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## Is The Infamous “Outer Beltway” On Its Way?

– By Mary M. Bathory Vidaver

In 2011, the Fairfax and Prince William County representatives to the Commonwealth Transportation Board (CTB) proposed the creation of a North-South Corridor of Statewide Significance (COSS). At the time, elected officials, Loudoun citizens, and the Loudoun representative to the CTB raised concerns that the proposal was an effort to revive the dream of an Outer Beltway with an end run around local citizens and elected officials by an unelected state body whose meetings took place in Richmond.

Not so, defended the proposal’s sponsors, who claimed they were merely initiating the possibility of a public multi-modal planning

process for a corridor extending from Route 95 to Route 7 along Routes 234 and 659. In an email to then-Supervisor Jim Burton and State Senator Mark Herring, CTB member J. Douglas Koelemay from Fairfax explained, “The designation simply means ‘ready for multi-modal planning’ and allows a corridor to be considered for a collaborative planning process that includes the state, regional authorities and localities.”

With regards to making it harder for the public to participate in decisions involving their neighborhoods, Koelemay, the resolution’s sponsor, promised, “All parties will be fully engaged in those

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## Governor McDonnell Proclaims 2013 “The Year Of The Teacher”

Governor Bob McDonnell has proclaimed 2013 “The Year of the Teacher in Virginia.” Part of Governor McDonnell’s ALL STUDENTS initiative, the effort will feature programs and special recognition of teachers in Virginia, with regular updates at [www.ALLSTUDENTS.gov](http://www.ALLSTUDENTS.gov).

“Virginia’s teachers demonstrate selfless leadership day after day in classrooms across the Commonwealth,” said Governor McDonnell. I am pleased to announce that we will recognize teachers throughout the year for their commitment to excellence in education,” McDonald continued.

In 2010, Virginia’s “Opportunity to Learn” legislation passed with broad bi-partisan

support, further enhanced in 2011 and 2012, to offer options and innovation for all Virginia schoolchildren, especially those in at-risk or in underperforming school systems. The package focused on improving public charter school applications, developing criteria for virtual school programs, and establishing college partnership laboratory schools, and included a proposal to implement a groundbreaking pilot program to provide performance pay incentives of up to \$5,000 to teachers in school divisions identified as hard-to-staff. The governor also advanced legislation to establish a tax credit for companies donating to nonprofit organizations that provide scholarships to help lower income students attend nonpublic schools.

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Find out more about  
Berserkle on the Squirkle  
Fun-Run, page 9



The Bobcat – Our Wild, Stub-Tailed Feline  
Wild Loudoun, page 15

## VDOT Studying Renovation/Replacement Of Three Historic Bridges

– By Andrea Gaines

The Virginia Department of Transportation (VDOT) is preparing to begin preliminary engineering for the rehabilitation or replacement of three historic bridges in

southwestern Loudoun County. These bridges include: Route 719 Green Garden Road over Pantherskin Creek; Route 719 Green Garden Road over Jefferies Branch

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## Ask Dr. Mike

*Dr. Mike, We live next to a family with a very odd teenage boy. Many of his behaviors are consistent with Adam*

*Lanza's in that he isolates, has no friends and has a mental health history (so I have been told by other parents in the neighborhood). My children also think the boy is very odd as well. My husband thinks I am being ridiculous, but how can I be certain that the boy next door won't be a threat to my children or others? After the Newtown, Conn., shootings, I am really scared that something will happen in Virginia. Help.*

– I in Loudoun County

I, What Mr. Adam Lanza did in Newtown, Conn., was horrific, and I am not surprised that you are experiencing a heightened sense of anxiety and concern for your family as a mother. But try to keep things in perspective. What happened in Newtown was an extraordinary event that will hopefully lead to changes in gun laws, increased security in schools and more attention to mental health research and policies.

Unfortunately, I cannot tell you that something bad will not happen in Virginia; in fact, it already did at Virginia Tech just a few years ago. I also cannot tell you that your neighbor will or will not act out violently or aggressively. Based on what you report here though, I do not think you need to be concerned about the teenager next door. Some teenagers isolate, some teenagers have limited social lives and some even have mental health histories. That formula does not make for a violent or aggressive teen. One very good way of mastering anxiety is to gradually expose yourself to a problem to see that there is no real danger. In this light, you could try to get to know your neighbors more. By reaching out or spending time with your neighbors, you should start to alleviate your fears. Also, you could encourage your kids to be more engaging with the "very odd" teen next door to challenge their perception of him and to help him fit in more with others.

*Dr. Mike, I cheated on my husband several years ago when our relationship was in a bad place. Things have improved since then, and I have been struggling with whether or not I should tell him. My*

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# Interview With Hamilton Mayor Greg K. Wilmoth

– By Tim Jon

Greg K. Wilmoth served on the Hamilton Town Council before claiming the mayor's seat in the 2010 town elections – in what many considered to be an upset over the incumbent. He won re-election this past spring, and continues to watch over the concerns of his community from the official office on Main Street. Mayor Wilmoth has lived in Hamilton for over 50 years.

**Tim Jon:** Hamilton enjoys an identity as a beautiful, historic little town – sandwiched in – between two much larger ones: Leesburg and Purcellville; what are some of the pros- and cons – of its relatively small size and population – and location?

Greg Wilmoth: Hamilton's small size and population allows its residents the opportunity to get to know their neighbors. This gives the town a feeling of community in which the residents take great pride. It is not uncommon to drive through town and see residents outside conversing with someone walking by on the sidewalk or at an adjoining fence. There are definitely some challenges that a small population creates for the town. One such challenge is the limited number of candidates to fill both the elected council and



the appointed commission positions. The actual number of "town residents" is much smaller than the number of people with a

*Continued on page 8*

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## PUGAMP's Days Are Numbered – What Does That Mean To You?

– By Andrea Gaines

At the Dec. 19 public hearing, the Loudoun County Planning Commission voted to forward to the Board of Supervisors an amendment to the revised general plan to terminate Purcellville's 1994 Annexation Agreement with the county and the eliminate the 1995 Purcellville Urban Growth Area Management Plan (PUGAMP).

The last step in the process will be a vote by the full Board of Supervisors to terminate the agreement and eliminate PUGAMP.

The consequences for the people of Purcellville, both in the near and distant future, are significant, and time is running short for citizens of the town and the surrounding area to voice their opinions to the Board of Supervisors on this issue. A few of the possible consequences are:

■ **Traffic:** The Route 287 corridor from the Route 7 by-pass to Business 7 will become a traffic nightmare. The Harris Teeter shopping center, the planned retail/office space on the Southern Collector Road (at

the entrance to Purcellville on the O'Toole property), the planned Catocin Corner shopping center (across from the Harris Teeter shopping center), and the expansion of Patrick Henry College to 1,600 students plus 400 faculty and staff will saturate this short stretch of road. (According to its own traffic analysis, Patrick Henry College alone will generate approximately 3,800 vehicle trips per day, some 50 percent more than Woodgrove High School – a project the Town of Purcellville fought for 2 years because of what it described as the traffic burdens it would bring.)

■ **Water:** Mayor Bob Lazaro has announced that the town has purchased five new wells as recommended by the CH2M Hill water study, increasing the town's capacity from approximately ½ million gallons per day (GPD) to 1 million. He also claims that the town is working on other projects that will add another ½ million GPD in the future and that the town now has enough water for the next 20 years. The CH2M Hill study contradicts that claim and sug-

gests the town's water capacity, without further annexation, will need to be in the neighborhood of 1.9 million GPD by 2032. Councilman Tom Priscilla has announced that the town has changed its method of calculating future demand for water, so things look better for the future. Revising future estimates to present a rosier picture is a highly practiced art form by politicians. It doesn't mean the new estimates are true; just rosier. It is important to remember that the CH2M Hill study (funded by the town) concluded that additional wells are a short-term solution; the long-term solution involved running central water lines out the Route 7 corridor from Leesburg. This would increase the pressure to develop western Loudoun at higher densities.

■ **Business Competition with Downtown:** The planned expansion of commercial/retail enterprises in the Route 287 corridor will have a negative effect on the business establishments in the downtown area. This has been the typical result in many small towns across

the nation where new commercial activity on the edge of town or on a bypass strangled the economic viability of the older sections of towns.

■ **Future Annexations:** At a Joint PUGAMP Committee meeting in Dec. 2009, Mayor Lazaro stated that the town does not plan to annex any more land beyond the three Route 287 corridor properties in question (2-1/2 acres of Crooked Run Orchard [owned by Sam Brown], the O'Toole property, and Patrick Henry College). While that may be the town's current position, there is nothing to prevent future annexations. PUGAMP provided an agreed upon vision and set of conditions on how the land surrounding the town would develop. PUGAMP protected the county from having the town expand to a scale too large to provide its own utilities. And, PUGAMP protected the town from the county pursuing an incompatible or undesirable development next to the Town. Without PUGAMP, the town will stand unprotected from whatever an adjoining landowner might dream up.

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### UPDATE UPDATE UPDATE UPDATE UPDATE UPDATE UPDATE UPDATE UPDATE UPDATE UPDATE UPDATE UPDATE

The planned termination of PUGAMP and the Purcellville/county Annexation Agreement has already allowed three previously annexed properties to become part of the town without the checks and balances designed to ensure adequate infrastructure and utilities, and an open and deliberative process. These three properties include: 67 acres of land owned by Patrick Henry College (in the 287 corridor), the O'Toole property (planned commercial along the Southern Collector Road [SCR]), and 2-1/2 additional acres of Crooked Run Orchard (added to the nearly 8 acres the town condemned via eminent domain quick take).

## Letters To The Editor

### Supports Preservation of Historic Bridges

Dear Supervisor Clarke:

There is great concern within the community in the southwestern area of Loudoun regarding a proposal from VDOT to initiate a work project on two bridges on Greengarden Road. Given the county's long standing commitment to preservation we are distressed that VDOT would consider "replacement" of these bridges and we request your help to preserve these structures.

We understand that you received notice from Mr. James Zeller, PE, of VDOT regarding a Jan 9 presentation by Mr. Nick Roper, VDOT structural and bridge engineer to discuss the "rehabilitation or replacement" of three bridges in Loudoun County. Two of these bridges, *Route 719 Greengarden Road over Pantherskin Creek and Route 719 Greengarden Road over Jefferies Branch*, are within the area of county's designated

Beaverdam Creek Historic Roadways District (BCHRD) as well as part of the county's Rural Roads Policy Area and within the recently established Unison Battlefield Historic District.

