

Taking Back Their Neighborhoods

NEWS, PAGE 2

McGruff, the crime-fighting bloodhound, gets ready to take a bite out of crime during National Night Out events throughout Fairfax County on Tuesday, Aug. 7. McGruff, the popular canine, started the night off at the West Springfield District Station, where he was joined by fellow law enforcement officers and Supervisors John Cook (R-Braddock) and Pat Herrity (R-Springfield).

100 men, 4,000 miles, 1 mission

NEWS, PAGE 3

Realizing a Dream and More

NEWS, PAGE 4



Officer J.T. Frey of the West Springfield District Police Station organized 33 National Night Out events throughout the district on Tuesday, Aug. 7. He said he couldn't do it without the help of McGruff, the crime-fighting bloodhound. "He's the tough guy," Frey said.



Captain Joe Hill, with the West Springfield Police Department, offers a hand to five-year-old Maksym Jacewitz during Orange Hunt Estates National Night Out event. "This is what's great about National Night Out," Hill said. "We get to meet people in a positive environment and explain a little bit about what we do and what the community can do to keep neighborhoods safe," Hill said.



Captain D.C. Brodie greets Ava Whitridge, 7, at the Orange Hunt Swim Club in Springfield Tuesday, Aug. 7 during the neighborhood's National Night Out event, which featured McGruff, the crime-fighting bloodhound.

PHOTOS BY VICTORIA ROSS/THE CONNECTION

Taking Back Their Neighborhoods

Communities host crime-fighting events during 29th Annual National Night Out.

BY VICTORIA ROSS
THE CONNECTION

From block parties to pool parties, picnics and parades, Fairfax County residents gathered with friends, neighbors and local police on Tuesday, Aug. 7, in recognition of the 29th Annual National Night Out campaign.

Throughout Fairfax County, police cars, fire trucks and ambulances were stationed in dozens of neighborhoods to send the message that it takes a community to prevent crimes and misdemeanors through strong community-police partnerships.

"National Night Out events help strengthen neighborhood spirit and partnership between the police and the community," said Officer J.T. Frey, who organized 33 NNO events in the West Springfield Police District. "It's a big event, and one we look forward to every year."

Sponsored by the National Association of Town Watch and Target Corporation, crime prevention officers in Fairfax County have worked to help coordinate local events all year long.

Organizers said neighborhoods that participate in NNO events accomplish several goals. They send a message to criminals letting them know that neighborhoods are organized and fighting back; they heighten crime and drug prevention awareness; and they generate support for local anti-crime programs.

"There's so much neighbors can do," Frey



Friends Peggy Speelman, Nola Nielsen and Lena Restivo at the Fairfax Station Swim Club for the HOA's annual National Night Out Event on Tuesday, Aug. 7. "It's terrific to meet our police officers and socialize in a positive way," Restivo said.

said. "They can organize and join a community watch group, and they can help law enforcement by being the eyes and ears of their community."

"The best defense against crime in a community is a good neighbor," said Captain Joe Hill of the West Springfield Police Department, who spent NNO attending events with Supervisor Pat Herrity (R-Springfield).

"Neighbors who notice and report suspicious activity help us keep criminal activity low," Hill said. "We like to tell people 'if you

need something, say something.' It will ultimately create safer neighborhoods for families."

Herrity and Hill passed out crime prevention tips, safety bracelets and Tootsie Roll pops at each event during the night. "This is a great way to meet your neighbors and learn how you can help in the effort to make your communities safer," Herrity said.

The National Night Out campaign started back in 1984 as an effort to heighten awareness and strengthen the bond between lo-



Technician Charles Arnston with Fairfax County Fire & Rescue shows Lila Sawasky, 2, the inside of the ambulance during Cardinal Estates National Night Out event in Burke on Tuesday, Aug. 7. Arnston demonstrated how to use a blood-pressure cuff and explained why it's important to wear seatbelts. "We like to teach them not to be afraid when they hear the sirens or see the flashing lights. We're here to help," Arntson said.

cal law enforcement and the communities they serve. The annual event involves citizens, law enforcement agencies, civic groups, businesses, neighborhood organizations and local officials from more than 15,000 communities in the United States. Last year, nearly 37 million people participated in National Night Out, according to sponsors.

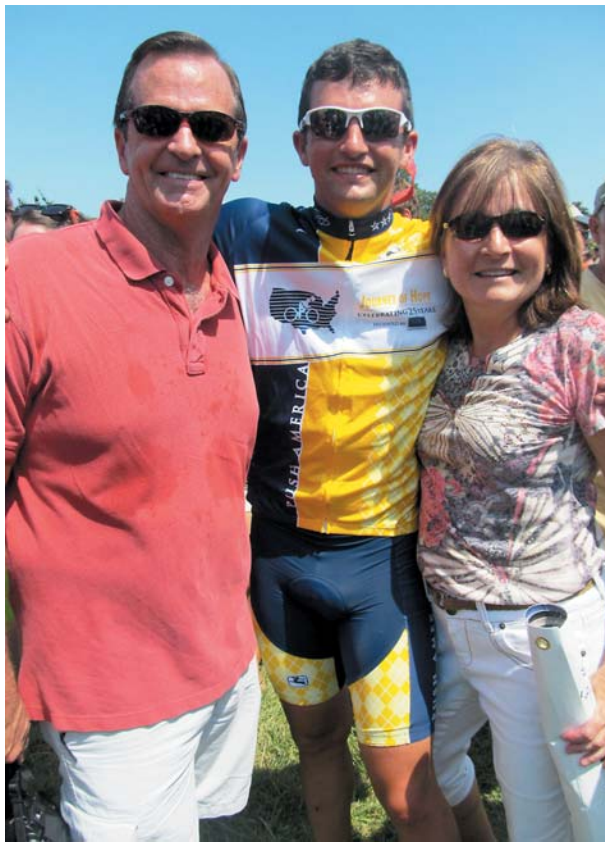
To learn more about National Night Out events in your neighborhood, contact the crime prevention officer at your local district station.

NEWS



PHOTO BY DANIEL RIECK

Triumph! Dan Rieck Jr. stands in front of The U.S. Capitol on Sunday, Aug. 5, after completing a 3,645-mile journey to raise money and awareness for people with disabilities through Push America's annual cross-country bike trek. Push America is a national philanthropic project of Pi Kappa Phi. This year's cyclists raised more than \$800,000.



PHOTOS BY VICTORIA ROSS/THE CONNECTION

Dan Rieck (center) celebrates with mom Anne Marie and dad Dan during a celebration held on the west lawn of the Capitol, Sunday, Aug. 5 to welcome home members of Pi Kappa Phi who participated in the 3,500-mile journey to raise money and awareness for people with disabilities.



Friends and fellow Hokies hold up a banner and signs to greet Dan Rieck during a celebration and parade held on the west lawn of the U.S. Capitol, Sunday, Aug. 5. Rieck, a Virginia Tech senior, was among one hundred cyclists selected to complete a 3,645-mile journey to raise money and awareness for people with disabilities through Push America's annual Journey of Hope cross-country bike trek. Rieck's girlfriend, Catherine Hamner (sitting, right) said she was proud of his accomplishment.

100 men, 4,000 miles, 1 mission

Burke man bikes cross-country with fraternity to raise awareness for people with disabilities.

BY VICTORIA ROSS
THE CONNECTION

Dan Rieck, a senior at Virginia Tech, just had the best summer of his life. Unlike most 20-year-olds, Rieck's definition of "best summer" didn't involve all-night partying or a free vacation to some luxe beach resort.

Instead, his summer involved hours of training, a Spartan diet and a grueling cross-country bike trek. His 3,645-mile journey kicked off on June 7 in Los Angeles, where the 2008 Lake Braddock graduate and 38 other members of the Pi Kappa Phi fraternity biked at least 85 miles every day on a route that took them through the sweltering desert heat of Arizona and across the swampy humidity of Mississippi, with the occasional relief of summer thundershowers.

The journey's purpose? To raise money and awareness for people with disabilities.

