



**Earth laughs in flowers**  
Ralph Waldo Emerson  
'Hamatreya'

# TYSONS WOODS TYLINE

**P.O. BOX 267 DUNN LORING VIRGINIA 22027**  
**Spring 2003**

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*News and Information for Tysons Woods*

## **EDITOR'S CORNER**

We are happy to welcome the warm weather (finally!) and even more happy to welcome new participants in the activities of Tysons Woods. Jon Schiffrin has provided a cheerful "View from Richlieu" in this Tyline. Jon and wife Holly have also taken over the representation of exciting Area 3 on the Executive Board! Another big thank you goes to Randy Foltz, who not only can cook (see "What's Cooking") but has graciously agreed to oversee the finalization of the community directory (see announcement below).

You are cordially invited to participate in the activities of the community: contact any of us listed on the left here for more information. We are actually a fairly approachable bunch, and when we get together, the laughs fly fast and furious. Join us! Area 6 would appreciate a representative.

### **Community Directory**

If you would like to be in the next edition of the directory, and you have not been contacted directly by a Board member, please send your information to Randy Foltz ([RandyF2849@cox.net](mailto:RandyF2849@cox.net)) by 1 June 2003. Include your name(s), address, phone, email, and names of children if desired. This information will be printed in the directory and not transferred to any other party. Randy's phone: 703 573 4780

### **Inside this issue . . .**

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## Down the Block

On the South side of the W&OD trail, across from the wood-chip access path from Tysons Woods, stands the old Wedderburn house. No longer occupied, this late 19<sup>th</sup> century house represents a bit of our local history. An annual harvest festival was held near there at the Wedderburn station of the railroad. The Grange area probably went over to Park street. The house might have been a store at one time, or possibly a post office, according to locals. The owners kept horses on the land now occupied by many of our Tysons Woods homes, and there were many natural springs around the area.

Now developers have bought the old place, and the woody land across the W&OD from Tysons Woods. In a special "Development Report" section of this TyLine, Renata Wade brings us up to date on what is proposed for this property, as well as other areas of interest to the neighborhood.

## Tyson's Woods Civic Association

Your participation in our association is voluntary and therefore very important. The TWCA sponsors a variety of events every year to help draw our neighborhood together. Your \$20 dues help fund this newsletter, the Community Directory, the Spring Social, the Neighborhood Yard Sale, the International Block Party, the Halloween Parade and Party, and occasional large-item trash pickups. In addition, TWCA pays dues to Providence District Council (\$10/y) and donates to the Marshall High School Prom Party and the Dunn Loring Fire Department. TWCA organizes and coordinates citizen input to local development efforts, traffic calming measures, park planning, and other local issues.

### Please join today

Send a check for **\$20** payable to TWCA to:  
TYSON'S WOODS CIVIC ASSOCIATION  
P.O. Box 267  
DUNN LORING, VA 22027

Or drop off at: Dave Knapp, Treasurer  
2328 Malraux Drive

## Biosphere Tips

By Penny Firth

THE BIOSPHERE IS THE THIN FILM OF LIFE THAT LIES BETWEEN THE ATMOSPHERE (AIR) AND THE LITHOSPHERE (ROCK) OF OUR PLANET. IT IS WHERE WE HUMANS LIVE, TOGETHER WITH ROUGHLY 10 MILLION OTHER SPECIES. OUR CLOSEST ENCOUNTERS WITH THE BIOSPHERE ARE PROBABLY IN OUR OWN YARDS.

### WHEN CAN I MOW MY TULIPS DOWN?

Wait until the foliage turns brown. The plants need time to store the energy for next year's growth.