The county has demonstrated its commitment and support for the preservation of the history and culture of this area by designating the Beaverdam Creek Historic Roadways District in 2002, also sections of the Loudoun County Heritage Preservation Plan and the Revised 2010 Countywide Transportation Plan, Amended May 2012 contain many references to preservation of rural roads and historic structures. We believe that the commitment is clear and demonstrates the county's intention to support its rural communities where the value of historic resources and the rural, agricultural environment are the engines of cultural and heritage tourism providing significant economic benefit to the county.

We strongly appeal to you as our elected

representative for the Blue Ridge District in Loudoun County to assist the community in preserving these important bridge structures and NOT allowing VDOT to replace them. We believe that appropriate repair and/or maintenance will provide for the safety of all users while allowing the cultural and historical integrity of the area to remain intact. The county can help VDOT find ways to maintain safety simply and in a cost-effective manner. Preservation need not conflict with safety or mobility. Appropriate signage can forewarn the unfamiliar traveler of features ahead and appropriate maintenance can preserve the structure.

Also to be considered is the expenditure of significant funds by VDOT on these proposed projects. We do not yet know what the proposal will be—whether it is repair or replacement—but the difference in cost to replace rather than repair will be large and likely unnecessary for such a lightly travelled rural road, particularly when there

*Continued on page 9*

## We Welcome Your Letters To The Editor!

Submissions may be sent to Editor@BRLeader.com, or via mail to PO Box 325, Purcellville, VA 20134-0325.

Please include your name, address and telephone number.

*We reserve the right to edit submissions as necessary. Deadline for print edition is the third week of each month, or, online any time.*

**View From The Ridge**

**Offsetting The Costs Of Residential Growth**

– By Malcolm Baldwin

“According to a study by the Loudoun County Economic Development Commission, for every dollar in county tax revenue, residential costs \$1.62 in services while commercial only costs \$0.38 in services.”

So wrote Supervisor Shawn Williams (R-Broad Run District) in his December 2012 newsletter. Supervisor Matt Letourneau (R-Dulles District) noted the same facts in his own.

How will these facts about the costs of residential growth affect upcoming decisions of our Board of Supervisors, including Williams and Letourneau, who campaigned for lower property taxes and a stronger commercial tax base?

We may soon have some answers, as Loudoun now has eight applications to change zoning from commercial to residential that would result in a total of 10,000 new housing units. More than half of these rezoning proposals lie in Letourneau’s Dulles District, followed by Williams’ Broad Run, with the rest lying in the Catoclin-Leesburg joint planning area. If approved they will add some 3,000 new students and require \$282 million in capital facility costs. How would that square with the Republican goal of reducing taxes and increasing the business tax base?

Two of these proposals, totaling 5,500 new units, lie within a mile of the newly approved Metro stations in Loudoun, and they have already reviewed by the planning commission. The planning staff has recommended rejection, but neither the planning commission nor the board of supervisors has yet considered them. The remaining six rezoning proposals await completion of preliminary staff reviews and referrals.

More such applications may be expected. On January 3, the Washington Business Journal reported that: “Toll Brothers is rethinking the proposed Belmont Executive Center in Loudoun County, shifting [27 acres] from commercial to residential and revising the format on what remains.”

Every Loudoun taxpayer lives with the costs of Loudoun’s growth over the past twenty years: exploding school populations and consequent school construction, along with increased public service needs. We cannot miss the irony when our Supervisors voice dismay about property taxes being among “the highest south of the Mason-Dixon line” given the residential growth approved by past boards. Yet the present board now seeks school budget cuts and lower residential property taxes. How can a county whose population has grown 3.5 times in 20 years pay

*Continued on page 17*

**Catoclin Creek Apartments – The Wrong Kind Of Growth**

– By Karen Jimmerson

In the coming months, Purcellville Town Council will review the application for the high-density Catoclin Creek apartments off Hirst Road (“Planned Development Housing” or PDH zoning), as well as commercial developments within town limits. The issue of growth in Purcellville is more complex than just growth or no growth. The real issue facing the town is how to attract and direct – or resist – certain types of growth in order to serve the community interest.

The Comprehensive Plan’s vision is to increase the commercial tax base to 30 percent in an effort to offset the residential tax burden. But the dilemma is how to achieve that without becoming over run by retail development. The Stupar property – the proposed site for the apartments – is currently zoned CM-1, which allows for light commercial development. The Valley Commercial Center off Hirst Road, where the Police Station and Purcellville Copy are located, is an example of CM-1 zoning. The Hirst Road Charette indicated that such zoning is fitting for the Hirst Road corridor and would have a minimal effect on the by-way. The town has few properties suitable for PDH zoning or commercial development, as there is interest in what the impact from nearby land uses will be. The primary rationale for zoning is

an effort to “protect” residential neighborhoods and inappropriate development for a particular area.

The traffic study presented by the Catoclin Creek apartment’s developer, S.L. Nasbaum, predicts an annual 2 percent growth rate, yet the proposed 176-unit apartment complex would add 6 percent growth to Purcellville once fully occupied. With such a small 2 percent prediction of growth, the study is misleading in its indication that the town would “necessitate multiple improvements to traffic” even without the buildout of the Catoclin Creek Apartments. The study also does not consider the residences currently being built just outside of town limits and those in the pipeline; therefore the impact on traffic by future residential growth was not fully considered in the study. Adding hundreds of residences very quickly will likely bring schools to full capacity, necessitating the need for more to be built, a process that could take a decade or more while students face overcrowding which plagued Purcellville in the recent past.

S.L. Nasbaum Management representatives and local lawyer Mark Nelis gave a presentation to the residents of the nearby Old Dominion Valley community in November 2012, acknowledging that the traffic study did not include future commercial developments be-

*Continued on page 17*

**The Great Purcellville Land Grab**

– By Valerie Cury Joyner

You knew it was too good to be true when Purcellville wanted to get out of PUGAMP (the Purcellville Urban Growth Area Management Plan). Why drop a plan the town used to its advantage to obtain millions of dollars for “transportation improvements” from the county in order to settle the Woodgrove High School location lawsuit? It turns out that the town may have more to gain by PUGAMP going away than keeping it in place.

Over the past year we have been tracking PUGAMP developments. During this period we have attended multiple county and town meetings and public hearings, uncovering an ingenious and complex plan by the town and county to control and potentially annex land around the town.

The process officially started in March 2012 when the PUGAMP Joint Policies Committee recommended repealing PUGAMP. And, the town dropped PUGAMP that August by a unanimous vote of the town council that contained the following unusual conditions:

“BE IT FURTHER RESOLVED ... conditioned upon and subject to the following: (1) Loudoun County’s acceptance and agreement as to the validity of all actions previously taken by the Town of Purcellville under the authority the Town of Purcellville/County of Loudoun Annexation agreement; (2)

*the Town and County successfully working through all issues created by the repeal by PUGAMP and the recession of the Town of Purcellville/County of Loudoun Annexation Agreement, including, but not limited to, agreements regarding subdivision review in portions of the JLMA (Joint Land Management Area) and any need to establish urban development area boundaries;...*”

The “need to establish urban development area boundaries” was unusual because of the following statement inserted in the county’s resolution to dissolve PUGAMP.

“Recognizing that the Town did not desire any increased density and growth outside the current incorporated Town boundaries into the JLMA, the Purcellville Joint Policies Review Committee and the Town of Purcellville called for the repeal of the PUGAMP, accordingly, the County has revised and superseded policies in regard to the PUGAMP and the Town of Purcellville (CPAM2012-0002) to include retaining the Purcellville JLMA as a planning area by the County that will develop in accord with the underlying County zoning designations ascribed to the area.”

In addition, the Purcellville Joint Land Management Area Policies section was revised as follows;

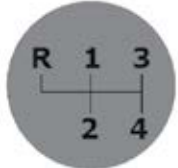
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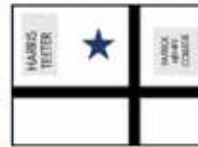
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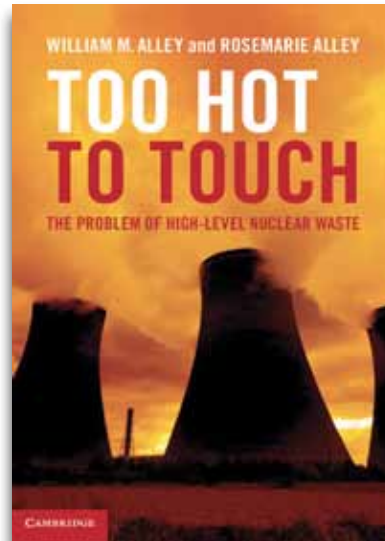
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## Former Purcellville Residents Publish Critically Acclaimed Book on Nuclear Waste

Former long-time Purcellville residents Bill and Rosemarie Alley have written a book about high-level nuclear waste, published by Cambridge University Press. Their book, "Too Hot to Touch: The Problem of High-Level Nuclear Waste" is an authoritative account of the controversies surrounding the disposal of nuclear waste in the US.



The book tells the full history, from the early days of nuclear energy after World War II up to the present time. Written in down-to-earth language, this is a fascinating book for anyone interested in finding out more about this important issue.

As a leading expert in the field of hydrogeology, Dr. Alley has won numerous awards for his work, including the Meritorious Presidential Rank Award. Dr. Alley served as Chief of the Office of Groundwater for the U.S. Geological Survey for almost two decades and oversaw the Yucca Mountain project from 2002 to 2010. Rosemarie previously taught at Simpson Middle School in Leesburg. The Alleys currently live in the foothills above San Diego.

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Classes will be held from 10 a.m. to 2 p.m. on Tuesdays, from Feb. 5 to March 26 in the Tasting Room at the Village Winery & Vineyard on Brown's Lane in Waterford. Registration is required. The fee for all 8 classes is \$180. Class size is limited.

Call for more information or go to the website: [dwfinegardening.com](http://dwfinegardening.com) and click on "Classes." Call or email: (540) 877-2002, [donnawilliamson2002@earthlink.net](mailto:donnawilliamson2002@earthlink.net). You may also provide name, address and contact information and send your check to Donna at PO 252, Clearbrook, VA, 22624.