"The fact that you're put on one side of the country and told to go to the other side was a little daunting at first," Rieck said on Sunday, Aug. 5, after arriving home with 100 other cyclists to a celebration on the west lawn of the U.S. Capitol. "I signed up on a whim, and I didn't know what to expect. It was, hands down, the coolest, most rewarding thing I've ever done in my life," Rieck said.

THE ANNUAL CROSS-COUNTRY BIKE TREK—sponsored by Push America's Journey of Hope, a national outreach project of

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Pi Kappa Phi—has three separate kick-off locations (Los Angeles, San Francisco and Seattle), and ends with all teams converging for a celebration and parade on the grounds of the U.S. Capitol. This year's event, according to organizers, raised more than \$800,000, and every cyclist commits to raising at least \$5,000.

Rieck said team members were exhausted after biking an average of 80 miles a day, but he and his fellow cyclists didn't just collapse and rest up for the next day's ride.

At least three nights a week, the team participated in "friendship visits," sponsored by local disability-support groups. They danced at proms for people with cerebral palsy, shot hoops during games of wheelchair basketball and performed puppet shows to educate children on the abilities of people with disabilities.

In Jackson, Miss., Rieck said his team helped children with mental and physical disabilities take airplane rides on two-seater planes.

"The events, the camaraderie, the friendships, the expressions on people's faces. It opens your eyes to people with disabilities and you see the struggles they go through, what their parents go through every single day," Rieck said. "You get to know them as people, and you realize you're the lucky one for getting to be with them."

Push America's Journey of Hope, which began in 1987, solely comprises members of Pi Kappa Phi cycling more than 12,000 miles on three routes to spread a message of acceptance and understanding for people with disabilities.



"Simply put, the Journey of Hope is a ride with a purpose," said Eric Ray with Push America during a celebration held on the west lawn of the Capitol, Sunday, Aug. 5 to welcome home members of Pi Kappa Phi who participated in the 3,500-mile bicycle journey to raise money and awareness for people with disabilities.

"Simply put, the Journey of Hope is a ride with a purpose," said Eric Ray with Push America, who spoke to the participants during Sunday's celebration on the grounds of the U.S. Capitol. "Make no mistake; this is not a simple ride. Journey of Hope is about many things. It is about challenging the norm. It is about serving our communities. It is about finding out more about ourselves than we ever imagined. It is about having a dream. It is about a mission. It is about hope."

"We are so proud of him for raising awareness of people with disabilities," said his aunt, Jan Gulick, who was part of the family-and-friends welcoming party at the Capitol on Sunday that included Rieck's parents Dan and Anne Marie, his grandparents, other family members, his girlfriend,

Catherine Hamner and fellow Hokies.

"I just can't wait to give him a hug," Anne Marie said. "I was concerned about his safety at first, but this is a great program and a worthy cause."

RIECK SAID he also learned something about himself during the 3,645-mile trip.

"Physically, you learn to get through struggles, you see what you can really do when you push yourself."

Rieck said that after graduating from Virginia Tech next spring with a degree in civil engineering, he wants to follow in his father's footsteps and become a pilot with the U.S. Navy.

"OSC (officer candidate school) is tough, but after this, I think I'm ready for just about any challenge."

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NEWS

Realizing a Dream and More

Garrett begins job of deputy fire chief.

BY BONNIE HOBBS
THE CONNECTION

Since he was a boy, William Garrett knew he'd grow up to be a firefighter. Although he and his family have lived in Centreville six-and-a-half years, he was born and raised in Alexandria's Gum Springs community—and that's where the spark was ignited.

"Four generations of my family lived there," he said. "When I was a kid, my friends and I would play basketball with some of the firefighters at the Mount Vernon Fire Station. I told them I'd be a firefighter someday, but they told me to go to college and get a good education first."

Garrett followed their advice and has now been with the Fairfax County Fire and Rescue Department for 23 years. And he hasn't just done the job—he's excelled. In 2009, he was named the county's Firefighter of the Year. In June, he was promoted to deputy fire chief; and on July 28, he began supervising 37 fire stations and 350 personnel throughout the county.

"I'm very humbled by it," he said. "Sometimes we don't see our own potential; but every step of the way, someone did. They offered me some type of advice or guidance—and I've taken hold of it."

That realization made Garrett see the direct connection between the Fire Department and the community. "It's still there today, and it gave me a different perspective on community outreach," he said. "I know it's not just about delivery of service. It's also about giving sound advice, mentoring and communicating with a young audience."

After graduating from West Potomac High, Garrett joined the Franconia Volunteer Fire Department. Nine months later, he was hired as a county firefighter. Attending NOVA part time, he eventually received an associate's degree in administration of justice. Next came a bachelor's from GMU in foreign language with a concentration in Spanish—and with good reason.



William Garrett's first day as deputy fire chief was July 28.

"About 10 or 15 years ago, as a firefighter, there was an unconscious Hispanic child and a frantic mother trying to communicate with us," said Garrett. "We had to go through a language line to understand her, and it pained me that we couldn't speak with her directly."

He began his professional career at the Dunn Loring station in 1989, riding on fire engines. He also became a paramedic and has been one for 22 years. And, he added, "It's even more important now as the population ages and increases."

Garrett was a paramedic at the Reston station and became an EMS sergeant at the Lorton station. (That title was later

changed to EMS lieutenant). Afterward, he became a fire investigator. "It was something different, and I thought it would be cool to try to figure out why someone would start a fire," he said. "That helped me with fire suppression because you've got to know how and where fires start so you can put them out."

That job also set the foundation for Garrett moving up the ranks and later becoming a fire lieutenant. "I loved it; it was a typical 'whodunit,'" he said. "Sometimes, an anomaly in a piece of equipment causes a fire. But we also see a lot where caution, intervention or education could have changed the outcome dramatically."

What it taught him, said Garrett, is the importance of "maintaining a situational awareness of what's going on and how things work. That's why I'm big into community outreach and fire prevention—taking the time to educate folks about safety. It's something subtle, but it speaks volumes."

He said it can be something as simple, yet vitally significant, as advising residents to move hot barbecue grills on balconies and decks away from the house—or reminding them to keep space heaters away from combustibles. So, said Garrett, "Every time we have a citizen contact, we use it as an opportunity to educate."

Then, promoted to fire lieutenant, he moved to the Woodlawn station on Richmond Highway. "It was a dream-come-true because it's where I grew up," he said. "Then I returned to Franconia—where I'd vol

SEE GARRETT, PAGE 5

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Garrett Becomes Deputy Fire Chief

FROM PAGE 4

unteered.” This time, though, he was an officer. Afterward, a position became available for a captain in the Hazardous Materials and Investigative Services section and, following another promotion, the job was Garrett’s. He later opened the Crosspointe station and, in March 2007, he said, “I got my dream job as commander of the Penn Daw station in Alexandria.”

There, he was thrilled to turn that station into the focal point of that area’s community outreach. Furthermore, he said, “It was great serving along the Route 1 area — a place I had a stake in and was involved with.” Then in January 2010, Garrett was promoted to battalion chief of the Fairfax Station/Clifton/Burke/Crosspointe/Pohick area. He supervised 40-50 people providing emergency services out of six different stations.

“It’s a whole different look at emergency services,” he said. “It required me to think more strategically. Instead of just being focused on the task or on firefighting tactics, I had to consider the impact to the community. I had to make sure our personnel were well-trained and the equipment well-placed so that, when calls came in, we were ready to go.” Garrett also monitored the radio to ensure that, when one station was out on a call or away training, another unit was covering its service area.

In October 2010, he was assigned to work on a special project to modernize Fairfax County government’s finance and human-resource systems. His participation resulted in the final product taking into consideration the Fire Department’s special needs as a 24/7 service.

Then on June 28, Chief Ronald Mastin promoted Garrett to deputy fire chief, placing him in charge of C-Shift operations for the entire Fire Department. As such, he’s become a senior staff member and an integral part of the department’s core leadership. And as always, he takes his duties seriously.

“I’m responsible for the overall, day-to-day operations and management of 350-plus firefighters,” he said. “And I’m now in charge of the seven battalion chiefs.”

