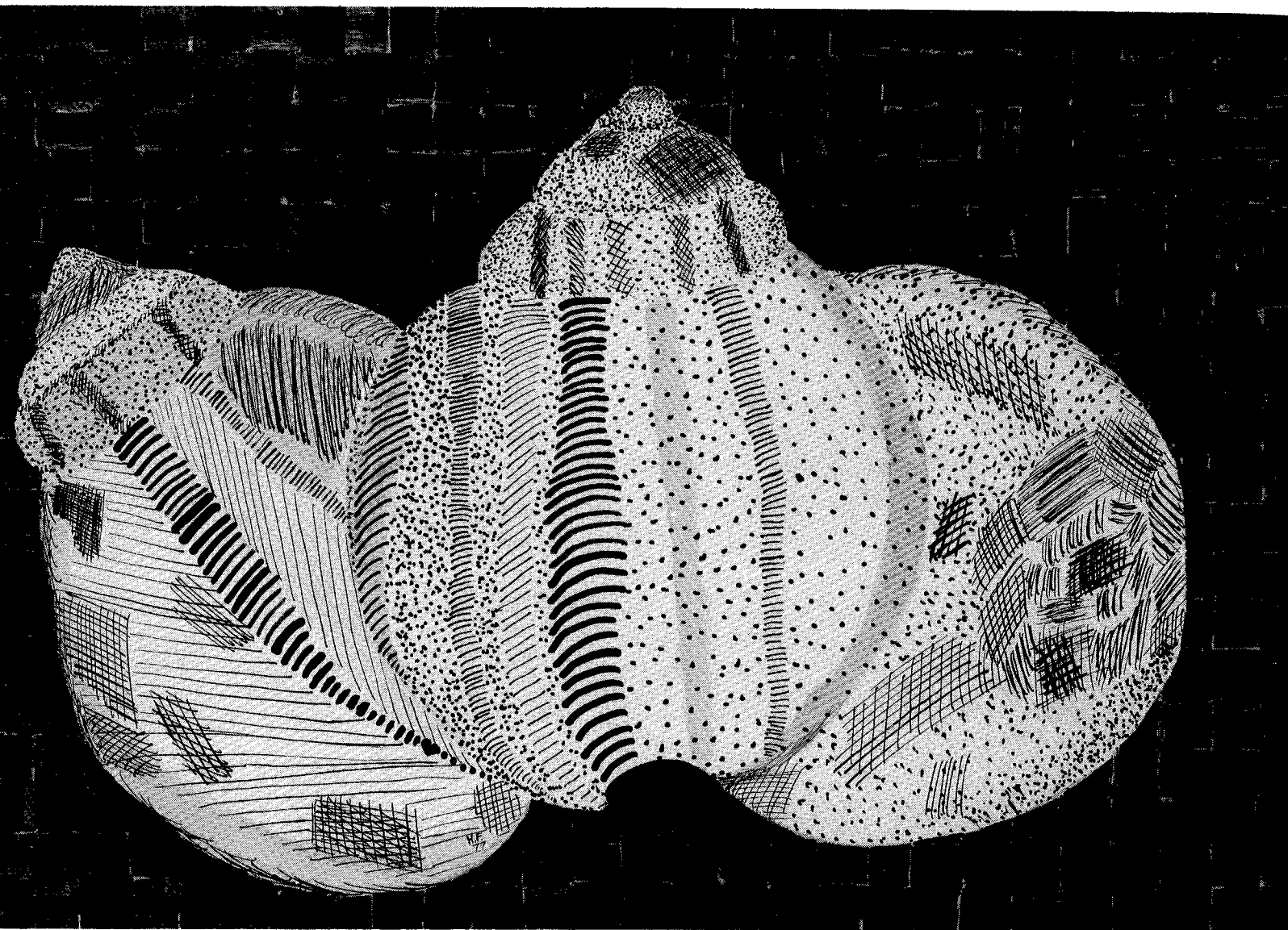


truero trails



AUGUST 1977

A PUBLICATION OF THE TRURO HOMES ASSOCIATION

●BUT DEFERS ACTION ON ELLENWOOD LANE

County Board Approves Rezoning Proposal

The Fairfax County Board of Supervisors last month approved the rezoning of the property between Old Hickory Road and Iva Lane to permit development of a 10-home community.