### WHAT IS THIS I HEAR ABOUT CATNIP REPELLING MOSQUITOES?

According to an article in Organic Gardening ([www.organicgardening.com](http://www.organicgardening.com)) Catnip is 10 times more effective for keeping mosquitoes at bay than DEET, the chemical compound used in most conventional insect repellents. Iowa State University entomologists first discovered that the essential oil in the feline-friendly herb, sent cockroaches packing. Later, the same researchers revealed that the natural compound makes mosquitoes buzz off too. Following the research announcement, some home gardeners reported that freshly crushed catnip leaves rubbed on the skin worked as well as conventional bug spray for warding off mosquitoes (although stray cats could become a problem).

### HOW SHOULD I PRUNE MY LILAC?

After the flowers fade, remove dead, diseased and damaged wood. Cut as close to the ground as possible. Then bring light and air into the center of the shrub by taking out one or two of the oldest branches, as well as the suckers (shoots from underground stems). Finally, shape for structure --- standing back to look at the plant after each cut. Finish by deadheading spent blossoms.

## DEVELOPMENT REPORT

By Renata Wade

Greetings!

Here is a summary of the Wedderburn development proposal, which has now been filed with the County. The actual filing is two separate applications for rezoning. The parcel adjacent to Tysons Woods Park has been separated from the main parcel located across the W&OD Bike Trail. Missy Schukraft (Elm St. Developers' representative) has provided copies of each of the filings, including proposed layout and examples of the house elevations. Below is a summary of what we heard and saw during the visit 3.27.03 with Elm St. Developers.

### Participants:

Tysons Woods - Larry Deigh, Elaine Wolf Komarow, and myself. Westchester - Becky Cate & Mike, her husband. Becky is President of Providence District Council; neighborhood associations in Providence voting district; TWCA is a member. Stonewall Manor - Karen Hunt  
Elm Street Developers - Jim Perry and an unnamed assistant  
McGuireWoods LLP - Missy Schukraft, Land Use Planner  
Linda Smyth; Planning Commissioner - Providence District  
Elm St. Developers had not contacted any residents on Reflection Lane at the time of the meeting on 27 Mar 03.

### Summary of "Wedderburn" parcel:

The consolidated parcel is currently zoned R-1 and R-2 for single family homes. The proposal requests an increase to R-3 Cluster zoning. A parcel is a series of consolidated lots described as 9 acres, which loosely borders the south side of the W&OD Trail roughly from Cedar Lane to the second Tysons Woods property (the Louick home). The lot sweeps inward (South) from the trail at a moderate angle to include portions of Lockett Ave., continuing across to portions of Wedderburn Rd. There is one extension of this large consolidated parcel, which is on the Tysons Woods (North) side of the W&OD. This piece is located at the wood chip trail connecting Tysons Wood Park with the W&OD and is currently zoned R-2, meaning 2 houses per acre. The driveway of the house proposed for this lot would run between the two existing houses at the bottom of Reflection Lane cul-de-sac. In addition, the main consolidated property does not reach completely to Cedar Lane due to a separate parcel of 5 acres held by a developer, identified as JCE. The Elm St. Developers property also includes portions of the Wolftrap Run stream tributary which crosses Cedar Lane and connects with the stream section best known on Woodford Rd.

Elm St. Developers is currently proposing to construct 21 single-family units, including one at the entrance of Tysons Woods park. Units 11 - 18 are proposed to run along the W&OD with backyards abutting the trail. The general description of these units is 4-BR Colonials with an upgrade to add a morning room on the back. The overall footprint of the structure is 40 x 60 ft. (4,000 sq. ft), with a maximum

grade. There is a 25 ft. buffer space along the trail, with the structure set-back 40 ft. from the trail. The lot sizes range from 8,500 - 12,300 sq. ft. with the largest lots along the trail. In addition, the developer proposes to pipe most of the stream running through the property and appears to plan three units on top of the piped section. The typical space between side walls of any two units is 22 - 23 ft.

The developer had a tree survey done (see colorful flagging on large trees), and admitted the surveyor had strayed into the area adjacent to the park. They propose to use this survey to identify tree preservation during construction. They also propose to add trees along a short section of W&OD farthest from the park as you approach Cedar Lane where there is very little natural tree screening.