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## Just Like Nothing (Else) on Earth

By Tim Jon

If there's a place in Loudoun County where the term 'desolate' could apply, my choice would be some of the spots along Harpers Ferry Road - and I mean this with no sense of disrespect; it's sparsely populated, and simply runs the gauntlet-esque valley from Charles Town Pike in the south up to Route 340 in the North.



JON



some really inspiring images: hillsides of virtually untouched timber, acres of seemingly manicured crops, lots of sky, herds of cattle, and the more recent addition to the landscape - the ever-increasing plots of grapevines and associated wineries.

And, if it's not already obvious - one thing you DON'T see a lot of out here is housing development after housing development: for all I know, maybe they're already on their way; it's one of those old dichotomies that apply to a lot of spots in Loudoun County: it's a beautiful place, so everybody wants to live here- which means it becomes so expensive that virtually no one can afford it- or it becomes so crowded that it's homogenized into the rest of the suburban landscape.

Those humans and their demands.

Well, I hope - in the case of Harpers Ferry Road - that the present state of affairs doesn't change too much in my lifetime,

either. I happen to like it a little wild, desolate, green (yeah, I know that word's been taking a lot of heat lately - but hey), and all the other adjectives you want to throw in there - including, for the most part - undeveloped. I mean - when Lewis and Clark reached the Pacific Ocean- they had no further to go, and had to come back home; their discoveries were pretty much over. I want that sense of adventure to remain out there along Route 690 - even if it means that I'm not always up to the challenge: whether it's deep snow in the winter, endless greenery in summer, or loneliness pretty much the year-round.

So- for many in our little locality - the names of Neersville, Loudoun Heights, Piney Run - even the general term 'Between the Hills' - may remain vague, unfamiliar - even unheard-of titles- tucked away like moldy volumes in Granny's attic. I think our county - and our country, too - for that matter - have quite enough asphalt, traffic congestion, 'shopping destinations,' and rubber-stamp-like 'communities.' I can easily ascertain - by setting my eyes in the general direction of the rising sun - that I remain in the vast minority of this type of sensibility - and I don't expect that to change, either - at least not in my lifetime.

Oh, well - they can have their man-made playgrounds in the east; I'll take a Saturday afternoon of work up along Harpers Ferry Road, and be very thankful for it.

... and I feel like I just have to include a bit of a postscript to this story: there's a road in far Northern Minnesota on which I probably first experienced the feeling of isolation one gets (in much smaller doses) on Harpers Ferry Road: Cook County Road 12 - otherwise known as the Gunflint Trail - running 57 miles from Lake Superior in the South to Lake Saganaga in the North; I have my Mom and Dad to thank for taking my brothers and I there ...

### Interview, continued from page 3

Hamilton address. Another challenge is the economy of scale related to the financing of the utilities and operation of the town. Because of this small user base, each user is required to support a larger percentage of the costs. This becomes more evident as replacement of infrastructure and other assets are required. Although we are close enough to our neighboring towns to enjoy their stores and restaurants, we are separate enough to retain our small town feel. We are very fortunate to have such supportive neighboring towns so close by.

**TJ: Aside from the posted speed limit, I see little if any 'traffic calming' measures, as business Route 7 winds through Hamilton; I also see no other impedances to the traffic flow on that stretch (stop signs, signal lights). Is this just dumb luck - or - perhaps - a model to be learned from for other communities?**

GW: Traffic is one of the top issues in Hamilton. Both the volume and the speed of traffic are major concerns for the town. Because of our location in central/western Loudoun and our proximity to the Route 7 by-pass, many drivers see Hamilton's Colonial Hwy as a convenient alternative to reach their destinations. This is especially evident during the morning and afternoon commuting times. Hamilton studied and tried to implement traffic calming measures back in the early 2000's. There were raised brick

crosswalks proposed at the east and west end of town. The crosswalks were included in a plan with the new town signs. We applied for grants for this project but due to capital shortfalls the crosswalk were not completed. The town is currently investigating the use of radar speed signs in an effort to slow the traffic through town.

**TJ: How have your water and sewer services been affected - if at all - by development (and vice versa) in the town's outlying sectors? Is this a consideration for future projects?**

GW: The water and sewer services in Hamilton have been affected by development in the past. These services are available to some of the developments adjacent to the town. Some use water and sewer services, while others might use either one or the other of these services. I am not currently aware of any development efforts that would affect our system.

... the one major issue that concerns me most would be traffic.

“

”

**TJ: The town of Purcellville is very close to Hamilton and very actively growing; how does this affect your Town: the residents and local government?**

GW: The Town of Purcellville is a very good neighbor to Hamilton. The population growth in Purcellville however, does seem to contribute to an increase in traffic through Hamilton. On the other hand, the commercial growth in Purcellville provides the Hamilton residents with convenient shopping and dining venues.

**TJ: Hamilton seems to be the perfect place to live, in many ways: quiet, close to Route 7, a few stores, bank, park, post office, etc. - without the congestion and growing pains experienced by her neighbors to the east and west; the casual observer might be led to think the Town faces no major issues. I'm sure it's different from your perspective as Mayor.**

GW: Although from the outside, Hamilton life may seem ideal, nothing is truly perfect.

We definitely enjoy a comfortable quality of life in Hamilton. As mayor, I would say that the one major issue that concerns me most would be traffic. I stated earlier that both the volume and the speed of traffic through town remain of great concern to all town residents.

**TJ: What made you choose Hamilton as a place to live - and, are those conditions still firmly in place - or in danger of slipping away?**

GW: I have been a lifelong resident of Hamilton. I grew up with small town ideas and experiences. I witness current Hamilton residents enjoying a similar lifestyle that I have enjoyed over my time while living in Hamilton. I have heard comments from many residents, both new and long-time, 'The small town life is the reason they moved to Hamilton and that it is a great place to raise a family.' Most residents share the feeling that being a "Hamiltonian" is a preferred way of life.

**TJ: What about Greater Western Loudoun: do you see value in preservation of open space - or should we just go ahead and develop it all - or try to find a 'happy' medium?**

GW: I love Hamilton and Western Loudoun County. I feel the preservation of the open space is very important. The open spaces we enjoy are a part of a strong heritage and a testament to the great farming community, which Loudoun provided for its residents.



# Lovettsville's Berserkle on the Squirkle Fun-Run Is First Ever



Mayor Robert "Bobby" Zoldos II (far right) with winners of the first Berserkle on the Squirkle Fun-Run.

The Town of Lovettsville, which is an original Loudoun County German settlement, has come up with a very fun and soon to be annual event known as the "Berserkle on the Squirkle Fun-Run." The event is a 5k walk (29 laps around the sidewalk inside Lovettsville's town square, aka - a "Squirkle").

Berserkle on the Squirkle was conceived as a quirky new way to kick off the New Year in Lovettsville. The first annual event was held on New Year's Day with approximately 100 runners. Participants were encouraged

to dress in crazy costumes and go "berserk." It was also a chance for local business to show off their goods and services. "We're In," Lovettsville's new tourism and business group - organized a "Pit Row" during the race to allow thirteen local business to hand out snacks and samples of their products as a way to get some free publicity.

The town hopes to make this an annual event. "This event was a great inaugural Berserkle in the Squirkle. It celebrated one of Lovettsville's more quirky features,

our town square, which is irreverently known as the squirkle. We are looking forward to this run becoming one of the featured annual events in America's greatest little town," said Mayor Bobby Zoldos.

The Blue Ridge Leader regrets using the wrong name for Lovettsville Mayor Robert "Bobby" Zoldos II in our December 2012 issue.

## Art on Exhibit at Loudoun County Public Libraries

January 1 through February 29, 2013

No need to drive into Washington, D.C to see great art, just visit Loudoun County Public Library to enjoy world-class art right in your neighborhood! Art on Exhibit features the work of Loudoun-based artists. Exhibits are on view for two-month periods with some pieces available for purchase. Exhibits are open during regular business hours. The January - February 2013 exhibit schedule is as follows:

- Ashburn Library, 43316 Hay Road, Ashburn Nature Photographs of Loudoun by Steve Heyl.
- Cascades Library, 21030 Whitfield Place, Potomac Falls Photographs of our National Parks by Frank Ruggles.
- Lovettsville Library, 12 North Light Street, Lovettsville Watercolors by Alice Power.
- Middleburg Library, 101 Reed Street, Middleburg Oil Paintings by Buck Nelligan.
- Rust Library, 380 Old Waterford Road, Leesburg Hunt County Paintings by Deb Cadenas.

For more information contact Beth Wiseman: 703-737-8655, [beth.wiseman@loudoun.gov](mailto:beth.wiseman@loudoun.gov)

## Amy V. Smith's Money Talks

### Use Your Annuity to Pay for Long-Term Care Insurance

By Amy Smith

The cost of long-term care can quickly deplete your savings and affect the quality of life for you and your family. Long-term care insurance allows you to share that cost with an insurance company. But premiums for long-term care insurance can be expensive, and cash or income to cover these premiums may not be readily available. One option is to exchange your annuity contract for a long-term care insurance policy.

#### Section 1035 exchange

Generally, withdrawals from a non-qualified deferred annuity (premiums paid with after-tax dollars) are considered to come first from earnings, then from your investment (premiums paid) in the contract. The earnings portion of the withdrawal is treated as income to the annuity owner, subject to ordinary income taxes. IRC Section 1035 allows you to exchange one annuity for another without any immediate tax consequences, as long as certain requirements are met. However, prior to 2010, an annuity couldn't be exchanged for a long-term care insurance policy on a tax-free basis. But the Pensions Protection Act (PPA) changed that and, as of January 1, 2010, both life insurance and annuities may be exchanged tax free, for qualified long-term care insurance.



SMITH

#### Conditions for a tax-free exchange

In order for the transfer of the annuity to the long-term care insurance policy to be treated as a tax-free exchange, certain conditions must be met:

The annuity must be non-qualified, meaning it cannot be part of an employer-sponsored retirement plan. For example, a tax-sheltered annuity or an annuity used to fund an IRA would not qualify for tax-free exchange treatment.

The long-term care insurance policy must meet the requirements of the Health Insurance Portability and Accountability Act (HIPAA) and IRS criteria. Generally the long-term care insurance policy must provide coverage only for qualified long-term care services; it must be guaranteed renewable; it cannot have a cash surrender value; refunds or dividends can only be used to reduce future premiums; and policy benefits cannot pay for expenses covered by Medicare (except where Medicare is a secondary payee).