The rezoning of the 5.28-acre tract had been sought by Peyton Klopfenstein and was recommended by the Fairfax County Planning Commission at a public hearing in June. The Board of Supervisors approved the requested change from RE-0.5 (two dwelling units per acre) to R-5 (five per acre) with the same stipulations accepted by the planners (and shown in the July issue of Truro Trails)--only 10 homes on the tract, a minimum of 15 feet of

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At one point in the July 5 hearing on the rezoning adjacent to Truro, applicant Peyton Klopfenstein explained why he had named the development's one street Vanda Lane. "I named it after my wife, Vanda, rather than after myself," he said, "otherwise it might have been Peyton Place."

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green space on each side boundary, at least 50 feet of uncleared space at the south end, and dedication of the tennis court and other common areas to a homeowners' association. The board added a requirement for deceleration/turn lanes on Route 236 at the entrance to the development.

THA, having previously offered no objection to the rezoning with the conditions attached to it, made no presentation at the July 5 Board

of Supervisors hearing. The board did hear from two non-THA homeowners. Arthur H. Henderson of 4029 Old Hickory Road expressed concern over disturbing the swale at the southwest corner of the tract where, he said, Turkey Creek originates. Mrs. Harry Dietz of 4017 Old Hickory Road asked that bulldozers not be used close to the rear boundaries of the lots along Old Hickory Road.

Annandale District Supervisor Audrey Moore offered the motion for approval of the rezoning. She also moved that neither sidewalks nor a service road parallel to Route 236 be required in the development plan for the property. These motions were approved unanimously.

The reason for the rezoning in the first place was to permit zero-lot-line siting of homes where necessary--that is, building them on the lot lines, with no setback. RE-0.5 zoning, which otherwise is adequate for the proposed maximum of 10 homes, does not allow such siting. R-5 is the lowest density zoning which does.

THE COVER

August means vacations, vacations mean the shore, and the shore means seashells. So seashells are what Heidi Ferner is giving us for our August cover. Heidi wrote the June article on high school graduates, and goes off next month to study art at Longwood College. We look forward to more of her work soon.

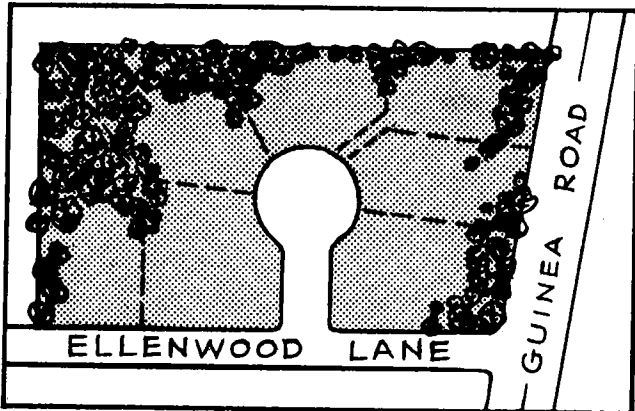
FROM THE BOARD

BOARD OF DIRECTORS MEETING
JULY 1977

In a separate action of interest to Truro homeowners on Guinea Road, the Board of Supervisors late last month postponed action on a request to rezone the property at the north-west corner of the intersection of Ellenwood Lane and Guinea Road.

The original proposal was to rezone the tract from RE-1 (one acre average lot size) to R-12.5 (12,500 square foot lots) to allow construction of seven homes. The

The Truro Homes Association's Board of Directors met on July 21 at the home of Howard Cochran. In attendance were George Walker, Liesbeth deLeede, Beverly Heinberg, Cliff Neilson, Chris Robertson and Howard Cochran.



