for the Kingstowne Post Office are 9:00 AM - 5:00 PM weekdays and 9:00 AM - 2:30 PM Saturdays. Hours for the Franconia Post Office are 9:00 AM - 6:00 PM weekdays and 9:00 AM - 2:00 PM Saturdays.

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### ***Virginia Hills Citizens Association Meeting***

***Tuesday, December 11th – 7:30 PM  
Old Virginia Hills School, Diana Lane***

***Speaker: TBA***

## The President's Corner

### Comment from VHCA President Ralph Zecca

The holiday season is now upon us. I hope that it brings you and yours much love, joy and health now and through the new year!

I know many of you are probably being barraged by commercials telling you about the latest new gadget to buy your kids or being harassed by non-profits asking you for a donation. So I will not belabor the issue much, but I would like you to consider something a bit closer to home. I am not talking about monetary donations, I am talking about time. Sometimes we forget that time is more often more valuable than money.

Specifically, the Virginia Hills Citizens Association (VHCA) is looking for a few volunteers for a wide range of things. First, we are looking for a person who would like to take on the office of Secretary. Serving as an officer takes very little time. Trust me, we are extremely conscious of the lives people lead. So the requirement is simple: attend and type the notes from the five member meetings held during the year as well as attend the five executive meetings held each year.

Second, VHCA is also looking for creative people who would like to help out in the planning of social activities for our neighborhood. This ranges from welcoming new neighbors to the neighborhood to setting up a family movie night. The possibilities are endless and are only limited by the time you are willing to donate.

If you cannot give your time to VHCA directly, then I ask that you at least give some time to your neighbors -- especially the ones that are house-bound. Maybe it would be in the form of shoveling their walk this winter, maybe it would be as simple as having a cup of coffee with them and having a pleasant chat. Remember, these are things that make our neighborhood a community, and why our neighborhood is the place it is today. Happy holidays and happy new year!

With sincerest respect,

- Ralph Zecca

**Visit our web site at  
[www.VirginiaHills.org](http://www.VirginiaHills.org)**

## Leaves and Christmas Trees

While leaves, grass, and brush are collected at the curb all year long, they are recycled March 1 - Dec. 24 and disposed of as trash Dec. 25 - Feb 28.

Natural Christmas trees are collected separately and recycled the first two weeks of January. Put your tree out at the curb on normal trash day during either of those weeks.

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## The Virginia Hills Echo

Editor	Doug Boulter
Graphic Assistance	John Drummond
Publisher	The Print Shop

### Single Issue Advertising Rates

Back page	\$90	Quarter page	\$35
Full page	\$85	Business card	\$15
Half page	\$45		

For yearly discount rate, see [www.virginiahills.org/Echo.html](http://www.virginiahills.org/Echo.html)

## Virginia Hills Citizens Association Officers 2010-2012

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## Members for the New 2012-2013 Membership Year

All of the following have joined the Association for the 2012-2013 year:

George & Lee Anne Alloway, Kathleen Alwes, Carla Asman, Carl & Evelyn Berlin, Cynthia Blaine, Donald Blasl, Doug & Donna Boulter, Fred & Shirley Campbell, Dan & June Carlton, Rosemary Carter & Vivian Williams, Pete & Betty Galbaugh, Shirley Glass, Robert Gorman, Larry & Gloria Gray, Caitlin Hanna & Zachery Brown, Janice & Lewis Hardbower, Anne Henry, Thomas & Mary Hoge, John Ingham, Robin Jones, Mervin Jordan & Heidi Ackerman, Annette Kilian, Roger & Debbie Kinder, Marian Lamb, Sandra Lindsay, Ed & Anna May Lineweaver, Charles & Dorothy Macan, Richard & Frances Mays, Jim & JoAnn McCracken, John & Josephine McElroy, Christine & Mark Mereand, Marie Moore & Robin Jordan, Sam & Mildred Morris, Kimberly Munch, Christian Norfolk, Mary Northrop, Winifred Olson, James & Barbara Poe, Margaret & Karen Seitzinger, Don & Grace Shamblin, W. Scott Smith, Norman Spurling & Nancy Tresp, Guntis & Inta Sradars, Dick & Mary Stockstill, George & Judith Stone, Don & Addy Swiggard, Rudy & Juanita Tarlosky, Joyce Turner, Bill & Karen Wanamaker, Rose Marie Wiegel, Deborah Wilkins, Ed Zahrobsky, Ralph & Akiko Zecca.