The exchange must be made directly from the annuity issuer to the long-term care insurance company. You will not receive tax-free treatment if you withdraw funds from the annuity directly, and then use them to pay the long-term care insurance premium.

Presuming these criteria are met, exchanging an annuity for a long-term care policy can be done in one of two ways: a full transfer of the entire cash surrender value of the annuity in exchange for the long-term care insurance policy; or partial exchanges of the annuity's cash value for the long-term care policy. Not all insurance companies allow long-term care policies to be funded with a single, lump-sum payment, so the more common approach may be to pay long-term care insurance premiums through several partial exchanges from the annuity.

Amy V. Smith Wealth Management, LLC, is an independent firm. Amy V. Smith, CFP, CIMA offers securities through Raymond James Financial Services, Inc., member FINRA/SIPC. Her office is located at 161 Fort Evans Road, NE, Ste 345, Leesburg, VA 20176. (703-669-5022). [www.amysmithwealthmanagement.com](http://www.amysmithwealthmanagement.com). The opinions and recommendations are those of the columnist. Contents prepared by Broadridge Investor Communication Solutions, Inc.. Copyright 2006-2012. All rights reserved. The information contained in this report does not purport to be a complete description of the securities, markets, or developments referred to in this material. The information has been obtained from sources considered to be reliable but we do not guarantee that the foregoing material is accurate or complete. Any information is not a complete summary or statement of all available data necessary for making an investment decision and does not constitute a recommendation. You should discuss any tax or legal issues with the appropriate professional.

## Auction - Jan. 19

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Auctioneer's note - "This is a really great collection of items- Don't miss this!"  
Auctioneer Mark Albright | VA License #2907003884

### Letter To The Editor, continued from page 4

are so many critical road improvements needed in other areas of the county.

Thank you, and we look forward to hearing from you and hope that you will be in attendance on January 9 at the VDOT presentation to provide your support for preservation of these bridges.

Sincerely,

Blue Ridge District  
Landowners and Residents:

Michael Alto, Allyson Alto, Sondra Baker, Wendy Bebie, Robert Bonnie, Shelby Bonnie, Carol Bonnie, Jane Covington, Anna Dees, Stanley Dees,

Julie Diehl, Paul Diehl, Carter Eskew, Faith Eskew, Julie Gomena, Annabel Haney, Daniel Haney, Avis Hodge, Paul Hodge, Stormy Hood, Jennifer Ince, Charles Ince, Frances Kansteiner, Walter Kansteiner, Robin Keys, Gordon Keys, Michele Le, Quang Le, Bonnie Mattingly, Nathaniel Morison, Sherry Morison, Andrew Motion, Claire Nichols, Bush Nichols, Ken Orken, Amy Potter, Mary Stokes, William Stokes, William Swift, Mary Swift, Beth Thebaud, Charles Thebaud, Christine Thebaud, Ann Thompson, Dody Vehr, Ellen Waterman, Gail Wofford, James Wofford, Jay Zeiler, Estelle Zeiler, Arthur Zimmerman, Cathy Zimmerman.

# Winter And The Joy of “Leafing” Through Catalogues

– By Donna Williamson

January is a wonderful time to leaf through garden catalogs. There are so many kinds of lettuce and then all those different squashes and tomatoes – how can a gardener resist the opportunity to grow everything?

Several times I have grown cotton. It’s easy to grow this hibiscus-family relative. It loves hot weather and isn’t very demanding. At the end of the season, the seedpods burst open with cotton and cottonseeds. Teasing the seeds out makes you appreciate the work people went through in the old days. But once you finish it, you have seeds for next year. Just keep them warm and dry.

Since I prefer not to use pesticides, growing squash and cucumbers is challenging. The squash bugs always seem to get into my young plants and they are followed by a bacterial wilt, I think, that ruins the plant. Someone suggested I wait until late June to plant so that the over-wintering squash bugs have moved elsewhere to feast and they forget about me. I found some diatomaceous earth this fall and might try using that as well. It’s supposed to be full of sharp diatoms that puncture the exoskeletons of ravaging insects. Maybe I will be able to get a better crop this year.

As a tomato fanatic, I search seed catalogs for weird and fun old varieties of tomatoes. I expect that the summer of 2013 will see my garden sprout with a thousand little seedlings of Matt’s Wild Cherry tomatoes, a very tasty and tiny cherry-type. My plant was still setting fruit late in the season and several ripe tomatoes made it to the ground. This is a continuing problem since I grow so many varieties from



seed and then plant them everywhere. Of course, with open pollination, I never know what new treasure might develop right here!

Lettuces are beautiful and bountiful until the weather gets too hot. I love the reds and greens and rocket (arugula) that are so fresh in the late spring and early summer. I’ve noticed that the insects and deer seem to prefer green plants to red so I use a lot of red lettuce throughout the garden. Just to annoy them ...

The garlic and shallots grow all winter and get fat in the spring. Both do very well in well-drained soil and are harvested at mid-summer. There is always enough to eat and to replant in the fall.

I’m not a good bean grower but I do love to grow a big pot of potatoes from the ones sprouting in the kitchen. In a big

“  
... how can a gardener  
resist the opportunity  
to grow everything?  
”

plastic pot (used for trees) I put down a layer of leaf compost, then cut the sprouting potatoes so each piece has an eye or growing tip. They are covered with potting soil or more leaf compost and start growing. As the stems get taller, I cover them with more compost until the pot is full of green leaves and compost. Once the leaves begin to yellow, it’s time for a potato harvest. Just tip the pot and dump the contents – sorting through to find your little potatoes. Great fun for kids too.

This year, I might grow okra, another hibiscus relative. And some chard ...

*Donna Williamson is a master gardener, garden designer, and garden coach. She has taught gardening and design classes at the State Arboretum of Virginia, Oatlands in Leesburg, and Shenandoah University. Author of The Virginia Gardener’s Companion: An Insider’s Guide to Low-Maintenance Gardening in Virginia, contact Donna at [dwfinegardening.com](http://dwfinegardening.com), 540-877-2002.*

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# On the Market ... with Sam Rees

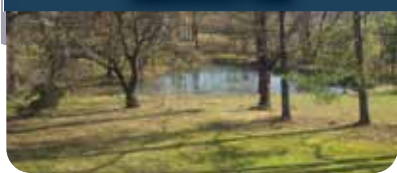


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\*Private sales limit your items exposure; this can reduce interest in your items resulting in lower values (but not in all cases). You have to put in a lot of time going back and forth trying to make all parties happy in the deal. If you use a broker you will have to pay him a fee. This is usually a percentage of the sale. You will have to deal with shipping and refunds if the other party is not happy.



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## Missing Canine Located!



The Loudoun County Sheriff's Office announced that a missing agency canine – “Bronco” – has been located. Bronco had escaped from a groomer near Catoctin Circle and King Street in Leesburg.

The agency received several calls from residents reporting possible sightings of the dog miles away near Foundry Road in the Hamilton area. He was located miles away near Ivandale Road in Hamilton. “We appreciate the outpouring of support in bringing Bronco back to his handler,” said Loudoun Sheriff Mike Chapman. “The efforts of residents spreading the word through social media and offering to help in the search was overwhelming and we are grateful for those residents who kept an eye out for Bronco and helped bring him home,” Chapman added.

## Martin Luther King Program At Carver Center

An educational specialist from the National Park Service will be coming to Purcellville's Carver Community Center to give a slide presentation on the building of the Martin Luther King Memorial near the National Mall. The Center promises that the details of the memorial “will steal your heart!” The presentation will talk about the memorial's complex history, and Carver will be joined for this program by other county Senior Centers. Prompt arrival times are recommended in order to secure seats. The date for the presentation is Friday, January 18 from 12:30 to 2:00, and is free to senior center members. (Non-members pay a \$2 facility drop-in fee, Ages 18 & up).

## Call For Artists: Western Loudoun Artists Studio Tour

Visual artists can apply online now for the 8th annual Western Loudoun Artists Studio Tour, scheduled for June 22-23. The application deadline is Friday, February 1.

Loudoun artists working in all fine art media may apply to this juried event. Those selected will open their studios to the public for two full days.

Professional and emerging visual artists whose studios in Western Loudoun County

meet specified criteria may apply as Studio Artists. Loudoun artists who do not have a western Loudoun studio suitable for visitors may apply as Guest Artists. Two- or three-dimensional work will be considered, including painting, drawing, fiber art, wood, ceramics, photography, sculpture, and jewelry.

The complete application and all requirements are online at [wlast.org/onlineentry.htm](http://wlast.org/onlineentry.htm).

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# Wild Loudoun

## The Bobcat – Our Wild, Stub-Tailed Feline

By Andrea Gaines

Loudouners out enjoying nature, whether hiking the Appalachian Trail or taking a walk along a local mountain ridge, might just see sign of a Bobcat (*Lynx rufus*). It might be a quick dash of a spotted animal with upright, tufted ears ... some “scat” (if you know what you are looking for) ... or the silhouette of a small cat-type creature sitting quietly on an RV path – taking in all the sounds and scents of the woods – looking for its next meal.

The RV path cat was the subject of a recent Youtube video taken just over the Potomac River in West Virginia, delighting the couple that stopped their vehicle and were lucky enough to capture it on their cell phone.

Described as a medium sized cat with a total length of two to three-plus feet, and a weight of 10-25 pounds (a big house cat!), Bobcats have a very short tail, long legs and long, loose fur. The face is framed with longer cheek fur that forms sideburns, similar to some domestic cats such as Maine Coon. The cat’s upper body is reddish-brown, spotted and streaked with black. The lower body is white, spotted and streaked with black.

Bobcats breed starting in early January –

*Continued on page 23*





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2.42 acre lot in town. Possibility of 5 lot subdivision. Perfect opportunity for small builder looking for a great project or someone who wants to build a home in town with privacy. Backs to park land.



**BEAUTIFUL LOT**

**\$59,000**

.68 acre lot with tremendous views. 18 lot community surrounded by 115 acres of rolling, open & wooded, permanent open common space w/over 1 mile of Catoctin Creek frontage. Well installed. Approved perc site.

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# Time Is On Your Side 6 Days A Week

Frank Palasciano's interests in clocks began at the age of 10. He got his start by helping a neighborhood clock maker and was taught the basics of clock restoration. Later in life, Frank received his formal training horology by attending Gem City College of Watch/Clock Making in Quincey, Illinois. He now specializes in mechanical and antique clock and watch restoration. He has been working in the field for over 25 years. His daughter, Karla Palasciano, joined Eastern Standard

Time Clock Co. in 2002, later that year she attended the same school as her father, where she received her formal training.

