



If we had no winter, the spring would not be so pleasant: if we did not sometimes taste of adversity, prosperity would not be so welcome.

Josh Billings

TYSONS WOODS TYLINE

P.O. Box 267 DUNN LORING VIRGINIA 22027
Spring 2005

News and Information for Tysons Woods

EDITOR'S CORNER

Our thanks to Renata and Jim Wade for hosting the inaugural *Winter's End Social* at their house in February. This adult-only event gave us a chance to share the goodness of our lives with one another and meet neighbors with whom we had exchanged only smiles and waves in the past. In this issue you will find the announcement for the annual Spring Yard Sale. Last year it was rained out...twice! But we persevere, because the dust bunnies need to be stirred, and I'm hoping you'll take some of MY stuff off to YOUR house!

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Got Email?

Sometimes we have a need to get more timely information to you in between the times the Tyline is published. We will continue to publish the Tyline about four times a year and deliver it to your door as before. However, if you are interested in getting updates via email, we would welcome you to the close-hold listing. Our guidelines:

You will see only your and the sender's addresses. **We will not publish or distribute your email address.** We will only email on an occasional, as needed basis. If you do not want to be on the email distribution, just reply to the sender and your name will be removed.

To be included in the email distribution, or change your email address, send the request to to Randy Foltz at Randy@GBBVA.com.

Calendar of Events

(Dates in distant future are tentative!)

Event	Date	Contact
Yard Sale	23 April 2005	Lisa Kazden
TW Board Meeting	26 April 2005	Randy Foltz

Inside this issue . . .

- Spring YARD SALE
- Town Hall Meeting
- Wedderburn Plans
- Bike to Work Day
- What's Cooking
- House Beautiful
- Gang Awareness Interest

SPRING YARD SALE!

Peek up on the top closet shelf. Push a path into the garage. Look in the laundry room. Angle a glance into the kids' rooms. It's time to turn over the material possessions in your house. Get 'em out. Dust 'em off. Put 'em in plain view. Make \$\$\$\$. Or not. But have fun. Whatever you sell (or buy... hopefully from ME!) you will be adding to the local micro-economy. Also, did I mention, have fun?

Saturday, April 23, 2005 8 a.m. - noon

Rain date Sunday, April 24

The Community Association will put an ad in the Post and put up Announcement Signs

CITIZEN'S TOWN HALL MEETING

Providence District Council, Fairfax Citizens for Responsible Growth, Sierra Club, Hunter Mill Defense League, Southwest Vienna Citizens' Association, and Options for Oakton are sponsoring a **Citizen's Town Hall Meeting on Tuesday, April 19th from 7:30-9:30 pm at the Oakton High School Auditorium.** You are invited to attend and speak.

Development in Fairfax: Are We Heading for a Breakdown?

Fairfax County Supervisors, Planning Commissioners, School Board & Park Authority Members; State Senators & Delegates; Vienna Town Council; and Congressmen Davis, Moran, and Wolf have been invited to hear citizens' views/concerns about development impacts on traffic, schools, the environment and parks.

- Can our roads and transit systems handle the stress of intense development?
- Are our elected officials adequately considering our educational, recreational, sewer and storm water facilities as they consider new development?
- Do County officials have the political will to hold developers to legally binding commitments to make local improvements, preserve trees, etc.?

Oakton High School, 2900 Sutton Road, Vienna. Auditorium reached by No. 6 entrance at rear of school. For directions, see <http://www.fairgrowth.org/meeting.htm>

Bike To Work Day, Friday, May 20th

The Washington Area Bicyclist Association and Commuter Connections invite you to join thousands of area cyclists on Friday, May 20th for a celebration of bicycling as a clean and fun form of transportation at **Bike to Work Day 2005!** Celebrations will be taking place at 18 different "pit stops" around the Washington region with the main event taking place at Freedom Plaza in downtown DC. Each pit stop will offer breakfast, giveaways, entertainment, dynamic speakers and chances to win bicycles and other prizes.

Register for **Bike to Work Day** by May 14th and receive a free t-shirt and for a chance to win a free bike (valued at \$1000) from City Bikes!

Want to participate in **Bike To Work Day**, but are new to bicycling? Join one of our 19 commuter convoys. Commuter convoys have starting locations all over the region, many will be routed through pit stops on their way to Freedom Plaza in downtown DC. These convoys are led by experienced bicycle commuters and are designed to guide you along the best route to your destination and to provide you with the tips and tricks necessary to make your trip a safe and enjoyable one.

For more information:
www.waba.org

Welcome New Neighbors!

John Lee, 2220 Chestertown Drive

Raghavan and Seena Palaniandi,
2313 Malraux Drive

Dennis and Vi McAuliffe, 2314
Malraux Drive

If you have new neighbors, please welcome them on behalf of Tyson's Woods, and let the TyLine editor know for the next edition.



What's Cooking?

Magic Chocolate Cupcakes

From Penny Firth's Recipe Box

Preheat oven to 350 F

Sift: 1 cup cake flour (or regular flour, if that's what you have), ½ teaspoon baking powder, ½ tsp. baking soda, ½ tsp. salt, ¼ cup cocoa, ¾ cup sugar.