Garrett will visit all the stations under his command and plans to “continue the chief’s objectives and motivate the shift to do that, as well. And because firefighters influenced me at the start, I want to support the community’s needs — whether by collecting backpacks or coats or doing a food drive. I want to support the residents.”

And he’s not the only one in his family who feels that way. His wife Lauretta is a police MPO with the Sully District Station and, in January, she was honored as Officer of the Quarter. During the ceremony, her station commander, Capt. Purvis Dawson, told her, “You’ve set a standard for others to emulate. Each day you pin on your badge, you make Fairfax County a better place.”

The Garretts have been married 15 years and have two children, 13 and 11. Dad’s also an assistant SYA basketball coach for their children’s team. Serving the community is important to the couple, and that’s why the new deputy fire chief is so excited about his new position.

“I love it because we’re such an integral part of society — what we do makes a difference,” said Garrett. “It’s a meaningful job, and I know that what I do makes a direct impact.”

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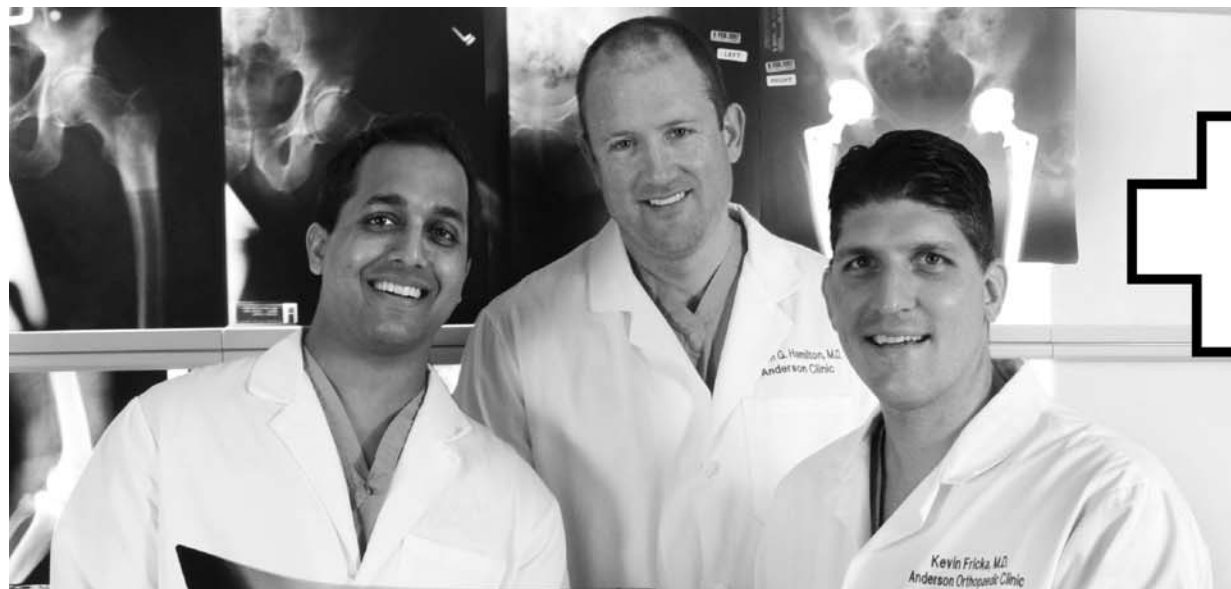
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OPINION

Mindless Slashing

Automatic cuts set to kick in January would harm Northern Virginia more than any other region.

While reducing the federal deficit is critical to the nation's economic health in the long run, the knee jerk, slash and burn method based only on cuts that is coming at us like a freight train will do immense damage to the economy nationally. But no place would feel the pain more intensely than Northern Virginia. Last week, hundreds of technology workers gathered in Arlington, waving stop-sign shaped pickets that said "stop sequestration." Self-serving? Perhaps, but the mindless and catastrophically timed cuts would hurt everyone in Northern Virginia.

"The risk posed by these cuts taking effect is not a gamble that Virginians can take," said U.S. Rep. Gerry Connolly, who addressed the group along with Gov. Bob McDonnell, U.S. Reps. Jim Moran and Frank Wolf, Northrop Grumman CEO Wes Bush, SAIC CEO John Jumper, Northern Virginia Technology Council Chair Brad Antle, Aerospace Industries Association CEO Marion Blakey and Fairfax Chamber of Commerce CEO Jim Corcoran and others.

"A third of our economy here in Northern Virginia and in the National Capital Region is dependent directly on federal investment and spending, Connolly said, calling for compro-

mise in Congress.

The Budget Control Act of 2011 sets the stage for automatic spending reductions over the next 10 years beginning Jan. 2, 2013 resulting in Pentagon spending cuts of \$800 billion, \$700 billion in cuts from other agencies with a \$200 billion reduction, mostly from Medicare, in mandatory programs. This is according to Steve Fuller and the GMU Center for Regional Analysis.

According to the analysis, Virginia would be second after California in job losses to the states in the next two years, with a potential loss of

more than 200,000 jobs (136,191 defense-related jobs lost and 71,380 non-defense jobs).

It's important to note that the vast majority of these job losses would be in Northern Virginia, and the looming problem is one reason Fairfax County is asking all departments to prepare for a possible five percent reduction in each of the next two years.

There are hundreds, possibly thousands, of ways to begin to fix the deficit; this is not one.

You can read the George Mason analysis at http://www.aia-aerospace.org/assets/Fuller_II_Final_Report.pdf

— MARY KIMM,

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EDITORIALS

Be Part of Insiders Guides

Our Insider's Guides will publish the third week of August. What tips do you have for someone getting to know your community? We're hoping to share the places, activities, events, organizations and volunteer opportunities your neighbors might not know about. What tips do you have for someone getting to know your community? Great places and activities? Events that should not be missed? Organizations that do a great job? Places to volunteer? Share it

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Welcoming Dr. Ángel Cabrera

George Mason University welcomes new president.

BY SUPERVISOR JOHN COOK
(R-BRADDOCK)

Summer may be considered the "off-season" in education, but at George Mason University, major change is underfoot. GMU recently celebrated Alan Merten's illustrious career as one of the university's most consequential presidents and now welcomes Dr. Ángel Cabrera as his successor.

Last month, I had the opportunity to meet and speak with Dr. Cabrera at a welcoming reception sponsored by the Fairfax County Chamber of Commerce. I came away extremely impressed. As you would expect, he is a brilliant educator, an innovative leader and an engaging promoter of his new home. But what struck me most was his interest in listening and in establishing new and furthering existing partnerships.

There were no grandiose pronouncements of how he would



Cook

"lead in a new direction" or establish "a new era." Instead, he asked that the County and the business community partner with the university so that we can work together to advance the interests of the region. I mentioned to him our efforts in Braddock to lessen the

inevitable tension between "town and gown," and he responded by agreeing to meet the community and to continue to work with us to make GMU a better neighbor. He has already learned the great secrets of Fairfax County's success—partnership and collaboration. Under Dr. Cabrera's leadership, I am confident the university will continue to be a great partner in the region.

The reception was also an opportunity for those in attendance to engage in informal discussions about the future of GMU; I continue to digest many of the ideas from those conversations. The university is ideally situated to become a leader in international business. Given our proximity to Washington, D.C., our diverse

population and business community and Dr. Cabrera's experience as the recent president of the Thunderbird School of Global Management, why not establish GMU as a center for international business, finance and perhaps foreign relations?

Given the number of former political leaders who continue to reside in Fairfax, shouldn't the university seek to be a leader in studying innovative public policy? And what about a medical school? It's an idea that has been around and, maybe now, one whose time has come. As the County Board, Economic Development Authority and Inova Hospital seek to make the region a leader in personalized medicine, why not establish a medical school to teach this emerging field?

Exciting times are ahead for Dr. Cabrera, GMU and the region. I look forward to helping the County and the university form stronger ties and partner together as innovative, forward-thinking leaders.