Eastern Standard Clock Company relocated to Purcellville in 1995. Since then the business has flourished under their guidance of the two master horologists. The shop has grown to become an integral and familiar part of western Loudoun County and is known for providing expert service.

## VDOT, continued from page 1

and Route 727; and Forest Mills Road over Crooked Run.

Nick Roper, VDOT Structure and Bridge Engineer for the Northern Virginia District and project staff set up a public input session for Wednesday, Jan. 9 to describe the need for this work, the approach that will be taken in evaluating alternatives for rehabilitation or, if necessary, replacement, and an outline of the next steps in the development of these projects with their projected timelines.

The work is projected to cost \$2.4 million or approximately \$800,000 per bridge. It will be financed in part with \$640,000 from the Federal Highway Bridge Program.

All three of these bridges are quite old. For example, the Forest Mills/Crooked Run Bridge was built in 1932 and reconstructed in 1992. A sign on the Green Garden Bridge over Pantherskin Creek reads: "1916, Luten Bridge Co., York, PA."

The two Green Garden bridges are within the county's designated Beaverdam Creek Historic Roadways District (BCHRD), the county's Rural Roads Policy Area and the recently established Unison Battlefield Historic District. The Crooked Run bridge is within the Goose Creek Historic District and anchors a very large stream and wetland area well known for its biological diversity. All three bridges are on dirt roads recognized by local preservation groups for their historic value. As local activist Anna Dees noted: "the one lane bridges are a key reason we are historic districts - along with the dirt roads and stone fences!!"

Loudoun County has a long history of



historic bridge and dirt road activism from organizations such as the Lincoln Preservation Foundation, The Snickersville Turnpike Association, The Unison Preservation Society and The Loudoun Wildlife Conservancy. The reconstruction of the historic Hibbs Bridge, which crosses over Beaverdam Creek at Snickersville Turnpike is held out as an example of how historic preservation and the transportation needs of Loudoun County's busiest byways can be reconciled.

Of significant concern to many preservationists is the possibility that one or more of these one-lane bridges will be converted to two lane bridges, denigrating what they see as the rural character of the road and bridge structure. Another consideration is whether there will need to be a straightening of the stream channel as depicted in some of VDOT's sample projects. This can have significant environmental implications.



## Outer Beltway, continued from page 1

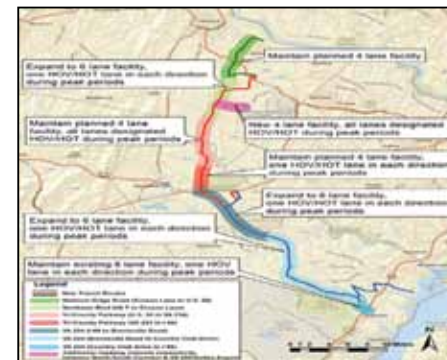
“Local plans are the local voice.”

decisions.” Based on information provided at a December 2012 public meeting sponsored by the Commonwealth's Office of Intermodal Planning and Investment (OIPI), the only parties from Loudoun engaged prior to that evening appear to be a single County staff person. Further, the December meeting appears to be the sole event actually occurring in Loudoun. A follow-up presentation will occur in Manassas on Jan. 8 prior to presentation at the February meeting of the CTB in Richmond.

According to Dironna Belton, the OIPI project manager, Arkapal Gaswami, a Senior Planner in the Loudoun County Office of Transportation Services, represents the County on the Project Working Group. As laid out in the project Public Information and Participation Plan, the Working Group focuses on “technical advisement, study guidance, and public engagement” with members asked to “distribute study information via stakeholder e-mail distribution lists, agency web sites, and regular briefings.” Belton noted that her office is a small one with a limited budget that could not underwrite a detailed public involvement process. Based on conversations at the meeting with Belton and representatives from Cambridge Systematics, the consultants undertaking the analysis, it also appears they believed public discussion had already occurred.

Cambridge Systematics consultant, Jay Evans, explained that public input had been solicited during the VTrans 2035 planning process. Belton and others noted that much of their work drew upon countywide transportation plans for the area. Given that such plans typically involve significant public discussion, she and her team assumed that the plans, as passed, represented a public consensus on area roads. “Local plans are the local voice,” Belton explained.

The CTB directed OIPI to initiate the study in October 2011. Although the last COSS created, it is the first to undertake the complete



Alternative Route 2

planning process and will serve as a model for future efforts. It appears from a hand-out distributed at the meeting that work began on the plan last May as the team considered existing road networks, planned transportation networks, projections of population and employment growth, and the locations of that growth. Based on this information, the consultants presented two proposals. Maps of these proposals, as well as other information, can be found in a presentation on the VTrans website, www.vtrans.org.

The emphasis in both maps is a single road. The only significant difference between the two proposals appears to be the use of HOV/HOT lanes in the second proposal.

The December meeting was the first chance that Loudoun residents had to view the proposals. As residents milled around the Stone Bridge cafeteria, viewing the graphs and maps, quietly asking questions of the consultants, more than one noted that the maps look suspiciously like earlier maps of the Western Transportation Corridor or the Outer Beltway. Some raised concerns about the lack of actual multi-modality of the proposals, which appeared to rely on Dulles Airport as the trav-



Figure 5-1: Map of Corridors of Statewide Significance

el mode other than roadway. A Lansdowne resident raised concerns that the road was intended to continue north of Route 7 towards a future bridge crossing into Maryland and would run right through her neighborhood.

While efforts to locate such a bridge crossing are long-standing, the resolution creating the COSS emphasized that the planned road would stop at Route 7. However, the maps presented in December extend across Route 7 into what appears to be Lansdowne. The map in the Draft VTrans 2035 Update, posted online for public comment, tells a third story. In that picture, the road (Line G) appears to keep on going across the Potomac River at both its east and west ends. A fact that Burton pointed out to the proposal's sponsors in 2011, but which, it appears no one has changed.



Alternative Route 1



*View From The Ridge, continued from page 5*

for the required schools and public services without raising taxes? How can its elected officials who call themselves “fiscal conservatives” contemplate increasing residential growth while eliminating planned business development?

Loudoun is not alone in dealing with the costs of residential growth creating property tax headaches. A recent study for Albemarle County (“Counting the Costs and Benefits of Growth”) determined that the average selling price at which a new home could yield sufficient local revenue to offset the added public service and educational costs would be over twice the actual selling price of the average house in Albemarle/Charlottesville. The study concluded that: “the next 2,000 homes sold in Albemarle County must be priced at an average of \$2.7 million [for property taxes] to make up for current [annual] deficits.” But the average single-family house price in Albemarle County is \$344,000.

So what should we make of the notion that Loudoun may approve 10,000 more residential units, each costing roughly \$1.62 for every dollar of revenue it yields in property taxes?

First, let’s recall that we already have approximately 25,000 houses that can be built by right in Loudoun. About half of these lie in the rural west of Loudoun, thanks in part to the lapse of low-density rural zoning under the last Republican Board, when a large number of formerly 20 acre zoned lots obtained approval for 3-acre subdivisions.

Now Supervisor Latourneau suggests that the proposed new residential units would be preferable to by-right houses. Yet they will not replace by-right development. They would simply add to the 25,000 houses already permitted by right. So, approving these additional residential units will vastly increase costs for schools and public services, not to speak of straining already-congested roadways.

Loudoun has a choice: it can address this adverse fiscal impact by rejecting all of these rezoning applications, or it

“

**We can benefit from the coming Metro and protect our vibrant rural economy while maintaining reasonable property taxes. But it will take imagination and thoughtful responses to the need for cost control and growth management from our Board of Supervisors. It will require the application of real fiscal conservatism.**

”

can offset new growth around Metro stations by transferring development from the rural west to the Metro growth zones. To do this Loudoun could institute a “transfer of development rights (TDR)” program that other jurisdictions have found useful to mitigate costs and enhance benefits.

Two years ago our neighboring Frederick County established a program to allow urban developers to buy housing development rights that exist on rural lands that the county has deemed valuable to protect. Willing rural landowners can receive compensation for giving up development rights and developers can then achieve, according to a county plan, increased residential density in and around Winchester. Such a market-based program, following an approved county plan, offers developers opportunities to obtain greater densities, and profits, for their projects. It offers traditional farmers looking toward retirement a way to sell their valuable development rights. Ecologically, aesthetically or historically important rural lands can then be maintained free of development under county easements.

This is not a new idea. Republican Delegate Randy Michew spearheaded a study of transferable development rights for Loudoun and is a supporter of the concept. Were Loudoun

to adopt such a program, as already allowed by Virginia law, the result could be increased value of Loudoun’s rural economy for its farming, recreational, horticultural, vineyard, and tourist uses, and greater density in and around its Metro stations to help promote their economic viability. The result: no net increase in residential development, or costs.

Such a TDR program requires careful planning to ensure that the “receiving” area has the needed transportation and infrastructure assets to make greater density feasible. Likewise, the “sending” rural property should lie in an area most vulnerable and important to retain in the rural economy. Local government must establish valuation procedures and, where needed, “banking” of purchased development rights to ensure that they are available for use when required. Given Loudoun’s growth and rural economy goals, it’s a program Loudoun should adopt.

But increased density still requires costly schools, roads and other infrastructure. Here we can learn from California, where counties and towns found themselves unable to pay the costs of development from their Proposition 13-limited property taxes. The state now allows localities and school districts to require payments from developers for the right to proceed with a project and provide for schools or other public services. Fees on new construction may amount to \$20-30,000 per dwelling and a commensurate saving in property taxes for the locality as a whole. In Loudoun, such fees could generate \$200-300 million toward the capital facility costs of the 10,000 proposed residential units!

In short, there are ways in which Loudoun can protect its immense assets and economic attractiveness without incurring the costs of residential development. We can benefit from the coming Metro and protect our vibrant rural economy while maintaining reasonable property taxes. But it will take imagination and thoughtful responses to the need for cost control and growth management from our Board of Supervisors. It will require the application of real fiscal conservatism.

*Catoctin Creek Apartments, continued from page 5*

ing proposed within the Hirst Corridor. The traffic study mentions “four other developments in the study area,” with those being Catoctin Corner, Purcellville Gateway, Loudoun Valley Shopping Center and the Patrick Henry College expansion. Mark Fontaine spoke to Loudoun Valley High School students representing S.L. Nusbaum Realty, stating that a hotel and drive-in movie theater were potential developments for the remaining lots for sale off Hirst and Maple Avenues; businesses that combined with the apartments could have a major impact on residences and traffic in the area.