Combine, then add to flour mixture:

¾ cup melted butter, ¼ cup water ½ tsp. vanilla, 1/3 cup buttermilk, 2 eggs

Mix it up with a fork, or an egg beater if you have one handy. Pour the batter into 12 cupcake cups.

Bake about 25 minutes. Tops will be shiny. About half of them will disappear from the plate while you have your back turned. This is Cupcake Magic.

Wedderburn Plans

Across the W&OD Trail from the East end of Tyson's Woods lies the Wedderburn tract. It extends to Cedar Lane, encompassing a number of small homes, woodlands, and a stream. The owners of the tract are requesting a change in zoning to increase the number of houses that can be built. Several neighbors presented an alternate plan during the Area Plans Review (APR) process. This alternate plan includes language that would give the property a 50 foot buffer and 25 foot setback from the trail, protect environmentally sensitive areas along the stream, and cause the developers to acknowledge previous proffers which would prevent construction of dwellings in the northwest corner of the property. (The Wedderburn family sold this portion of the property in 1962 and it was transferred back to them in 1977, with the deed marked as unbuildable due to the prior proffers.)

The Citizens APR Task Force voted overwhelmingly to support the alternate plan presented during the Area Plan Review Process. However, the County Staff did not support the plan. On **Thursday, April 21, at 7:30 p.m.**, there will be a **public hearing** at Fairfax Government Center at which citizens can express their views on this matter to the Planning Commission which will then decide whether to recommend that the alternate plan be presented to the Board of Supervisors.

If you feel strongly about the development of this property, it is important that you express your concerns at this meeting.

The developers have responded to public concern in a variety of ways, including suggesting a 40 foot buffer and 20 foot setback from the trail, offering to plant trees along the W&OD trail, reconfiguring the alignments of houses to be built on the northwest corner mentioned above, and agreeing to not pipe the stream for part of its length. In a separate action, the developer's attorney has indicated that they are considering donating Lot 35A --- located at the end of Malraux Drive on the Tyson's Woods side of the W&OD trail --- to Fairfax County. Citizens have expressed interest in learning the intent of the County for this parcel.

Meetings on Wedderburn have been attended by interested Tyson's Woods residents Renata Wade and Elaine Wolf Komarow. Neither purports to represent the opinion of our community at the meetings, but they are kind enough to report on what has been happening. Both are listed in the Directory if you wish to get in touch.

Our planning commissioner is Ken Lawrence (<http://www.co.fairfax.va.us/gov/planning/providence.htm>) if you have questions or written comments.



House Beautiful

As of April 1, 2005

2314 Malraux Drive; split level, 5 bdrm, 3 ba, carport, 1 fireplace, electric heat, updates include: windows, doors, carpet, HVAC, baths, listed in June 2004 for \$580,000. Sold November 2004 for \$578,000 (110 days on market).

8527 Betterton Ct; split level, 5 bdrm, 3 ba, 1 fireplace, gas heat, updates include: marble foyer and hardwood floors, listed in July 2004 for \$549,900. Sold November 2004 for \$532,500 (59 days on market).

8524 Betterton Ct; colonial, 4 bdrm, 2.5 ba, 2-car garage, 1 fireplace, electric heat, updates include: renovated kitchen, new carpet, and hardwood floors, listed in July 2004 for \$499,900. Sold October 2004 for \$475,000 (49 days on market).

2233 Richelieu Dr; split level, 5 bdrm, 3 ba, carport, 1 fireplace, electric heat, updates include: new windows, carpet, granite countertops, kitchen cabinets, appliances, updated master bath with jacuzzi tub & separate shower, listed in July 2004 for \$539,900. Sold September 2004 for \$539,000 (3 days on market).

8703 Litwalton Ct; colonial, 5 bdrm, 3.5 ba, carport, 3 fireplaces, gas heat, updates include: new windows, updated kitchen, finished basement, listed in September 2004 for \$579,990. (Expired after 93 days on market.)

2304 Malraux Drive; colonial, 5 bdrm, 3.5 ba, 2-car garage, 2 fireplaces, gas heat, finished walkout basement, updates include: updated kitchen, hardwood floors, built-in bookcases, listed in September 2004 for \$649,900. Sold March 2005 for \$630,000 (84 days on market).

2226 Malraux Drive; ranch, 4 bdrm, 3 ba, 2-car garage, gas heat, finished basement, listed in December 2004 for \$630,000. Sold January 2005 for \$612,500 (5 days on market).

8523 Betterton Court; colonial, 4 bdrm, 2.5 ba, 3-car garage, 2 fireplaces, electric heat, updates include: new windows, listed in March 2005 for \$575,000. Currently under contract for an undisclosed amount (4 days on market).

2220 Craigo Court; split level, 4 bdrm, 3 ba, carport, 1 fireplace, electric heat, updates include: furnace, heat pump, windows, doors, siding, listed in April 2005 for \$589,900.

Gang Awareness Interest:

The Fairfax County Police Department Gang Unit provides gang awareness presentations to citizen groups, school organizations, governmental bodies and other police departments.

In addition to the gang unit, the police department has several proactive gang interdiction programs. If there is sufficient interest (over 20%) within the Tysons Woods neighborhood, we could invite this Gang Unit to give us a presentation.

If you would be interested, let us know by either emailing Randy Foltz at Randy@GBBVA.com or call him at (703) 573-4780. Thank you.



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!'