## Santa's Ride, Toys for Charities

As Christmas approaches, children everywhere will be watching the skies for Santa Claus. In Fairfax County some very special children won't have to wait until Christmas Eve thanks to the Fairfax County Police. Santa and his elves will be rumbling down the streets of Fairfax County on motorcycles to gather presents donated by our wonderful citizens.

The toys will be delivered by Santa and his helpers to children at INOVA Fairfax Hospital Child Life Center, Georgetown Hospital, and Georgetown University's Lombardi Cancer Center. Toys will also go to various local charities including the Ronald McDonald House and the Reston F.I.S.H. (For Immediate Sympathetic Help).

Toy collection boxes should be delivered to Police District Stations, and Santa and his helpers will be by to collect all of these generous donations from the Stations on December 10th. Anyone wishing to make a donation should bring a new, unwrapped toy, game, book, or other gift to the Mount Vernon Police station. All donations should be made before 9:00 AM, Monday, December 10.

The Mount Vernon Station is located at the Mount Vernon Governmental Center - 2511 Parkers Lane, just off Sherwood Hall Lane. The lobby is open 24 hours.

## 2012-2013 Membership

Mail to: VHCA, P.O. Box 10837,  
Alexandria, VA 22310

I'd (We'd) like to join / renew my (our) membership in the Virginia Hills Citizens Association. Enclosed are the annual membership dues of \$7.00 per household. I am also including a contribution in the amount of

\$ \_\_\_\_\_.

Name (s) \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_

Phone \_\_\_\_\_

E-mail \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Checks for dues may be made payable to VHCA or the Virginia Hills Citizens Association.

## Royal Restaurant

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A discount at the Royal Restaurant is only available to VHCA members.

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## How Virginia Hills Voted in November

Results will look much different than in previous years because of the addition of Wilton Woods to the precinct.

### President/Vice President

Romney/Ryan	530
Obama/Biden	953
Others	25

### Senator

Allen	525
Kaine	955

### Member of Congress

Murphy	503
Moran	899
Others	58

Both constitutional amendments and all four bond questions won by at least a 2:1 margin.

Turnout was 81.3%.

***Best wishes for the holidays  
From your VHCA Officers***

## Is Your Trash or Recycling Container Broken or Missing?

If so, as a County collection customer, the County will repair or replace your container for free. Once you've notified them of the problem, a crew will come by on collection day and make the repair or replace the container.

Notify the Department of Public Works and Environmental Services at  
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## E-ZPass for the Express Lanes on the Beltway

Have you been thinking about using the new express lanes on I-495 between Springfield and the Dulles Toll Road or continuing on to I-495 crossing the Cabin John Bridge? If so, you'll need an E-ZPass, a device (transponder) that you attach to your windshield and will send a radio signal that will notify the toll collection equipment where you enter and exit the express lanes.

If you already have an E-ZPass, it will work on the new express lanes and you may use it until its battery dies. Battery life can easily exceed 10 years, so your transponder may not need to be exchanged for a long time. As long as you keep your old transponder, you won't have to pay the 50 cents per month service charge that applies to new transponders.

If you are car-pooling at HOV-3 level (3 persons in the car), you'll need an E-ZPass Flex that switches between the carpool mode (free) and normal mode (toll).

If you don't have an E-ZPass, you'll need to get one. There are four different ways.

Apply online starting at <http://www.ezpassva.com>

Call 1-877-762-7824

Visit one of the Service Centers or DMV partner locations. The closest service center is at 610 Herndon Parkway, Suite 900, Herndon, VA 20170. The nearest partner DMV is 1968 Gallows Road in Vienna.

Pick up a transponder at an E-ZPass On-the-Go retailer and register it on-line or by phone. Current retailers are AAA, Giant, and Wegmans. The closest Giant is the one in Kingstowne. The closest AAA is at 2231 Eisenhower Ave.

E-ZPass has a far greater reach than just the I-495 express lanes. It works at all toll roads, bridges, and tunnels in Virginia and in Delaware, Illinois, Indiana, Maine, Maryland, Massachusetts, New Hampshire, New Jersey, New York, Ohio, Pennsylvania, Rhode Island, and West Virginia.

To open an E-ZPass account online or at a Service Center, you'll need to pre-pay a minimum of \$35 in tolls. You can set up the account to automatically refresh itself from a credit card when the balance in the account begins to run low.

More information about an E-ZPass can be found at [www.ezpassva.com](http://www.ezpassva.com).