In response to opposition to the apartments, Councilwoman Joan Lehr stated that she does “not understand how those that have come into our community in the past few years seem to yell the loudest about closing the town to development.” Yet, opposition to this development is gaining traction with an online petition that has over 335 signatures. Town resident Kelli Grim, a former candidate for mayor, said that she is “committed to maintaining the small town, village character that we all enjoy in our historic town. I support and encourage development that fits in with the mass and scale of the existing surroundings.”

Lehr asserted in an email that these apartments “would be to our benefit to have a place for teachers, police, firefighters, bank tellers to live in the community they work in.” However, the starting pay in Loudoun County for a teacher is roughly \$45,000 – a salary that would not qualify to rent in the Catoctin Creek apartments. The developer has stated that the apartments will be very similar to the S.L. Nasbaum managed Abbey Apartments in South Riding. The Abbey is a

tax-credit complex, and according to representatives of the complex, it includes a high percentage of residents who use Section 8 vouchers to supplement their rent. There are already three large apartment complexes in Purcellville, all of which are tax-credit housing.

At the Oct. 23 Town Council meeting, Mayor Bob Lazaro said he “believes the concerns of the community are well founded.” He also stated there are certain areas that need to be focused on like the public hearing and whether this development is “consistent with the Comprehensive Plan.” The developer is requesting an exemption to the comprehensive plan, a zoning amendment and exemptions for reduced buffers. (*Town officials have allowed exemptions to planning in the past. One such example is the Kentucky Fried Chicken [KFC]. The Town voted 5-2 for the KFC, with Mr. Lazaro casting one of the dissenting votes. Though he never made any public comments regarding the KFC, Lazaro was able to project a public perception that he was against it.*)

Bringing high density residential to western Loudoun exacerbates the sprawl that already exists between the beltway and eastern Loudoun, and there will be no pastoral views off Route 7 all the way to Winchester with unchecked growth. The older communities within the beltway are struggling to turn around aging neighborhoods with declining revenues to replace infrastructure. Developers should be encouraged to build where there is true need and existing infrastructure, and local governments should be working with neighboring towns and counties to create smart growth within our region instead of trying to compete for capital and increasing commuter traffic within our region.

*Governor McDonnell, continued from page 1*

“

**Everyone knows a teacher who’s stayed after school to support students; who’s buying their own supplies; who’s grading homework until 10, 11, or 12 at night then getting up early to put together the next day’s lesson plan. This is amazing dedication. We must do more to recognize and appreciate these professionals.**

”

As part of “The Year of the Teacher,” Governor McDonnell invited citizens to share stories about an excellent teacher who inspires them to learn. Applicants are encouraged to send an up to 100-word essay to [K12Education@governor.virginia.gov](mailto:K12Education@governor.virginia.gov) on why their favorite teacher should be recognized. The “My Favorite Teacher” contest will run through January 30th at 5:00pm. Submissions submitted by email will be shared throughout the month at <http://www.facebook.com/AllStudentsVirginia>.

“I remember my third grade teacher, Mrs. Gikas,” said Governor McDonnell. “She was a stickler for making sure that work was done on time without excuses, but she did it in a way that was encouraging and uplifting. She truly believed that her students could do anything if they put their mind to it. Mrs. Gikas was a teacher and mentor who both inspired and demanded excellence.”

# Helping ~~128~~ 98 Homeowners by "Giving Away" \*\$2,840 Furnaces for \$995 with Off-Season Central Air...

*(This is great financial news if your furnace is over 10 years old)*

Dear Friend,

**Yes, it's absolutely true. You can actually replace your old (and probably very inefficient) furnace and air conditioner (heat pumps also) as a package for an average of \$1,963 less than you would have to pay in-season.**

Let me explain.

Every year, the months of **January and February can "Kill" my business.** I can end up losing a ton of money during these "Killer" months and it can take me the remaining season to make up for them. And, I'm willing to do what it takes to make sure that doesn't happen this winter.

## My Problem Is Your Opportunity

I've decided to stop focusing on making a profit during the "killer" months. If I can only keep my doors open and all of my employees working **during these months, I will hopefully come out ahead for the remainder of the winter.**

Here's how this (*admittedly daring*) offer came about.

As I said before - every year **January and February** can really slow down. However, I refuse to let my technicians (who I have invested a considerable amount into their training) go home without work. **So, I placed a purchase order with a major distributor for 98 complete home comfort systems and significantly discounted them for immediate installation.** This way I can pay all of my overhead and insure my technicians will not go home without work.

FOR THE FIRST TIME EVER, I am extending this offer to include High-Efficient, Tax Credit eligible systems. **These are brand new, factory fresh air conditioners and furnaces (I also have heat pumps and air handlers) and have a full factory warranty.**

## Here's How To Get A Furnace For Peanuts

By putting this furnace, air conditioner and coil package together (heat pumps and air handlers also) and then combining my purchased price for an Air Conditioner and Coil with only the labor and materials to install the furnace, **98 homeowners will receive the deal of a lifetime to buy a complete home comfort system for an average of \$1,963 less than our in-season prices!**

So, if you buy one of these **98 new, air conditioners (or heat pumps), I am "giving" you the furnace (or air handler)** and all I ask for is the \$995 in labor and extra materials to have your indoor unit installed.

## Here's How

**Just call me at 540-905-7799.** One of my Comfort Advisors will come out and perform a complete energy analysis. The Comfort Advisor will show you the in-season price of the air-conditioner (*heat pump*) that fits your home.

Then, he will show you the **substantial savings you can take advantage of now.** And, it will include all labor and installation materials. Nothing is left out.

Don't forget, I only have **98** complete systems. When they are gone, this remarkable offer ends.

## The Concept Is Simple Really

**By letting you win big now, I will win in the winter months.** I'm betting that if my **Comfort Advisor makes you an offer that is "irresistible"** (*it should be if your furnace or air conditioner is over 10 years old*), I will accomplish two things:

1. I will cover my rent, utilities, insurance and taxes in these "killer" months.
2. I can pay my professional staff of technicians to work instead of sending them home.

If I can accomplish these two objectives, I will hopefully avoid any losses and the rest of the winter, I can be a winner.

## No Obligation

Even after my Comfort Advisor performs a complete energy analysis and explains this incredible opportunity, **there is absolutely no obligation.** If you decide you don't want to take advantage of the spectacular savings...that's okay. At least you'll be better prepared to upgrade your home comfort system when the time is right for you.

## You Can't Lose

I am so confident that these 98 systems are the best on the market that **I will give you a Two Year complete satisfaction guarantee and up to a 10 year Full parts and Labor warranty. You Can't Lose!**

## Why This Offer Can't Last

**You must act now.** Here are two reasons why.

1. **I am only offering 16 of each of the most popular systems.** When all of the air conditioners are sold and all the furnaces are "given" away for a particular system, that's it. There are no more at this price.
2. If I have any of the 98 systems left **when business picks up (although I doubt I will), this offer still ends.**

Here's why. The only reason I am offering this incredible discount is because of the "killer" months. My business always starts to improve, and when this happens

I can begin to sell systems at in-season prices.

**Give us a call now at 540-905-7799** and we will set an appointment for your no-obligation survey.

Thank you for reading this rather long letter. **I hope you will profit greatly** because of it.  
Warmly,

**ONE HOUR**  
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*Jim Dean*

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**Sushi ... "Tails" From the Barnyard – What is your favorite 2013 word?**

Greeting from me, the Mighty Carin Terrier Sushi. Wasn't 2012 a lovely year? Full of trials and tribulations for sure ... but lovely none-the-less.

In a slight break from tradition, as we embrace the New Year, the farm furry, proud – and sometimes boisterous – gang decided to share their favorite words with you – words that will guide them to greatness and all things good in 2013.

WHAT IS YOUR FAVORITE WORD? Do you have one? If so, email me at my master's address, Elaine@FieldsofAthenryFarm.com. With utmost respect, LOVE and admiration for your character, I will make a story out of those words for our February Tails From The Barnyard column, dedicated to all of my favorite Valentines - YOU!

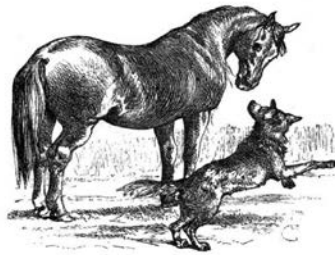
Now, the words that will guide us to greatness and all things good in 2013 are ...

From me, Sushi, the Brave and Mighty Cair Terrier: "Obedient"

- Clover The Bullmastiff: "Loyalty"
- Nellie the Border Collie: "Patience"
- Tiki & Puka, the farm Chihuahuas: "Joyful"
- Hokie and Mountie, the barn cats: "Respect"
- Stretch the llama: "Powerful"
- All of the ducks from Quakery Pond: "Leadership"
- All of the Geese, including Gnarly Gander and the Goose Gang: "Gossip" (and they do!)
- Lord Percy, the barnyard rooster: "Humble"
- The Horses, Tink, Sadie and Hallie: "Performance"
- Sheep (The Flock at Fields of Athenry): "Bashful"
- The Turkeys: "Thankful for another year!"

Remember to email us your New Year's word to Elaine@FieldsofAthenryFarm.com! And, Happy New Year!

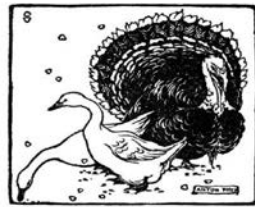
And, mine, the Mighty Carin Terrier Sushi's word is "Obedient."



Mountie: "My favorite 2013 word is 'Respect' What's your New Year's word, Nellie?"  
Nellie: "My favorite word is 'Patience.'"



Mine is "Humble."



Our favorite words are "Leadership" and "Thankful for another year!"



Mine is "Bashful."

Fields of Athenry Farm 38082 Snickerville Turnpike, Purcellville, VA 20132  
www.fieldsofathenryfarm.com

# January

☉ **Friday, Jan. 4 to Sunday, Feb. 3, "Laughs! A Comic Look at Life,"** exhibit at Franklin Park Arts Center Gallery, 36447 Blueridge View Lane, Purcellville. Monday-Friday 9 a.m. to 5 p.m. and during evening and weekend performances. Free. Reception Jan. 13 from 3-5 p.m.