Elm St. Developers reports they have suggested to Park Authority an interest in paving the wood chip trail to connect the park's asphalt trail to the W&OD. The current building design does not include any recreational space, with the intent that the Wedderburn development would have access to Tyson's Woods Park.

Storm water management would be a dry pond located in the interior of the property toward Cedar Lane. A coordinated development approach would allow one shared storm water dry pond for the overall 14 acres, the majority of which is situated on Elm St. Developers land.

### Issues Raised:

Concerns about removal of trees and buffering along the W&OD, including restrictions by Virginia Power for tree height along the transmission lines. Addition of evergreens to supplement existing deciduous trees along several proposed lots near the park entrance. Significant concerns over piping the existing stream and the negative impact on the overall streambed / downstream due to increased velocity flow, and its function to wildlife habitat. I specifically stated Tysons Woods Board is against any structure abutting TW Park entrance. Questions by Karen Hunt related to contribution to the specific schools servicing the proposed community. Linda Smyth, Planning Commissioner, urged Elm St. Developers to consider the overall items of value in their parcel when considering opportunities to make proffers to obtain approval for the development plan.

### Incidental information:

I've spoken with Joanne Malone, Providence District Rep, Fairfax Park Authority Board, and alerted her to the Elm St. Developers proposal. Joanne is very familiar with TW Park and the history of its development. She immediately recalled the R-2 zoning of the parcel at its entrance, and drainage concerns during park development. She also recalled the wood chip trail was due, in part, to tree stand in the "center" of the trail which complicated an intent to asphalt. However, the wood chip portion was also driven by easement on the property rather than ownership by the Park Authority.

Joanne confirmed there are no land acquisition funds available in the Park Authority at this time. However, there will be another Park Bond referendum on the Nov. ballot. This is another avenue we should consider as discussions with Elm St. Developers evolve. If we can't persuade Elm St. Developers to proffer all the parcel at the park, we may be able to list it as an acquisition item for the next bond referendum. Fortunately, Fairfax County voters have never refused a park bond.

#### The JCE Development proposal:

During the meeting with Elm St., Linda Smyth briefly displayed the development application, which JCE Development had already filed with the County. This parcel is ~5 acres, which fronts along Cedar Lane, and runs up the W&OD adjoining the Elm St. parcel and running across to its other boundaries on Lockett Ave. and Wedderburn Ln. This proposal is also to change from R-1 & R-2, to R-3 Cluster, and requests 11 single-family homes in similar style to the Elm St. proposal. There is one "out-lot" in the middle of the section along Cedar Lane, which (presumably) the developer was not able to obtain or has opted not to include for re-development.

I have received a copy this week of the application and drawing from JCE's representative, Lynne Strobel of Walsh, Colucci et al. As a result of the coordinated development plan, **I urge that Tysons Woods look at the 3 applications in an overall consideration of the impact to our community, park and Cedar Lane.**

#### News on "Falcone" property - Woodford Rd and Electric Ave.:

This is the property we addressed during several town halls in 2001/2002, convened by Pulte Homes. The parcel runs between Frank St. (off Electric) over to Woodford Rd. just short of the bridge. A major portion of the Wolftrap Run streambed transits through this parcel.

The deal between the land-owner, Falcone, and Pulte fell apart and their plan was abandoned. Subsequently, Mr. Falcone sold the property to Van Metre Homes. In conversation with Linda Smyth, I've learned Van Metre spoke with her about their intent to submit an application to pipe the streambed, which would be submitted in advance of a Planned Development Housing (PDH) zoning application of the overall parcel. Linda, as Planning Commissioner, encouraged Van Metre to re-think the piping application since part of the requirements for PDC are to maintain the natural features. She encouraged them she would be looking for them to restore the streambed in any PDH application subsequent to piping the stream (should they be successful in that application). Reading between the lines, she has effectively told them she will not look favorably on any pre-development application to pipe the stream, or that they could expect to have to re-store the stream to gain PDH approval. (Author's comment: WAHOO!!!)