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LETTERS

Flawed Diagnosis, Wrong Prescription

To the Editor:

Your editorial ["Separate and Unequal?," Connection, July 26-August 1, 2012], is a perfect example of flawed diagnosis leading to the wrong prescription—or "same old—same old." Your focus is on entry into Thomas Jefferson Math and Science Magnet School and you claim that low numbers of Hispanic, Black and poor students is basically unfair. You say that we need "[to be] addressing these issues from Kindergarten up" and the "benefit" of more "diversity." You also compare the acceptance rate at TJ to those of Cornell and Swarthmore. Wrong focus. Wrong diagnosis. Schools in Fairfax and the surrounding feeder counties are extremely diverse. Teachers often have few students who speak English as a primary language. Students are from Africa, Latin America, The Middle East—Europe, Far East and Asia, and more. So, what defines the students who succeed? Find models. Look at Asian students, students from Ethiopia, India, and

more. See what they are doing and apply it. It is not just money or GT programs. Those students are motivated and helped by parents and communities. The students are encouraged to succeed and required to participate in their own learning. They are taught responsibility. It is not government programs or quotas. We have tried that prescription for generations. Teachers will tell you, it is parents who are willing to help their children to do their homework and keep up with their assignments. If students miss basic math concepts early on, they will have difficulty throughout middle school, high school and even remedial classes in college. They need parents who will learn English and join with other parents and with teachers to prepare their own children. That in itself is a valuable life lesson for children to learn. As you said, few students get into TJ—and, by the way—those many who are not accepted do go on to many great colleges. TJ has experimented with "prescriptions" but it is far better to maintain high standards and encourage students (and parents) to reach those standards.

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Remodeling and Renovating

Local designers design a home that is compatible with one's lifestyle.

BY MARILYN CAMPBELL
THE CONNECTION

Lifestyle and social considerations are as important as design and aesthetic decisions when remodeling or renovating a home, say some local designers. From bathrooms with a water closet to second floor laundry areas and kitchens that flow freely into the family room, homeowners should determine how the space will be used before beginning a remodeling project.

"I try to figure out how the family lives," said George Hodges-Fulton of BOWA. "If I know who is doing what where and when I can design around it. If something drives you up a wall and you're ready to go see Dr. Phil with your spouse, let's just design around it."

Hodges-Fulton restructured the dated kitchen of a McLean home to add more space for an active family that includes three teenage boys. An addition extending from the rear wall of the kitchen expanded the footprint of the home. The plan included a butler's pantry, family dining area, sitting room and screened porch. The addition of windows allowed natural light to stream into the space.

"The specific reason that the addition was put on was to provide the husband with a place to read the Sunday paper and still be engaged with the family," said Hodges-Fulton. "He travels quite a bit, but the idea would be that the family would have a Sunday morning gathering space. The addition definitely changed the dynamic and improved family time."

Guy Semmes of Hopkins and Porter Construction in Potomac, Md. transformed the cramped, dark interior of a Damascus, Md., home into a haven of light and nature. Floor to ceiling windows make up the entire rear wall of the addition, which also unified the kitchen, family room and living room, creating an open, flowing space with a panoramic view of the tree-filled backyard.

"We wanted to take advantage of all the southern light from the backyard and to make the home feel more expansive," said Semmes. "We integrated the outdoors with the interior spaces. It made everything flow so much nicer."

HUSBAND AND WIFE DESIGN team Suzanne and Robert Kalmin of RJK Construction in Fairfax created a space in the bathroom of a Reston home to make laundry less laborious. "The homeowner had an active family," said Suzanne Kalmin. "She had to do laundry for three kids and two adults. The washer and dryer were in the basement. She wanted a laundry area that didn't require her to run up and down the stairs constantly."

The Kalmins remodeled the large second floor master bathroom to include a space for the washer and dryer. "All of the bedrooms are on the top level,



PHOTO COURTESY OF BOWA

George Hodges-Fulton of BOWA remodeled the kitchen of this McLean home to include a butler's pantry and a family dining area. He added a sitting room, screened porch and additional windows, allowing an abundance of natural light to stream into the space.



PHOTO BY SUZANNE KALMIN

Designers at RJK Construction created storage and entertaining space in this Vienna kitchen. This kitchen features black pearl granite countertops and stainless steel appliances.

so it made more sense," said Robert Kalmin. "Instead of walking up and down the stairs she could just go straight across the hall. She could do laundry at night while relaxing in her bedroom."

Potomac, Md.-based designer Susan Matus of Case Design/Remodeling transformed an outdated Bethesda home, creating a space that would feel inviting to the homeowners' daughter, son-in-law and three grandchildren. The design included a ground level office and family room, and a renovated basement with room for a pool table and bar. Even the walls were stripped of the existing wood paneling.

"The family room walks out to the backyard where there is a very beautiful pool," said Matus. "Before the renovation, the family room did not have a clear exit out to the pool area. We added French doors that open to the patio."

When renovating a kitchen, an Alexandria homeowner wanted the warm look of a slate floor, but not the high-maintenance that comes with a natural stone surface in a high-traffic area. Designers Allie Mann and Jim Wrenn of Case Design/Remodeling suggested a porcelain slate with high variation to provide the look and feel of slate without the tiresome upkeep.

From free-flowing rooms to low-maintenance spaces, designers say that are able to incorporate most homeowner requests into a remodel or renovation. "Every homeowner has their own style," said Robert Kalmin. "When it comes to construction, we're able to accomplish everyone's style."

Home Life Style

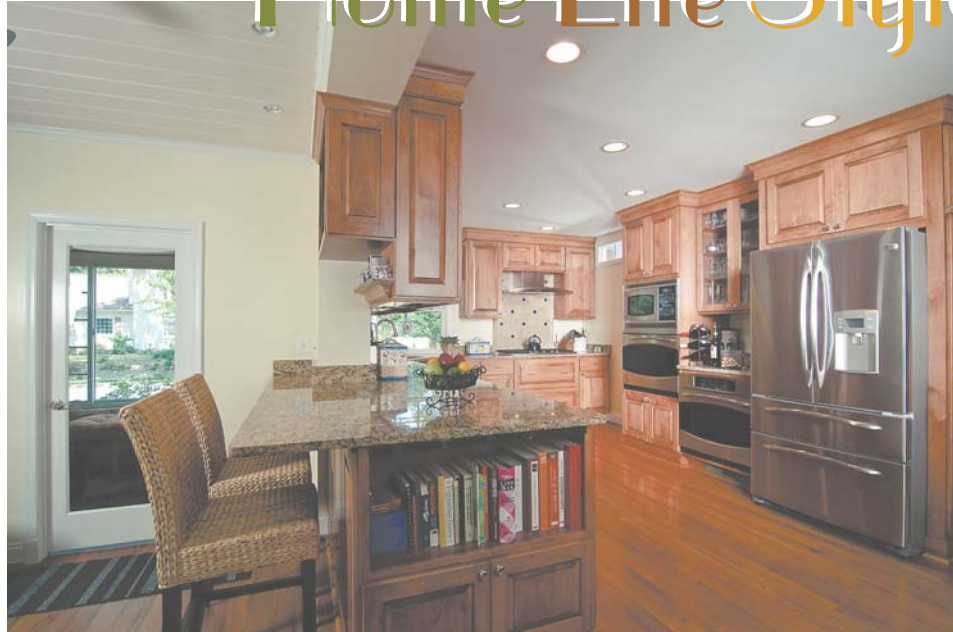


PHOTO BY BRYAN BURRIS

Sun Design Remodeling removed a rear bearing wall in a circa-1955 ranch, co-opting a seldom-used rear porch into an expanded new kitchen. The dining counter is a de facto space divider and a convenient serving station.

Enlarging a Living Space — Without Adding On

BY JOHN BYRD

Nineteen years may seem like a long time to wait for an interior custom-suited to your lifestyle, but Gail and Doug Kouril are satisfied that everything has come together perfectly, and at just the right time in their lives.

"We moved into this house in 1992," Gail Kouril said, referring to their circa-1955 ranch house quietly situated on a tree-shaded Arlington cul-de-sac. "Our main pre-occupation, though, was raising and educating three sons — who have now finished college and moved on."