☉ **Thursday, Jan. 17, Cocoa and Cookies with Mr. Snowman,** 12-1 p.m. at the Douglass Community Center, 405 E. Market Street, Leesburg. Cost is \$10, register at www.loudoun.gov/prcs.

☉ **Friday, Jan. 18, Martin Luther King Program at the Carver Center,** 200 Willie Palmer Way in Purcellville. 12:30-2 p.m. Free to Senior Center members, \$2 for non-members. An educational specialist from the National Park Service will be giving a slide presentation on the building of the MLK Memorial in Washington D.C.

☉ **Saturday, Jan. 19, Appraisal Day at the Carver Center,** 200 Willie Palmer Way, Purcellville. 2-5 p.m. Todd Peenstra will be on hand offering appraisals on anything you might own, including furniture, glass, porcelain, paintings, silver, bronze, coins, toys, documents, etc. \$5 per item, with a maximum of three items per person.

☉ **Saturday, Jan. 19, "I'm a Little Princess," at Douglass Community Center,** 405 E. Market Street, Purcellville. For ages 2-8, 12 to 3 p.m. Dress as a princess and enjoy a special princess sundae, decorate a wand and tiara, and join the princess parade. Register at www.loudoun.gov/prcs. Cost is \$15.

☉ **Saturday, Jan. 26, "The First Rendezvous: Mosby at Mt. Zion."** 11 a.m. at Mt Zion Church, 40309 John Mosby Hwy, Aldie. It is the first offering in the Conversations in History Series. Cost is \$5 for adults, \$2 for students. Call 540-687-6681 for information.

☉ **Saturday, Jan. 26, Snowflake Ball,** Lovettsville Community Center, 57 E. Broad Way, Lovettsville, 1-3 p.m. For ages 3-10, wear your fanciest princess dress to this Royal Princess Party. Cost is \$11. Call 540-822-5284 for information.

☉ **Wednesday, Jan. 30, Financial Considerations in Alzheimer's Disease,** at the Carver Center, 200 Willie Palmer Way, Purcellville. Free educational program by the Alzheimer's Association, 10:30-12 p.m.

**RECURRING EVENTS**

☉ **Alzheimers Support Group – first Thursday of every month,** 10 am. Spring Arbor of Leesburg Assisted Living, 237 Fairview Street, NW Leesburg, VA 20176.

☉ **Birding Banshee, Saturday, June 9, 8 am** – Loudoun Wildlife Conservancy/ Friends of Banshee Reeks monthly bird walk (Banshee Reeks Nature Preserve). Contact Joe Coleman: jcoleman@loudounwildlife.org; 540-554-2542.

☉ **Beginning Bridge Class.** Tuesday mornings from 10:30 a.m. to noon at the Carver Center, 200 Willie Palmer Way, Purcellville. Experienced player Jane Olah will teach the fundamentals of bridge to anyone who would like to learn. This on-going class is free to Senior Center members. (Non-members pay a \$2 drop-in fee.)

☉ **Birding the Blue Ridge Center**– fourth Saturday of each month (except December), at 8 a.m. Loudoun Wildlife Conservancy leads a free bird walk at the Blue Ridge Center for Environmental Stewardship (BRCES). www.brces.org. Questions: contact Joe Coleman at 540-554-2542.

☉ **CASH Bingo,** first and third Saturdays, doors open at 8:45 a.m., first game starts at 10 a.m. Second and fourth Fridays, doors open at 6 p.m., first game at 7 p.m. American Legion Post 293, 112 N. 21st Street. Go to alpost293.web.officelive.com. Phone: 540-338-0910.

☉ **Marine Corps League, Loudoun Detachment 1205,** meets at 7 pm the third Monday of each month; American Legion Post, 112 N 21st Street, Purcellville, www.loudounmarines.org.

☉ **Middleburg Duplicate Bridge, every Wednesday at 12:45 pm** – United Methodist Church Fellowship Hall, 15 West Washington Street. Open game. \$5.00. Contact: MiddleburgBridge@aol.com.

☉ **Nar-Anon Meeting for families of addicted loved ones** – Thursdays, 7 pm to 8 pm, Leesburg Presbyterian Church, 207 West Market Street, Leesburg, VA 20176.

☉ **Teen Center – Friday Night After Hours meets every Friday night** from 7 pm to 10 pm at Cascades Library. Middle and high school age students. 21030 Whitfield Place, Potomac Falls, VA 20165.

☉ **Loretta Swit** coming to Franklin Park. Tickets are available now for Loretta Swit's portrayal of Eleanor Roosevelt. "Eleanor Roosevelt, Her Secret Journey" will be performed May 3 at 8 p.m. Go to franklinparkartscenter.org for tickets.

**ATTENTION LACROSSE PLAYERS**

☉ **NoVa West Lacrosse** is registering individual players and teams for winter indoor lacrosse sessions which begin Jan. 20 and will be held at the Winchester Sportsplex. Visit www.novawestlax.com/nwill for more information and to register. They are also registering for open tryouts for their summer select U9, U11, U13, U15 and high school teams. Tryouts will be held in February, March and April.

**"Rock the Rink" Concert at the Bush Tabernacle**

It may be cold and snowy outside this winter but it'll be hot inside the Bush Tabernacle/Skating Rink in Purcellville when the first annual Rock the Rink kicks off on January 19, 2013 from 7PM to 10PM. Come and rock to the sounds of local bands Swell Daze, The Immortals, Corsair Affair and Shredder Beth & the Cannons. Tickets are \$5 and can be purchased at Shamrock Music Shoppe or at the Bush Tabernacle.

**Danny Knicely's Big Winter Concert Friday, Jan. 25 ... 8pm**



Danny Knicely returns to Franklin Park in Purcellville for his 7th annual "Big Winter Concert." Danny continues to dazzle audiences with a variety of world-class musical performances, some of which are put together just for this special event. According to Franklin Park: "This show is always one of a kind and is not to be missed! This year's concert will be an extravaganza of old-time fiddlin', pickin', singin', and dancin'." The concert features Danny Knicely on guitar/mandolin, Nate Leath on fiddle, Aaron Olwell on fiddle/flute, Matthew Olwell on flute and flatfoot dance, Dan Rublee on banjo, and Aimee Curl on bass. Tickets are \$18 in advance and \$22 at the door.

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► Real Estate Ticker ►

– By Carl Fischer



FISCHER

**What real estate question are YOU thinking about?**

For some time now, I've looked forward to sharing with you my observations and specific information that I felt may either be of interest, or even better, of BENEFIT, to you as you make your way through the day-to-day challenges of living here in this incredible area.

And at times, I feel like you might think that I have many of the answers as it relates to local real estate.... But that's not necessarily so.

What I do have, however, are much better questions than I once had. And I've developed a better process for finding answers that are both beneficial and insightful.

**So my question for you today is: "What might you like to know more about?"**

If you had just one question about real estate here in Northern Virginia that you'd like answered, what might that be?

No hassle, no caveats, no "pitches", no "approximations"; just a simple response; what would that question be?

If you'd be kind enough to drop me a line, or pop by my office, I'd love to hear from you.

Your questions would go a long way towards helping make sure that what I focus this column on what is relevant for you today.

Thank you.

**Here's a look at Loudoun numbers for November from the MRIS:**

November 2012 Real Estate Market Statistics for Loudoun County, VA

Statistic	Values	YoY	MoM
Total Sold Dollar Volume	\$193,456,873	+ 64.36%	+ 15.22%
Closed Sales	425	+ 44.56%	+ 4.42%
Median Sold Price	\$404,900	+ 13.86%	+ 9.43%
Avg Sold Price	\$455,193	+ 13.7%	+ 10.34%
Avg Days on Market	60 days	- 20%	0%
Avg Sold to Orig List Ratio	96.97%	+ 1.81%	+ 0.19%

As you can see, November's numbers showed significant improvement over the preceding month, with total dollar volume up 15 percent month-over-month, and a whopping 64 percent year-over-year. Prices in the residential market are definitely beginning their traditional creep upwards once again.

A wounded warrior is welcomed home...

My wife and I recently gathered with a large number of area residents and civic leaders to take part in the "Presentation of Keys" by Massachusetts-based "Homes For Our Troops" ([www.homesforourtroops.org](http://www.homesforourtroops.org)). This privately-funded organization delivered a newly-constructed, specially-designed and equipped, one-level home for Lance Corporal Mike Martinez. I was truly blessed to have contributed to, and been a part of that experience.

**A community that cares**

One of the most incredible aspects, for me, of this enterprise, was not only what it did for such a valiant member of our armed forces, and for his family that loves him, but also what it did for each and every volunteer that contributed along the way. And they've done similar things for other severely-wounded veterans in 37 states across this nation.

There's a large distance between "honorable intent", and hands-on giving.... be it your money, your time, or your moral support. Getting involved is what it's all about.

And what I saw from the earliest days of this undertaking through the actual delivery of the home, was life-changing. I felt

Continued on page 23

**Kid Scoop** THE AWARD-WINNING PRINT & ONLINE FAMILY FEATURE  
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**EROST**

Look out! Look out! Jack Frost is about! He's after your fingers & toes!  
– Cecily Pike

**Jack Frost Nipping at Your Nose**  
The Norse legend of Jack Frost originated in Scandinavia. He was the elf son of Kari, god of the winds, and his name there was *Jokul*, meaning *icicle* and *Frosti* meaning *frost*. He would steal through towns in the night turning the town white and painting frost patterns on windows.

**How Frost Is Made**  
by Dr. I. Cicle

It's simply about water changing from a gas to a solid.

When the \_\_\_\_\_ temperature at ground level dips to the freezing temperature of water, 0°C (32°F), water \_\_\_\_\_ or moisture in the air quickly freezes solid on cold surfaces. As this moisture \_\_\_\_\_ from a gas (vapor) to a solid (ice), it coats cold surfaces with a layer of small, needle-like \_\_\_\_\_ or **spicules** of ice.

The size of the crystals depends on the amount of \_\_\_\_\_ in the air, the time and the temperature. Frost \_\_\_\_\_ first on cooler surfaces and in places where temperatures dip lower.

Whoops! Jack Frost knocked some of the words out of Dr. I. Cicle's explanation. Find where each word belongs.