#### Closing remarks:

OK - this has been quite a bit of info. Needless to say, I urge TWCA to re-gather any interested neighbors and carefully review all the development plans. I also intend to share this info via reprint with our neighbors on Reflection Lane. The engineering drawings are D Size and too large for me to copy. However, there are a number of letter-size attachments I'd be happy to copy for anyone interested. Perhaps we can convene a session in the Park and invite folks from Reflection Lane.

Well, as they say . . . That's All Folks!! Hope all are well on their respective blocks - -

Renata Wade

**Just 'cause you're following  
a well-marked trail don't  
mean that whoever made it  
knew where they were  
goin'.**

Texas Bix Bender  
'Don't Squat with yer Spurs On! II'



## **LOCAL REPRESENTATION AND MEET/GREET**

Renata Wade will be hosting a meet and greet at her home on Tuesday, 6 May 03, beginning at 7:30 pm. This will be to introduce Linda Smyth, Planning Commissioner, as candidate for Providence District Supervisor. The seat is being vacated by Supervisor Gerry Connolly as he makes a run for the Chairman position. Regardless of the election outcome, Linda will represent us in the land use process since all applications must pass from the Planning Commission to the Board of Supervisors before the process is complete. Linda is keenly aware of all developer proposals and issues and happy to use the evening to discuss them, along with any other topic(s) of interest. All neighbors, from Tysons Woods and Reflection Lane to the Woodford Road area are welcomed and encouraged to join.

## Community Yard Sale

Roust those dust bunnies from their long winter's nap. Time to clean out the garage, the closets, the little piles stashed here and there around your house. It's time for our annual Community Yard Sale!

Saturday 17 May 2003

8 a.m - noon

We will advertise locally and put up signs. Expect the yard salers to start buzzing around pretty early in the morning. Get the junk out of your house and into someone else's house!

*What about the junk no one will buy and you are embarrassed to donate? We are currently looking into scheduling a Community Trash Pick-up for a weekend shortly following the yard sale. This would involve arranging for a large dumpster into which residents could place items too bulky for normal trash pickup. If we are able to do this, we will distribute a flyer with the date and planned location.*

## Spring Social

Come one and all to our annual Spring Social in the Park. Greet your neighbors and local representatives. Watch the children run and holler all they want. Adults can run and holler too, or just chat quietly about common interests. Hot dogs, hamburgers, soda pop and smiles provided; bring a side dish, dessert or some good news.

Saturday 31 May 2003

Noon – 2:30

Rain date: Sunday, 1 June.



## What's Cooking?

### Red Beet Eggs

Contributed by Randy Foltz

Easter time reminds me of the wonderful eggs my mother made for the family. Some call them pickled eggs, but we referred to them as Red Beet Eggs back in Lancaster County, the Pennsylvania Dutch area where I grew up. This is something that you either really like or really dislike, so be prepared to get both reactions. They are very simple to make.

Cook about one dozen eggs for 20 minutes in boiling water. In other words, make hardboiled eggs.

Take two jars of sliced beets and place them in a one quart pan. Add one third to one half cup of vinegar, depending on your personal choice. Bring mixture to a low boil and remove from stovetop immediately.

Place the peeled hardboiled eggs in a large bowl, and then pour the red beets/vinegar mixture over them.

Let them cool down, then cover and place in the refrigerator overnight. The next day you have red beet eggs.

To serve, cut in half or quarters, add a little salt on your egg, and you have a delicious red beet egg.