Gail Kouril is quick to add that the couple's decision to makeover the entire house wasn't simply "empty nest" syndrome, but finds it timely that they were introduced to a top design/build remodeling firm at exactly that point when moving forward on long forestalled plans made sense economically and personally.

"The house is in a neighborhood that has really appreciated," Gail Kouril said. "So we attended a workshop sponsored by Sun Design Remodeling, and were surprised at how quickly the outlines of a working plan came together."

FOR STARTERS, the solution called for converting a first floor 2,000-square-foot primary living area into a more spacious, bright and better rationalized interior without ever breaching the envelop of the original structure.

Among key problems with the existing house: the master bathroom was tiny; the kitchen cramped and dated. There was no place to have a meal save the dining room. The rear porch was of minimal use. Traffic patterns were constricted. The interior was too dark. There wasn't even an organized place to store beach chairs and Christmas decorations.

The Kourils increased usable space of their circa-1950s ranch, while staying within walls of original structure.

Moreover, the ever-promising lower level — which featured windows at-grade and a rear walk-out — was only half finished, and the accessing stairway was too steep and out-of-code.

"We were pretty aware of the shortcomings," Doug Kouril said. "We just weren't sure what was feasible within our budget."

So it was a revelation when planners at Sun Design proposed a spatial reconfiguration — which made the home's existing footprint seem vastly enlarged, without adding an inch of new enclosed square footage.

"It's now a kitchen-centric plan," said Roger Lataille, the remodeling firm's design consultant. "We rotated the kitchen into the north corner of the house, switching places with the dining room, then converted part of the seldom-used back porch into a breakfast room with a two-stool dining counter facing into the kitchen."

Results: the kitchen now easily serves the living room, the new dining room and a back patio where the family spends a lot of warm weather time.

Better yet, with several interior walls deleted (including a section of rear elevation bearing wall), the new layout yields a significant increase in natural light.

Convenient serving stations are integrated into well-equipped food preparation zones. As Doug Kouril, the household's preferred chef, explains: "when you're cooking and entertaining É this plan that makes it really easy to multi-task."

Aesthetically, the new kitchen presents a warmly textured ambience. Maple built-ins, floor-to-ceiling glass-facing cabinets and marble surfaces are set off by newly-refinished hardwood flooring. A stovetop backsplash comprised of Santa Cecilia gran-

More

Sun Design Remodeling frequently sponsors tours of recently remodeled homes as well as workshops on home remodeling topics. Headquartered in Burke, the firm will be opening a McLean office this fall. Call 703-425-5588 or visit www.SunDesignInc.com.



PHOTO BY JUSTIN KRIEL

The new kitchen presents a warmly textured ambience. Maple built-ins, floor-to-ceiling glass-facing cabinets and marble surfaces are set off by newly-refinished hardwood flooring



PHOTOS BY JUSTIN KRIEL



The remodeling team converted an adjacent back corner bedroom into an adjoining master bath which features a glass-encased walk-in shower and a generously-sized vanity and bench.

ite and glass-accented ceramic tile makes a particularly fine interior design statement.

"The designer helped us to make informed choices," Gail said. "They pre-selected finishwork options in our budget range, and their guidance was spot-on."

Converting the original electric range to a five-burner gas cooktop has been a creative windfall for Doug who now has both a convection oven and a traditional baking oven at his fingertips.

EXPANDING THE MASTER SUITE was a separate challenge, inspired by Gail Kouril's interest in retaining all four bedrooms while adding a large master bath and two walk-in closets.

"The designer immediately identified the bedroom adjacent to the existing master suite as the appropriate spot for the master bath," Gail Kouril says. "In fact, the arrangement actually creates an extra bedroom window and space for sizeable his and her closets."

The 12' x 11' master bath features a glass-encased walk-in shower; each partner now

has a basin of their own; and Gail gains a generously-sized vanity and bench.

Eliminating the former back corner bedroom also deletes an end-of-the-hall foyer, gaining 20 square feet for the re-made hall bath.

So, where's the fourth bedroom?

In the thoroughly mainstreamed lower level—which now includes a beautifully-appointed guest bath and a home office as well as a newly carpeted and upgraded family room complete with working fireplace.

Doug Kouril said that the lower level, with its ample available light, was always a pleasant gathering place. But Sun Design's better-rationalized stairway has made this part of the house as functional as any other—one of the reason the makeover has really worked for everyone.

"Developing ways to get existing space to perform better is always one of the strategic initiatives we explore," said Lataille. "Clients are often amazed at how much unused square footage we find within the envelope of the existing home, and at how quickly the design solution comes together."

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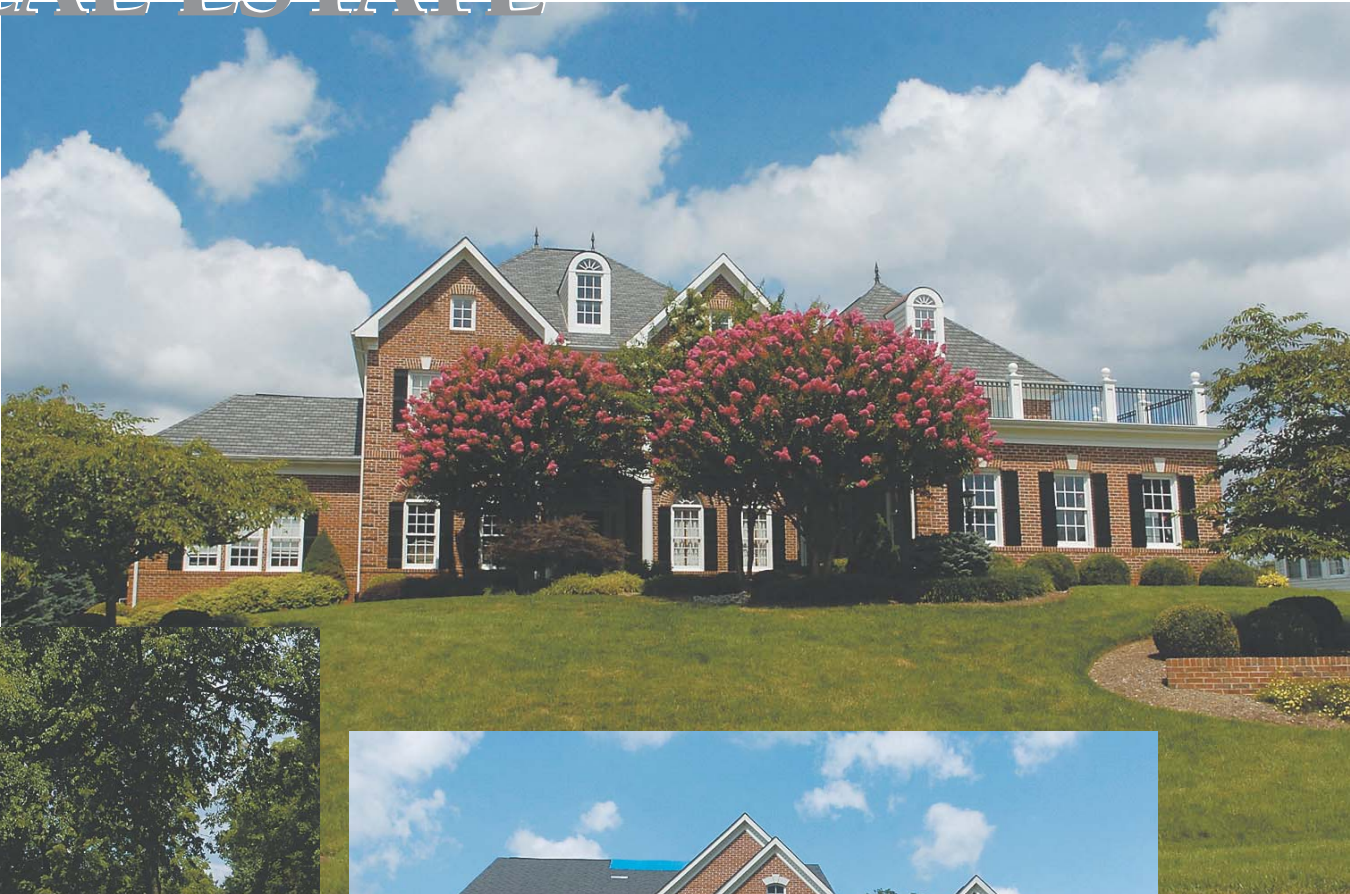
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Local REAL ESTATE