Howard Cochran reported on the status of uncollected dues for both THA and TCC. There are still ten families who have not paid their 1977 THA dues, two of which also owe their 1976 dues. Also 13 families have not paid their TCC dues, of which three are also delinquent for 1976. Final letters were sent to the delinquent members July 11. The board decided that liens will be filed on the properties of those who have not paid by August 1. Board members were assigned to follow up each delinquent membership.

ORIGINAL PLAN SUBMITTED TO COUNTY

Fairfax County Planning Commission, at a hearing earlier in July, found this proposed density inconsistent with the county's comprehensive land use plan and recommended that the request be denied. When the Board of Supervisors held its public hearing on July 25, the proposal had been modified to R-17 (17,000 square foot lots) with only six homes on the tract, to make it more consistent with the land use plan. To allow more time to study this revised proposal, the board voted to defer action on the application for a week.

George Walker has contacted a local appraiser who will value the pool and tennis facilities for purposes of determining reserve fund requirements and adequate insurance coverage.

The board decided that two recent major repair projects should be charged to the contingency reserves. The \$2,300 required to repair the pool as a result of winter damage will be charged to the TCC reserve. The other unforeseen expense was \$2,500 for resurfacing the path to fix the damage incurred during the gabion project last spring.

OFFICIAL
THA
NOTICE

Residents on Ellenwood Lane and members of the Lee Forest and Rutherford Civic Associations opposed the rezoning. They argued that the modified proposal, while perhaps technically consistent with the plan, was incompatible with the character of the surrounding neighborhood.

The board expressed its appreciation to all who participated in

the tennis viewing stand project, especially Les Stermer and Goodwin Taylor, who spent many hours on the project. The stand is an attractive and useful addition to the tennis facilities which will be enjoyed by all.

Vandalism in the pool and park has become a major problem. Teenagers have been meeting in the park area adjacent to the tennis courts and there are many reported incidents of vandalism and unlawful behavior in and around that area. The board is considering several alternatives to reduce the property damage; however, any action taken will result in increased expenditures. Parents are urged to help control this situation.

Beverly Heinberg commented that we lack a program to welcome new residents to Truro and encourage them to participate in community affairs. The board will contact the Publicity and Social Committees to organize a program of this type.

In the July issue of Truro Trails the Architectural Control Committee published an article dealing with the exterior trim of Truro homes which included an extract of the painting covenant. In the past few weeks there was an incident of a homeowner using a color that was not authorized and which was objectionable to his neighbors. Discussions between the homeowner and the committee resulted in an agreement that the color would be changed. Homeowners planning to paint the exteriors of their homes are reminded to request the approval of the committee in advance of making any change in color.

The terms of Liesbeth deLeede and Chris Robertson on the Board of Directors expire in September. Cliff Neilson will head a Nominating Committee to present several candidates

for the election to be held at the September general membership meeting. Notice of this meeting will be sent to all homeowners.

The next board meeting will be held on August 18 at the home of Beverly Heinberg.

CLASSIFIED

REWARD--For information leading to the return of a Japanese stone lantern taken from the front yard of 8806 Aunt Lilly Lane. The lantern is a four-piece hexagonal design with the top about two feet across and the four-legged base about 14 inches across. The two center sections are also hexagonally shaped with one solid section and one open. RADM M. C. Cook, 978-2848.

FOR SALE--If you are interested in buying "naturally delicious water from the mountains of West Virginia" delivered to you in your choice of 5-gallon glass bottles, 2½-gallon tappers, 1-gallon jugs or ½-gallon glass bottles, please call Irene at 978-2829 after 6 o'clock.

CHILD CARE WANTED--Teacher needs child care for 15-month-old son. Hours 7:45 to 4:00, Monday through Friday, beginning August 29. If interested, call Linda Major at 978-1548.

WANT SOME CHANGE IN YOUR LIFE? Are you tired of waking up and looking each day at the same white walls? Would you like your room to look unique and different? Then what you want is a custom paint job. Yes, I'll paint just about anything, graphics being my favorite. To see what I can do, come see my room at 4308 Wakefield Drive or call Kevin at 323-3847.