## Notes from the Board

**The Board met on 12 March 2003 at the Knapp-Firey house to discuss the Wedderburn development and make plans for Spring Community activities.**

**The next meeting will be at the Foltz' house: 2310 Malraiz Drive on 28 May at 7:30 PM.**

**Phone is 703 573 4780.**

**Everyone come, and invite a neighbor!**

The average tire sheds about a pound a year of tiny rubber particles into the air, soil, and water.

J. Hattam (Sierra v.88, 2003)



## Scoop it!

Please clean up after your dog - especially along the path to the park. Thanks!

## House Beautiful

*As of April 2003*



Recent home sales courtesy of Caroline Boubin, RE/MAX Metro 100, (703) 569-3331

**2230 Chestertown**, split level, 5 bdrm, 3 ba, 1 fireplace, 1 carport, electric heat, finished walkout basement, new: kitchen, windows, carpet & hardwood floors, listed February 2003 for \$465,900.

**8518 Idylwood**, colonial, 3 bdrm, 2 1/2 ba, 1 fireplace, 2 car garage, gas heat, listed September 2002 for \$399,900 and sold February 2003 for \$375,000.

**2304 Malraux**, colonial, 5 bdrm, 3 1/2 ba, 2 fireplaces, 2 car garage, gas heat, finished walkout basement, listed October 2002 for \$449,927 and sold March 2003 for \$445,000.

**2324 Malraux**, colonial, 4 bdrm, 3 1/2 ba, 1 fireplace, 2 car garage, oil heat, finished basement, new windows and doors, updated kitchen, laundry room and bath, listed February 2003 for \$459,000 and under contract for an undisclosed amount.

**8528 Minerva Ct**, split level, 5 bdrm, 3 ba, 1 fireplace, 1 car garage, electric heat, walkout basement, listed September 2002 for \$409,900 and sold December 2002 for \$403,000.

## The View from Rickliu

by Jon Schifflin

### Seasons Change...

As the last mounds of snow melted from this area, I, like most people, am looking forward to spring – to the flowers beginning to bloom, to the leaves growing on the trees, to the first digit on the thermometer reading 5 or 6 instead of 2 or 3.

Like a visitor who stayed way too long, I am ready to boot winter out the door and welcome warmer weather and sunshine. If winter were a person, I can imagine he or she eating all of our food, hogging the remote control and telling unbearably long stories. The worst part is I don't ever recall inviting winter over to stay. What I do recall is mounds of snow, being stuck inside, and the weather being cold, cold, cold. In fact, this year, winter decided to stick around for so long that it has extended the school year into mid June.

I do not look forward to winter's re-arrival. I enjoy the long days, the hot weather, and the sunshine. This is a visitor that never has to leave. Summer is invited into our house and never fails to disappoint. Sometimes I don't even know summer is staying over, because it is so comforting and non-intrusive. Unfortunately, summer's visit is so pleasant that it seems to go too fast. It's a sad day when summer is pushed out the door by that boor, winter. Some years summer stands up for itself and sticks around until December, but inevitably, that unwelcome guest winter barges in for its three to four month visit.

Before winter comes, it usually sends its confidant fall to the house to prepare us for winter's arrival. Fall seems like a nice enough season, but it is routinely abbreviated by either a late summer or early winter. Fall is a pleasant sort, nobody can really get too upset with this season. It's very polite and rarely offends. Its only vice is that it hangs around with winter and therefore must be deemed a nuisance by association. Fall's benefits of leaves changing colors and crisp temperatures do not measure up with the costs of the impending visit by winter.

I know that others do not feel the same way. As winter departs this year, most people will be glad to see it go, but by October, they will actually look forward to its arrival; to the first snow, to the leaves changing colors. They will have grown weary of the 90 degree temperatures and the never ending mowing of the lawn. Perhaps they don't mind winter's visit, but I think they may have just forgotten how many bags winter lugs into our house every year.

After a winter like this year, I feel like we need to make summer as happy as possible. I don't want winter to come back any earlier than it needs to. Maybe fall will stand up for itself for a change.