PHOTOS BY CRAIG STERBUTZEL/THE CONNECTION

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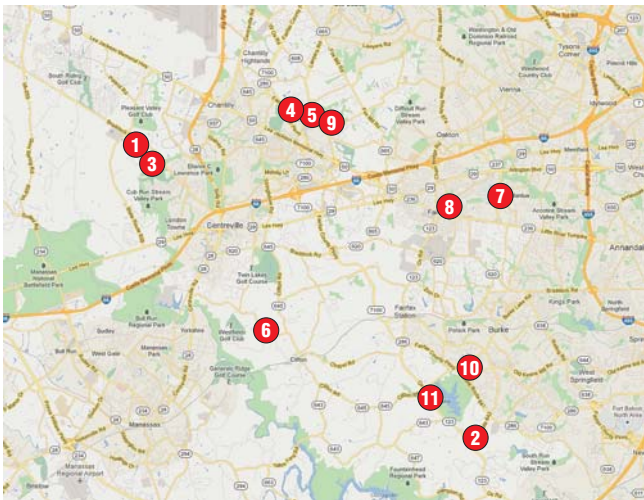


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3 14924 CUB RUN PARK DR	5	..	4	..	1 .. CENTREVILLE ..	\$1,190,000 Detached ..	5.02	20120 SULLY ESTATES	06/20/12
4 12814 HOLLY GROVE CT	4	..	4	..	1 FAIRFAX	\$1,145,000 Detached ..	0.83	22033 OAK HILL ESTATES	06/01/12
5 3482 ROSE CREST LN	4	..	4	..	1 FAIRFAX	\$1,137,000 Detached ..	0.91	22033 OAK HILL ESTATES	06/29/12
6 7004 BALMORAL FOREST RD .	5	..	4	..	1 CLIFTON	\$1,130,000 Detached ..	3.00	20124 BALMORAL GREENS	06/05/12
7 9407 OLD RESERVE WAY N	5	..	4	..	1 FAIRFAX	\$1,125,000 Detached ..	0.27	22031 PICKETT'S RESERVE	06/28/12
8 3807 DANIEL'S RUN CT	6	..	4	..	1 FAIRFAX	\$1,120,000 Detached ..	0.20	22030 FARRCROFT	06/28/12
9 12394 FALKIRK DR	5	..	4	..	1 FAIRFAX	\$1,085,000 Detached ..	0.67	22033 DARTMOOR WOODS	06/27/12
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CALENDAR

Send notes to the Connection at south@connectionnewspapers.com or call 703-778-9416. Deadline is Friday. Dated announcements should be submitted at least two weeks prior to the event.

FRIDAY/AUG. 10

Guy Mendilow Band. 7:30 p.m. Grist Mill Park, 4710 Mount Vernon Memorial Highway, Alexandria. World music. Free. 703-324-7469 or www.fairfaxcounty.gov/parks/performances.

SATURDAY/AUG. 11

The United States Air Force Band Airmen of Note. 7 p.m. Workhouse Arts Center, 9601 Ox Road, Lorton. Big Band Jazz. Free. 703-324-7469 or www.fairfaxcounty.gov/parks/performances.

2nd Saturday Art Walk. 6-9 p.m. Workhouse Art Center, 9601 Ox Road, Lorton. Meet each building's featured artist, a reception in W-16 from 6-7 p.m. and more. www.WorkhouseArts.org.

MONDAY/AUG. 13

Books and Ideas. 7:30 p.m. Sherwood Regional Library, 2501 Sherwood Hall Lane, Alexandria. Group discussion of the book "Cleopatra: A Life" by Stacy Schiff. 703-765-3645.

TUESDAY/AUG. 14

Second Tuesday Book Group. 7 p.m. Kingstowne Library, 6500 Landsdowne Centre, Alexandria. What is Left the Daughter by Howard Norman. 703-339-4610.

WEDNESDAY/AUG. 15

Storytime and Rhyme. 2:30 p.m. Sherwood Regional Library 2501, Sherwood Hall Lane, Alexandria. Storytelling, music and movement with Wolf Trap Teaching Artist Kofi Dennis. 703-765-3645.

THURSDAY/AUG. 16

Preschool Storytime. 10:30 a.m. Sherwood Regional Library, 2501 Sherwood Hall Lane, Alexandria. Join us for fun stories, fingerplays and songs. Ages 3-5 with adult. 703-765-3645.

FRIDAY/AUG. 17

Sierra Hull and Highway 111. 7:30 p.m. Grist Mill Park, 4710 Mount Vernon Memorial Highway, Alexandria. Country. Free. 703-324-7469 or www.fairfaxcounty.gov/parks/performances.

SATURDAY/AUG. 18

DC Fest Featuring Mercyme and Third Day. 3 p.m. George Mason University Patriot Center, 4500 Patriot Circle, Fairfax. Also with Sanctus Real, Brandon Heath, Building 429, Kerrie Roberts and Lindsey McCaul. Tickets \$20-\$99. www.ticketmaster.com, 1-800-745-3000 or www.patriotcenter.com.

Sunset Cruise. 7 p.m. Lake Accotink Park, 7500 Accotink Park Road, Springfield. Cruiser the shores of Lake Accotink. Beverages served. \$6. Register at 703-569-0285.

The United States Navy Band Country Current. 7 p.m. Workhouse Arts Center, 9601 Ox Road, Lorton. Country. Free. 703-324-7469 or www.fairfaxcounty.gov/parks/performances.

Flea Market. 8 a.m.-4 p.m. VRE Commuter Rail Parking Lot, 6900 Hechinger Drive, Springfield. Sponsored by Springfield-Franconia Lions Club. Vendor fee \$20 per parking space. Proceeds benefit local

charities. 703-569-3074 or <http://sfhostlions.org/fleamkt.html>.

Republican Women of Clifton's Annual BBQ. 4-7 p.m. 6900 Clifton Rd, Clifton. \$25/person or \$50/family. RSVP with your check, payable to RWC, no later than 08/11/2012, to: RWC BBQ/Silent Auction, 13818 Springstone Dr, Clifton, VA 20124. lynnkafk@cox.net or 703-802-9005.

SUNDAY/AUG. 19

Canine Cruises. 7 p.m. Lake Accotink Park, 7500 Accotink Park Road, Springfield. Cruiser the shores of Lake Accotink with your dog. Limit one dog per person. \$6. Register at 703-569-0285.

TUESDAY/AUG. 21

Beach Jewelry. 2:30 p.m. Kingstowne Library, 6500 Landsdowne Centre, Alexandria. Make unique beaded jewelry to keep or share. Presented by Shannyn Snyder of Whispering Eden. Ages 12-18. 703-339-4610

FRIDAY/AUG. 24

MAHALA. 7:30 p.m. Grist Mill Park, 4710 Mount Vernon Memorial Highway, Alexandria. Township Jive. Free. 703-324-7469 or www.fairfaxcounty.gov/parks/performances.

SATURDAY/AUG. 25

150th Anniversary Civil War Evacuation Reenactment. 10 a.m.-5 p.m. Fairfax Station Railroad Museum, 11200 Fairfax Station Road in Fairfax Station. Museum fee \$5 adults, \$1 age 5-10, under 5 free. 703-425-9225 or www.fairfaxstation.org.

Mariachi at Lorton Workhouse

On July 28, Mariachi Los Amigos performed at the Lorton Workhouse as part of the Mt. Vernon Nights at the Workhouse summer concert series.



PHOTOS BY ANNA MARI GREEN

An ever growing crowd joined the Mariachi Los Amigos at the makeshift concert stage in the tent set on the Quad at the Lorton Workhouse.