(Additional classifieds on page 11.)



WHAT YOU SHOULD KNOW ABOUT THE TRURO HOMES ASSOCIATION--WHAT IT IS, WHAT IT DOES, WHO RUNS IT, AND HOW YOUR ASSESSMENTS ARE USED

By Dave Jones

(This article was originally published in the September-October 1972 issue of Truro Trails. It has been updated and is reprinted here for the benefit of all THA members.)



Who Belongs to the Association?

The Truro Homes Association encompasses all of the homeowners in the Truro subdivision of Fairfax County. This includes the Truro and Okehampton developments (built by Miller and Smith) and the Wakefield Chapel Woods development (built by Gasner and Levine).

Why Automatic Membership?

Membership in the Association is automatic--that is, the purchase of a home in the subdivision commits the buyer to membership. This is customary in the "cluster zoning" concept under which the Truro subdivision was developed. This concept allows homes to be built on lots which individually are smaller than the county zoning prescribes, provided that enough additional acreage is dedicated to common use to make up the difference.

A legal sine qua non of cluster zoning is that the common areas be jointly owned by all of the homeowners--or, stated another way, that each homeowner also own a pro rata share of the common areas. Only by this arrangement can a homeowner's individual lot plus his portion of the common areas bring his total acreage up to the minimum required by the zoning regulations. The Truro Homes Association is the organ-

ization which makes this required joint ownership of the common areas possible. By establishing the Association as a corporation, placing ownership of the common areas in its hands, and making all individual homeowners members of the Association, the legal requirements of cluster zoning are satisfied.

What Does the Association Do?

Since the requirement for the Association stems from the need to control the common areas, that is the Association's primary function. And it is for that purpose that a major portion of the Association's funds are budgeted. The Association is responsible for paying the taxes on the common areas. In addition, the Association maintains liability insurance covering these areas and is responsible for their operation, upkeep and improvement. This responsibility applies equally to the park areas and to the Truro Community Center, both of which are owned by the Association.

Beyond this, the Association undertakes whatever other projects are in the interests of the membership. This includes periodic preparation of a membership directory, publication of Truro Trails, enforcement of the architectural restrictions in the Association's covenants, and sponsorship of various community activities, youth groups and the like.

How Is the Association Financed?

All of the activities of the Association except the operation and maintenance of the Truro Community

Center are supported by an annual assessment against each member (homeowner). The amount of this assessment is established each year by the Board of Directors. In general, the board can increase this assessment only in proportion to any rise in the Consumer Price Index that may occur. This assessment finances the maintenance, insurance and taxes on the park areas and the costs of operating the Association itself. All members of the Association are legally obligated to pay this assessment whether or not they use the facilities and services of the Association.

The Truro Community Center--consisting of the swimming pool, tennis courts and clubhouse--is financed separately from other Association activities. This is because membership in the Center is voluntary rather than automatic. Not all Association members elect to purchase memberships in the Center; conversely, some Center memberships are owned by families outside the

Truro subdivision. Thus, although there is considerable overlap in the memberships of the Association and Center, their finances are handled separately. The operation and maintenance of the Center is financed by a separate annual assessment against its members only. The Board of Directors of the Association establishes the fair market value of a membership in the Center. This is the price at which Center memberships are bought and sold by the Association.

Who Runs the Association?

The Association is a Virginia corporation. Its operations are controlled by a Board of Directors. This consists of five members elected by the membership. The directors serve staggered three-year terms. The Board of Directors manages the affairs of the Association through the Association's officers. Two of these--the President and the Vice President--are elected by the Board of Directors from among its own members and thus have a dual function in the Association. The other two--the Secretary and the Treasurer--are appointed by the board from the general membership.