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*Happy Holidays  
From the Virginia Hills Echo*

### Proposed Development on the Fast Eddie's Site (continued from Page 1)

Given the recently approved development on North Kings north of the Penn Daw Plaza reported in the April Echo, there is a strong chance that this second development will cause serious traffic problems on North, and possibly South, Kings Highway.

The comprehensive plan envisions that South Kings Highway will be re-routed so that it will not connect to North Kings, but rather run into Richmond Highway in the vicinity of Krispy Kreme. This would reduce the traffic from North Kings moving onto South Kings and into our neighborhood. However, there is no funding allocated for this change and it is difficult to say when it will be implemented, if ever.

The owner of the Papa John's site has not at this point sold the property to MidAtlantic, and if the sale does not take place, it is likely that Papa John's intends to remain at its current location.

The Board of Supervisors was scheduled to vote on this comprehensive plan amendment for the Fast Eddie's site as the Echo went to press. If the Board votes on it, it is likely to pass. Additional information on the outcome of the vote should be available at the Association meeting on the 11th.

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## Message from Supervisor McKay

Sequestration is \$600 billion of tax increases and spending cuts that go into effect next year if Congress does not act. It's part of the fiscal cliff—the combination of sequestration, tax cuts that expire and the federal debt ceiling.

On October 23, the County's Economic Advisory Commission addressed the potential impact. Dr. Stephen Fuller, Director of the Center for Regional Analysis at George Mason University's School of Public Policy, told us that no region is as vulnerable as Northern Virginia (40% of the D.C. metro area's economy is linked to federal spending).

In FY2011, the County received \$289.6 million from the federal government. Should that revenue drop, we would have to adjust our budget and services to address short and long term funding issues. While only 1% of our General Fund revenue comes from the federal government, many Fairfax County public schools programs rely on federal dollars. There are also significant federal grant dollars in our budget and our residents receive federally funded services. We are most concerned with reductions of federal funds for schools, human services, grants, and housing.

If we avoid the sequester, we are still likely to see federal cuts to state and local governments; Virginia's cuts would be in the neighborhood of \$1 billion.

I can't guess what the lame duck or 113<sup>th</sup> Congress will do—my crystal ball is still in the shop for service. My colleagues and I have been watching the potential for a sequester for some time. At our September FY2012 carryover budget review we set a \$7 million reserve to ensure that we would be able to continue critical services.

We are like a household with maxed out credit cards and bills that can no longer be put off—we must get a handle on our debt. The challenge at every level of government is to do that without sending the economy into recession and shredding the safety net needed by so many of our residents. It's going to demand extraordinary amounts of creativity, hard work, and shared sacrifice. Can we do it? I believe we can.

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### Recent Virginia Hills Real Estate Market Activity

Status	Style	Address	BR	FB	HB	List Price	Close Price	Bsmt	Gar
ACTIVE	Rambler	3713 Austin Ave	4	2	0	\$365,000		Yes	0
ACTIVE	Bilevel	6141 Telegraph Rd	3	1	0	\$369,000		Yes	0
ACTIVE	Rambler	6205 Paulonia Rd	3	2	0	\$399,900		Yes	0
ACTIVE	Rambler	6600 Berkshire Dr	4	2	0	\$439,500		Yes	0
ACTIVE	Rambler	6325 Gentele Ct	5	2	0	\$399,900		Yes	0
CNTG/KO	Rambler	3515 Pike Rd	4	2	0	\$250,000		Yes	0
CNTG/KO	Rambler	6110 Paulonia Rd	4	1	0	\$290,000		Yes	0
CNTG/KO	Rancher	4105 Ronson Dr	4	2	0	\$379,500		Yes	0
CNTG/KO	Rambler	6302 Gentele Ct	2	1	0	\$339,000		No	0
CNTG/KO	Rambler	3712 Logan Ct	4	2	0	\$369,950		Yes	0
CNTG/KO	Rambler	6201 Hillview Ave	4	2	0	\$420,000		Yes	2
SOLD	Rambler	6407 Ronson Ct	3	2	1	\$425,000	\$410,000	Yes	0
SOLD	Split Level	3717 Austin Ave	4	2	0	\$349,000	\$330,000	Yes	0
SOLD	Rambler	6404 Wilcox Ct	3	2	0	\$319,000	\$322,500	Yes	0
SOLD	Colonial	6308 Tracey Ct	3	3	0	\$435,000	\$423,000	Yes	0
SOLD	Rambler	6411 Prospect Ter	3	2	0	\$360,000	\$355,000	Yes	0
SOLD	Rambler	6518 Dorset Dr	4	3	0	\$395,000	\$389,000	No	2

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