Although the concert was officially cancelled due to the heavy rains that passed through the area on Saturday evening, Mariachi Los Amigos moved their performance to the tent on the Quad to perform unplugged.

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NVSL Season Concludes with Individual All-Star Meet

Waynewood's Dona sisters win at home pool.

BY JON ROETMAN
THE CONNECTION

Eight-year-old Hanani Dona jumped up and down in support of her older sister, 17-year-old Reanna, during a medal ceremony at the Northern Virginia Swim League Individual All-Stars meet on Aug. 4. Hanani's involvement in the day's events wasn't limited to cheerleading, however, as the younger sibling received her own recognition.

Reanna won the 15-18 girls' 50-meter butterfly and finished second in the backstroke, and Hanani finished third in the 8U 25-meter butterfly and first in the backstroke at their home pool: Waynewood Recreation Association in Alexandria. Reanna, a 2012 graduate of West Potomac High School and rising freshman at Ohio State University, finished with an NVSL season-best time of 28.55 seconds in the fly. In the backstroke, she was one of two swimmers to break 30 seconds. Her time of 29.66 was bested only by Janet Hu's NVSL record time of 28.21.

Hanani swam 18.81 in the fly and 19.94 in the backstroke.

"I actually made it a point to watch [Hanani]," Reanna said. "... We have such a huge age difference between us, I wasn't sure whether she'd like swimming or not. At her age, I was not making it to all-stars as an eight-and-under. I didn't know what all-stars was. The fact that she knows what's going on is just really great for her."

While the Dona sisters shined in their home pool, Hu rewrote the NVSL record book. A member of the Mosby Woods Raiders (Fairfax) and a rising junior at Oakton High School, Hu broke her own record in the 15-18 50 freestyle with a time of 28.21. Hu set the previous record of 28.52 one week earlier at divisionals, according to the NVSL Web site.

"It's pretty exciting," Hu said, "to know I'm still improving."

Hu also won the 50 free with a time of 26.5. She set the NVSL record in the event one week prior with a time of 26.27.

Laura Schwartz, a member of the Camelot Community Club Knights (Annandale) and rising senior at Falls Church High School, entered the 15-18 girls' 100 IM as

the No. 1 seed and didn't disappoint. She finished with an NVSL season-best time of 1:06.5.

"I try not to think about it," Schwartz said of being an event's top seed. "I guess it kind of gets me a little bit excited because I think, 'I have to make sure I get first place since I'm seeded first.'"

Schwartz had to come from behind to capture the win.

"I actually had no idea where I was until I came off the breaststroke turn," she said. "... I breathed to my left and I saw the other girl and I was right at her hip. I was like, 'Oh gosh, I'm seeded first, I need to win this,' so I had to kick it into another gear to out-touch."

While Schwartz fulfilled her duty as a favorite, Ben Lambert's victory in the 15-18 boys' 50 fly was an upset. Lambert, a member of Hayfield Farm Seahawks (Alexandria) and rising sophomore at Hayfield Secondary School, won the event with a time of 26.3 despite being seeded outside of the top three.

"It was all mindset," Lambert said. "My coach from a while ago told me that if you believe you're the best one out there and you swim like it, then you can be and that's what happened today. ... I actually kind of like having people ahead of me because it inspires me to go faster and it gets me more hyped."

Paul O'Hara, a member of the Hollin Meadows Barracudas (Alexandria) and a rising senior at Gonzaga College High School in Washington, D.C., finished first in two events. After finishing in a first-place tie in the 15-18 boys' 100 IM (1:00.65), O'Hara won outright the 100 freestyle with a time of 23.74.

"I was kind of amped up for the second event," O'Hara said, "because after the tie, it was kind of disappointing."

Zachary Fountain, a 2011 West Springfield High School graduate and rising sophomore at Indiana University of Pennsylvania, tied with O'Hara in the 100 IM and won outright the 100 breaststroke (30.82). Fountain represented the Orange Hunt Sharks (Springfield).

In boys' butterfly action, winners included: Sleepy Hollow's Liam Redman (8U, Falls Church); Highlands Swim's Ben Charles (9-10, McLean); Chesterbrook's Jaya Kambhampaty (11-12, McLean)



PHOTOS BY CRAIG STERBUTZEL/THE CONNECTION

Hunter Mills' Alexandra Dicks won the 8U girls' 25-meter butterfly at the NVSL Individual All-Stars meet on Aug. 4.

and McLean's Christopher Murphy (13-14). In girls' butterfly action, winners included: Hunter Mill's Alexandra Dicks (8U, Vienna); Little Rocky Run's Emily Drakopoulos (9-10, Clifton); Greenbriar's Jacqueline Clabeaux (11-12, Fairfax) and Orange Hunt's Robyn Dryer (13-14, Springfield).

In boys' IM competition, winners included: Highlands Swim's Charles (10U); Dunn Loring's John McClorey (11-12, Vienna) and Lee-Graham's Miller Surette (13-14, Falls Church). In girls' IM action, winners included: Wakefield Chapel's Madelyn Donohoe (10U, Annandale); McLean's Isabella Rongione (11-12) and Commonwealth's Hannah Baker (13-14, Fairfax).

In boys' freestyle action, winners included: Fox Mill Woods' Tomasz Kleczek (8U, Reston); Lee-Graham's William Jackson (9-10, Falls Church); Little Rocky Run's Myles Brown (11-12, Clifton) and Village West's Aidan Pastel (13-14, Springfield). In girls' freestyle competition, winners included: Ravensworth Farm's Emily Suris (8U, Springfield); Little Rocky Run's Drakopoulos (9-10); Greenbriar's Clabeaux (11-12) and Commonwealth's Baker (13-14).

In boys' backstroke competition, winners included:

Tuckahoe's James Ewing (8U, McLean); Lee-Graham's William Jackson (9-10, Falls Church); Overlee's Jonathan Day (11-12, Arlington); Overlee's Ryan Baker (13-14, Arlington) and Annandale's Kyle Tyrrell (15-18). In girls' backstroke action, winners included: Sully Station SS's Elise Mozeleski (9-10, Chantilly); Hamlet's Grace Gent (11-12, McLean) and Orange Hunt's Dryer (13-14).

In boys' breaststroke competition, winners included: Donaldson Run's Drew Harker (8U, Arlington); Sully Station SS's Brian Patten (9-10, Chantilly); Chesterbrook's Sam Gollob (11-12, McLean) and South Run's Christopher Stankiewicz (13-14, Springfield). In girls' breaststroke action, winners included: Ravensworth's Suris (8U); Hunt Valley's Carrie Morrison (9-10, Springfield); Mount Vernon Park's Holly Jansen (11-12, Alexandria); Little Hunting Park's Sarah Cahill (13-14, Alexandria) and Crosspointe's Brooke Malone (15-18, Fairfax Station).

OPEN HOUSES SATURDAY/SUNDAY, AUGUST 11 & 12

When you visit one of these Open Houses, tell the Realtor you saw it in this Connection Newspaper. For more real estate listings and open houses, visit www.ConnectionNewspapers.com and click on the "This Week in Real Estate" link. **Call Specific Agents to Confirm Dates & Times**

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8706 Prudence Dr.....\$595,000....Sun 1-4.....Linda Maxwell.....Long & Foster..703-451-9400

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6159 Hatches Ct.....\$599,950....Sun 1-4....Kathleen Quintarelli.....Weichert..703-862-8808
5488 Midship Ct.....\$419,700....Sun 1-4.....Karen McGavin.....Keller Williams..703-477-1125

Centreville

6532 Sharps Dr.....Contact Agent....Sun 1-4.....Scott Koval.....Samson Props..703-625-3446

Chantilly

42344 Astors Beachwood...\$850,000....Sun 1-4.....Chris Pezzana.....Weichert..703-447-1662

Clifton

12406 Shari Hunt Grove...\$1,050,000....Sun 1-4....Carol Hermendorfer.....Long & Foster..703-503-1812
12129 Beaver Creek Rd.....\$899,000....Sun 1-4.....Diane Lenahan.....Wolf Run..703-283-7328
13421 Cavalier Woods Dr...\$619,900....Sun 12-3.....Vickie Carroll.....Century 21..703-818-0111

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3950 Collis Oak Ct.....\$374,900....Sat 1-4.....Myra Hiser.....Long and Foster..571-426-4391

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11107 Hampton Dr.....\$1,495,000....Sun 1-4.....Dana LaFever.....Weichert..703-609-3479
11501 Lilting Ln.....\$875,000....Sun 2-4.....Pat Fales.....RE/MAX..703-503-4365
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8446 Springfield Oaks Dr...\$315,000....Sun 1-4.....Doris Crockett.....Weichert..703-615-8411

To add your Realtor represented Open House to these weekly listings, please call Erin Peck at 703-778-9449 or E-Mail the info to epeck@connectionnewspapers.com All listings due by Tuesday at 3 P.M.