Six standing committees assist the officers in the day-to-day operations of the Association:

- The Architectural Control Committee (which really functions as two committees--one for the Truro development with its contemporary architecture, the other for the Wakefield Chapel Woods and Okehamp-ton developments with their traditional architecture) monitors architectural changes within the subdivision. It advises members in planning the external changes they want to make, and reviews members' proposals to see that they meet the legal requirements of the Association's covenants and are not ob-

TRURO HOMES ASSOCIATION

4146 Elizabeth Lane
Annandale, Virginia

Board of Directors

George Walker, Chairman...
...978-4585

Liesbeth deLeede.....978-2407

Cliff Neilson.....978-2839

Chris Robertson.....978-4912

Beverly Heinberg.....978-2666

Officers

George Walker, President...
...978-4585

Liesbeth deLeede, Vice Pres...
...978-2407

Howard Cochran, Treasurer...
...978-4587

Beverlee McCartney, Sec'y...
...978-2929

jectionable to neighbors.

- The Publicity Committee handles the dissemination of information to the members. This function includes the publication of Truro Trails and an Association directory, and the distribution of Association notices, letters and flyers.

- The Social Committee supervises the social activities of the Association. It provides the hostesses and refreshments at the general membership meetings, for example, and makes arrangements for Association (and Center) parties.

- The Community Center Committee oversees the operation and maintenance of the Truro Community Center. It is assisted by subcommittees which handle swimming pool operations and the tennis program. Since the Center is financed separately from other Association activities, this committee also prepares an annual Center budget and, upon approval of the budget by the Board of Directors, controls its own expenditures within the budget.

- The Park Committee handles the preservation, upkeep and improvement of the common areas owned by the Association, except that portion occupied by the Community Center. This includes maintenance of the walkways, bridges, playgrounds, benches and trash cans within these areas.

- The Audit Committee assists the Treasurer in developing the annual budget of the Association and arranges for an annual professional audit of the Association's accounts.

In addition to the six standing committees, a special Nominating Committee is appointed annually by the Board of Directors for the one-time function of proposing candidates for positions on the board.

FROM THE COMMITTEES

SOCIAL COMMITTEE

By Cyndy Franklin
and Barbara Herrmann

Shrimp Feast

Nature provided a cool, starlit evening for a fantastic party co-hosted by Gail Safeer and Alice Torbett. Everyone danced and especially enjoyed the beat of taped music from Sound Tech. Needless to say, the food was super and all plates were cleaned.

To Alice and Gail, thanks for all the effort on your part in making this latest Shrimp Feast a most enjoyable evening. Many thanks also to the following for volunteering their time and energy to lighten the workload: Jutta Allison, Mary Ellis, Cyndy Franklin, Connie Mackey, Harvey Safeer, Lynn Smith, Dave Torbett, Debbie Waxler and Lottie Buhain.

Children's Pool Day

Watch the pool bulletin board for pertinent data on this coming event.

POOL COMMITTEE

By Jack Hoaas

Family Raft Night

With nearly two-thirds of the pool season gone, we trust that the members of TCC feel well served. As suggestions and complaints have surfaced we have tried to deal with them promptly and with sensitivity. While not all matters have resulted in favorable rulings, we have in good conscience tried to balance individual requests or complaints against the need to serve the en-

tire community and to provide a safe, pleasant and convenient swimming program.

A recent suggestion which we are acting upon is a Family Raft Night. On a trial basis, we will begin such an activity in August. If it is well received, we will consider making it a part of the 1978 pool program.

The idea is this: On the Sunday evenings of August 7, 14, 21 and 28, between 7 and 8:45 p.m., we will permit bottomless rafts in the pool. By bottomless rafts we mean innertubes, air mattresses, inflatable animals and other such floating devices. We will not permit canoes, life rafts, styrofoam boats or other flotation devices which trap air and which when inverted enable the user to breathe trapped air; the lifeguards would go bananas. Snorkles are also permitted. In essence, the idea is to provide a new dimension for family swim activity.

The ground rules will be simple:

- The lifeguards will be the judges of which devices are suitable.
- Users will board the rafts when both they and the rafts are in the water.
- Rafts will be clean before being placed in the water.
- No jumping into or onto the rafts from the pool apron will be permitted.

For those of you who choose to take advantage of Family Raft Night, we will appreciate any feedback you care to provide--either pro or con. This will help us evaluate the program and determine where we should go from here.

PUBLICITY COMMITTEE

By Larry L. Castleman

Welcome, New Neighbors:

LaMORTE, Jim and Judi
4313 Wakefield Drive
978-5989
Manager, Ralph M. Parsons Co.
Children: Debi Valencia (1964)
Kristen (1971)

LEDEBUR, Larry C. and Joan K.
4152 Elizabeth Lane
978-1695
Senior Economist, White House
Conference on Balanced Growth
Children: Kathryn (1967)
Lara (1969)

REHDER, Christopher M. and Suzanne
8622 Ordinary Way
978-7529
Economist, U.S. Government
Children: Michael (1968)
Mark (1968)

WOODWARD, David and Kathleen
4323 Wakefield Drive
978-6687
Attorney
Children: Brian (1973)
James (Jamie) (1976)

JEWISH WOMEN ANNOUNCE ART AUCTION

The sixth annual art auction sponsored by the Northern Virginia Section of the National Council of Jewish Women will be held on August 27 at the George Washington Northern Virginia Bicentennial Center on South Washington Street at Prince Street in Alexandria.

An exhibition of graphics, oils, watercolors, batiks, tapestries and other media will be on display from 7 to 8 p.m., at which time the auction will begin. Admission is \$1. For further information call 323-1414.

TRAVELERS' NOTEBOOK



HIGH ADVENTURE: A SUMMER OF BACK-PACKING THROUGH EUROPE

By Gina Gareri

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Gina Gareri, 19, daughter of Dan and Lucille Gareri of 4111 Turkey Creek Court, and Gretchen Carter, 18, daughter of former Truroites Powell and Carole Carter, now living in Rota, Spain, have been traveling through Europe this summer "student style"--armed with college ID cards, Eurorail passes, travelers' checks purchased from their own earnings, guide books and backpacks. Here are some condensed highlights of that big adventure so far, as reported by Gina.

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We found that our high heels hampered us in moving our baggage from one terminal to another in New York. But the Spanish officials in Madrid smiled at the young "ladies" who disembarked in their country. They frown on females in jeans, and anyone so dressed on arrival gets ushered into a special office at customs....We're not sure they ever get out dressed like that.

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I've been to a Spanish fiesta-- a traditional carnival of dancing and feasting that lasts four days! The Spanish girls all wore flamenco-style long dresses; some cost \$60 to \$70 in Spanish lace even for the little girls, who looked like dolls. And what tempting food...just great! Every Spanish town has a fiesta at the beginning and end of summer, celebrating everything from patron saints to horses. I like the Spanish food so far...

Another adventure--Morocco! We jammed into a van and drove south from Rota to Algeciras, then took a two-hour ferry ride to Tangiers. I got to see the real Rock of Gibraltar (which, unlike the TV commercials, has several towns clinging to its cliffs). A Moroccan rug merchant showed us where they weave the rugs, all done by little children because their small hands are needed to weave the threads in and out. Some start as young as four. For their labors they earn \$2 a day for their parents. We then toured the town--narrow, winding streets, veiled women scuttling to and fro, shops and peddlers everywhere, Moroccan music in the air, beggars constantly circling us. I kept feeling I was in a foreign movie.

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We arrived in Paris in a deluge. Good thing we have hunter's rain-coats that cover us and our backpacking equipment completely. We couldn't get hostel accommodations the first night, so we slept in our sleeping bags on the cold floor of the railroad station. A French station attendant found us lodging for the next night. I visited the Louvre (after figuring out the Metro system), the Eiffel Tower, art museums (the Mona Lisa!) and more.

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In Amsterdam there seemed to be thousands of kids--and a lot of strange, weird people! We spent hours in the Van Gogh and Rembrandt Museums. I found it fascinating to see the paintings I had studied in college last year; I have to pinch myself to make me realize that I'm actually standing in front of the real thing. I toured Ann Frank's house. How did they survive so long in such tortured space?

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NEXT MONTH:
Scandinavia, Germany...??