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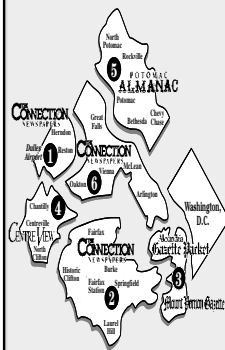
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21 Announcements

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COUNTY OF CHARLESTON

KADEE LYNN AUSTIN and
LEE ALEXANDER RUBLE,
Plaintiff
IN RE: ZOE AVA AUSTIN
(a minor under 18 yrs old)

v.

JOHN DOE
DONOR ID NUMBER 1432
Defendant.

TO THE ABOVE NAMED DEFENDANT:

YOU ARE HEREBY SUMMONED and required to answer the Complaint in this action of which a copy is herewith served upon you, and to serve a copy of your answer to the said Complaint on the subscriber at her office, 1327 Ashley River Road, Building C, Suite 100, Charleston, South Carolina 29407, within thirty (30) days after the service thereof, exclusive of the day of such service.

YOU ARE HEREBY GIVEN NOTICE that if you fail to appear and defend and fail to answer the Complaint as required by this Summons within thirty (30) days after the service hereof, exclusive of the day of such service, judgment by default will be entered against you for the relief demanded in the Complaint.

LAW OFFICES OF CINDY M. FLOYD

Cindy M. Floyd
Attorney for the Plaintiff
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Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY Notice of Public Hearing

Resolution Authorizing Acquisition of Property Necessary
for Public Purposes by Eminent Domain or Other Means

September 6, 2012 at 6:30 p.m.

The Fairfax County Water Authority will hold a public hearing pursuant to Va. Code Ann. § 15.2-1903 on at **6:30 p.m. on Thursday, September 6, 2012**, to receive public comments on a proposed Resolution authorizing the acquisition of easements necessary for the improvement and expansion of Fairfax Water's water system infrastructure adjacent to sections of the Lee Jackson Memorial Highway (U.S. Route 50) in Fairfax County. The improvement and expansion is required to provide adequate capacity to serve existing and future customers. The necessary easements are to be located across several parcels of land adjacent to U.S. Route 50, more particularly described as Fairfax County Tax Map Parcels 0332-01-0004, 0332-01-0005B2, 0332-01-0005D, 0332-01-0005E, 0341-03-B4, 0341-03-B5, 0341-03-0001, 0343-01-0041A, and 0343-13-0001. Following the public hearing, the Water Authority Board may vote on or after September 6, 2012, to adopt the proposed Resolution.

The proposed Resolution and other related information can be viewed at Fairfax Water's Website at <http://www.fairfaxwater.org>.

The public hearing will be held in Fairfax Water's offices at **8570 Executive Park Avenue, Fairfax, VA**. Those wishing to speak at this hearing or desiring a copy of the proposed resolution should call Eva Catlin at (703) 289-6017. Interested parties also may submit written comments to PublicHearingComments@fairfaxwater.org or mail written comments to:

Fairfax Water
Public Hearing Comments
8570 Executive Park Avenue
Fairfax, VA 22031

All written comments must be received by close of business on Wednesday, September 5, 2012 to be included in the record of the public hearing.

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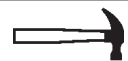
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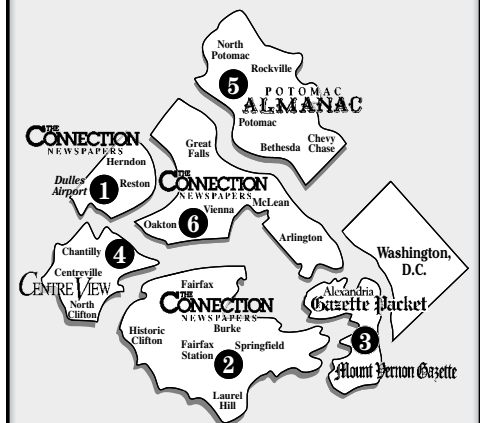
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Fairfax Station \$1,590,000

Amazing 5 acre estate home with 2 car garage, 4 bedrooms, 4 1/2 baths in the main residence plus an additional 2 room and full bath guest house over a detached 3 car garage. Stunning, luxurious master suite plus a gorgeous custom kitchen, custom library and separate sunroom. Regulation sized tennis court, swimming pool, hot tub and 1/4 mile sports tract. Beautiful decking and balcony.



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FAIRFAX STATION \$1,295,000

Incredible, stunning custom home w/soaring ceilings & exciting roof lines - Private, over 5 acre grounds - main level master suite with sitting room & luxury bath opening to deck w/hot tub - 3 gas fireplaces - Beautiful gourmet, granite kitchen w/large butler's pantry - Fam Rm w/wet bar - Study/Library - 3 car garage - PUBLIC WATER - Premier Community.



Fairfax \$614,900

Gorgeous Middleridge Colonial, just waiting for you. Updated Gourmet dream kitchen w/granite, Great Room w/Pillars, Large Breakfast area, Bay Window, Step out to Multi Level Deck, perfect for entertaining, Hardwoods on main level, 4 BR's, 3 1/2 Bath, Finished W/O basement. Sheila Adams 703-503-1895



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Centreville \$245,000

Terrific 2nd floor 2 BR, 2 BA, unit with 9' ceiling, fireplace, NEW CARPET!



Springfield \$379,000

Elegant 3-level END TH with lots of hardwood flrs, rec rm w/fireplace



Fairfax \$499,000

Welcoming Colonial on cud-de-sac lot with large backyard. Remodeled kitchen, new hardwoods, & fantastic patio are some of this 4BR/2.5BA homes great features. Walk to top-rated schools & nearby pool. Available NOW!!



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Gainesville Heritage Hunt 55+ \$239,900
WHAT A DEAL! Updated 1-level home in sought-after gated County Club -commuting distance to DC. 1 BR, 1.5 BA, Kit w/granite, Hdws, huge MBR w/walk-in closet, Liv rm, Din rm, Fam rm, Sun rm, 1 car Gar. HOA fee inc. Ph, Cable, Trash & more! Age 50+ OK. BACKS TO TREES!



GAINESVILLE Heritage Hunt 55+ \$484,900
Stunning, upgraded Lakemont II! 3 BR, 3BA, inc. 2 MAIN LEVEL BRs, Gourmet kit w/granite & island, Fam rm off kit, Liv rm, Din rm, Den, Loft, skylights, Irrigation system, 2-Car Gar, tranquil setting.

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River Creek \$725,000

Gorgeous Executive TH in gated community of River Creek in Leesburg. 4BR, 5.5BA backs to golf course. Stone and hardwood flooring throughout. Too many upgrades to list! 5300sqft+ finished living space. Call Courtney for more information (703) 786-5330.

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North Arlington \$669,950

Putting a few final touches on this 3 BR, 1.5 BA home before it goes on the market. Delightful screened porch overlooks fenced yard and park. Terrific location w/easy commute to DC.

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Warrenton \$599,900

DC Side on 1.4 acres. Picturesque setting for this gracious colonial with over 4500 square finished space. Classic center hall with hardwood floors, first floor library, glorious sunroom and so much more! Finished lower level with walkout to decking and gazebo. Large workshop and kennel with electricity.

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