**VAPOR AIR FORMS WATER CHANGES CRYSTALS**

**Jack Frost's SECRET FROST RECIPE**

**Stuff you need:**

- empty metal can (no label)
- 4 tbsp. of salt
- crushed ice
- paper towels

**What to do:**

- Make sure the outside of the can is dry and fill it halfway with crushed ice.
- Add 4 tablespoons of salt.
- Mix and let stand.

**What happens:** The ice and salt lower the temperature of the can's surface to below freezing point. The moisture in the air that touches the outside of the can freezes, thereby forming **frost**.

**Weather Words**  
Look through the newspaper for words that describe a cold winter. Use them in a sentence to describe the weather today.

**Extra! Extra!**

How many of these frost crystals can you find on this page?

**Standards Link:** Grammar: Use adjectives in writing; write simple and complex sentences.

**Kid Scoop Puzzler**

**Hoar frost** is the name given to the surface frost that forms on the ground and other cold surfaces.

**Fern frost** is the name for the beautiful, feathery patterns made by ice crystals that grow on windows and other glass.

Jack Frost left you a message in this window. Color each space marked with a dot blue to reveal it.

**Standards Link:** Investigation: Identify objects in patterns.

**Double Double Word Search**

Find the words in the puzzle, then in this week's Kid Scoop stories and activities.

FROST PATTERNS SPICULES MOISTURE JOKUL FROSTI VAPOR SOLID FORMS ICICLE GAS METAL LAYER COLD STEAL

N S T E L C I C I I  
M R P S F R O S T I  
P O P I O I N A D N  
L P I G C R A G L J  
A A T S E U F N O D  
E V T T T O L K C I  
T O T E R U U E S L  
S A E M M L R S S O  
P H S E L A Y E R S

**Standards Link:** Letter sequencing. Recognized identical words. Skim and scan reading. Recall spelling patterns.

**the Online Scoop**

You can control the weather—make your own storms or enough wind to fly a kite. You can even make a blizzard. Check it out at: [www.kidscoop.com/kids](http://www.kidscoop.com/kids)

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**Weather Report**  
Most newspapers contain some form of weather report. Design your own symbols for different kinds of weather conditions including frost, snow, sun, clouds, fog, thunder and lightning.

**Standards Link:** Visual Arts: Use a variety of media to convey meaning.

**What do snowmen like to watch late at night?**

**ANSWER:** The Tonight Show.

**Kid Scoop Together: Weather Symbols**

Match each of the symbols below to the kind of weather it describes.

**FOG PARTLY CLOUDY WINDY SUNNY CLOUDY THUNDER SHOWERS RAIN SNOW FROST THUNDER AND LIGHTNING**

**Standards Link:** Earth Science: Students know ways in which weather and climate are affected by heating and cooling of the Earth's surface.

**Kid Scoop-doku™**

Complete the grid by using all the letters in the word **FROST** in each vertical and horizontal row. Each letter should only be used once in each row. Some spaces have been filled in for you.

F		T	
R	T		
O	S		
S	R		
T	R	S	

**Standards Link:** Earth Science: Understand symbols used to represent weather patterns.

**Kid Scoop VOCABULARY BUILDERS**

This week's word: **VAPOR**

The noun **vapor** means visible particles of moisture floating in the air.

Fog and steam are examples of **vapor** that we can see.

Try to use the word **vapor** in a sentence today when talking with your friends and family members.

**Write On!**

**Frosty Finish**  
On a chilly day, I saw Jack Frost hard at work making things icy ...

Finish this story.

Purcellville Land Grab, continued from page 5

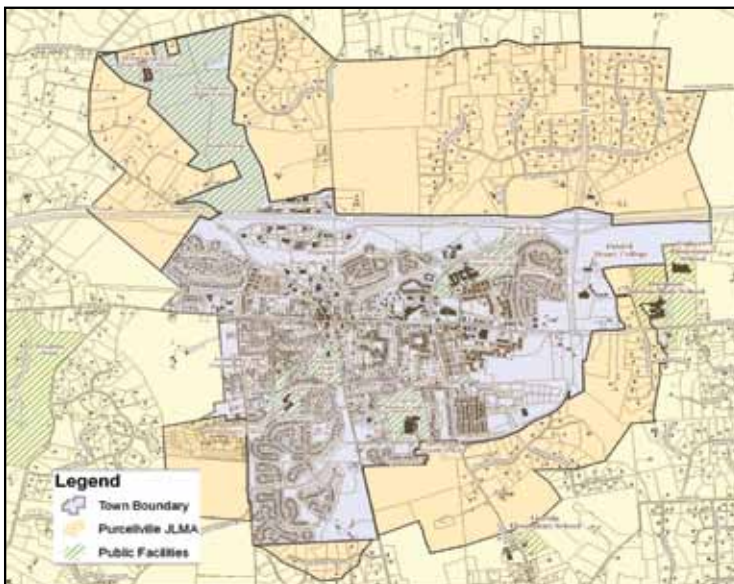
1) "The County will work with the Town when requested, on corporate boundary-line adjustments pursuant to State Code provisions within the JLMA being annexed into the Town."

Sorry to put you through all of this "legalese"...but, actually, it's a lot worse than what we have presented here. There are referenes to many sections of the 308 page Revised General Plan that the county is amending. The bottom line is the town says it doesn't want to grow anymore, but it still wants to control a JLMA around it. In addition, the county will allow property in the JLMA to be annexed into the town via the Virginia State Code for boundary line adjustment provisions.

The County Planning Commission then approved CPAM2012-0002 resolution in December by a unanimous vote and sent it on to the Board of Supervisors for final approval. But, why would the Planning Commission approve a JLMA when the JLMA that was approved violates the very definition of a JLMA? The definition of a JLMA in the glossary of the Revised General Plan is: "The growth area surrounding an incorporated town and served by public water and sewer or projected to be served in the near future. The JLMA is planned cooperatively by the County and the Towns. The boundary of the JLMA marks the edge of utility service and distinguishes between significantly different land uses and thus is an urban growth boundary."

A JLMA clearly is to be used to provide water and sewer service to an area. The Purcellville JLMA approved by the Planning Commission includes hundreds of homes that currently have their own (on site) water and sewer. These homes are located on all sides of Purcellville. They don't need Purcellville water and sewer and should have been excluded from any Purcellville JLMA. A similar situation occurred in the past in the Round Hill JLMA and Round Hill decided to exclude these homes from its JLMA.

The Purcellville JLMA also violates the definition in that it does not distinguish between "significantly different land uses." In fact, if you look at the map, you can see that the JLMA boundary cuts right through residential neighborhoods in the south west near Franklyn Ford Place, North East near the Wright Farm HOA, East near Francis Farm Place, and south east across Albert's Farm Drive. And, not



only does the boundary cut through these neighborhoods, but, it cuts right through at least a dozen lots!

The Planning Commission also approved the following wording: "The County will work with the Town, when requested, on corporate boundary-line adjustments pursuant to State Code provisions for properties within the JLMA being annexed into the Town."

This means that if you are located in the JLMA and the county and town agree that you should be annexed into the town, you will be. The State Code for Boundary Line adjustments puts no limits on the size of these adjustments. It also doesn't allow you to intervene on your behalf. In addition, there are also other provisions in the Implementation section of the Revised General Plan that allow for unwanted annexations of homes in the JLMA, even though these homes have their own water and sewer.

The bottom line is that if CPAM2012-0002 is approved you have little or no rights to stop Purcellville from using boundary line adjustments to annex your property if they want to. As previously noted, CPAM2012-0002 is on its way to the Board of Supervisors for approval in February.

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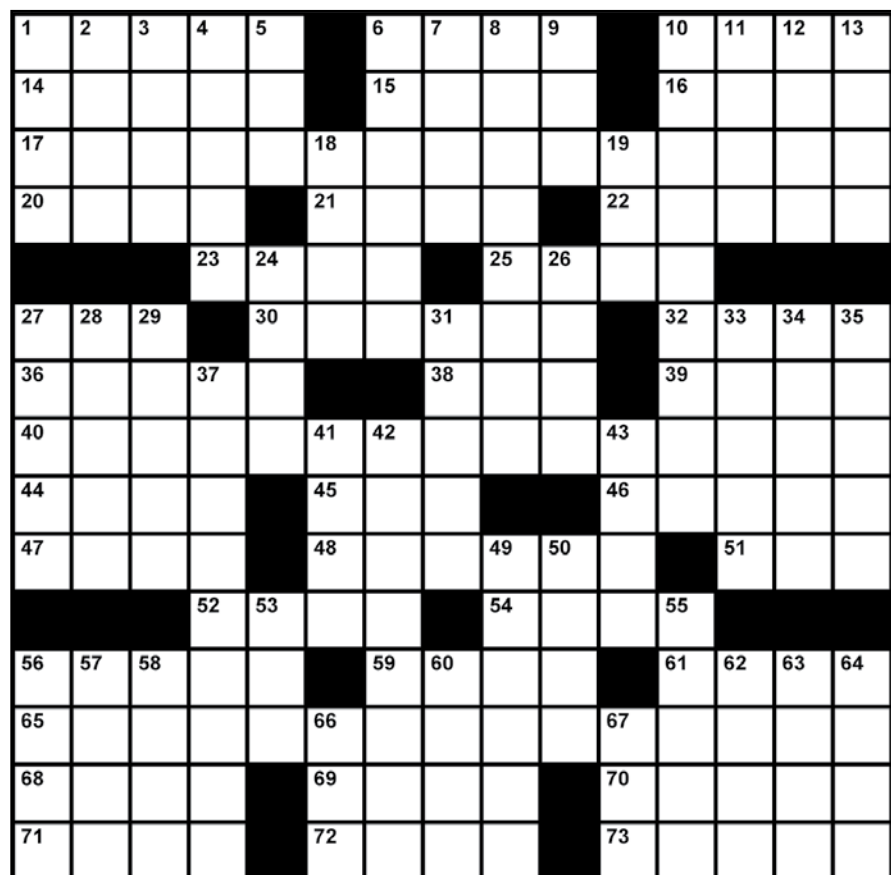
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**Head Starts** — By Myles Mellor and Sally York



answers on page 23...

**ACROSS**

- 1. Paperlike cloth
- 6. Apple variety
- 10. Window part
- 14. Owning land
- 15. Carbon compound
- 16. Arch type
- 17. Head starts
- 20. Military cap
- 21. Channel
- 22. Anxiety
- 23. Defunct ruler
- 25. Hit ground
- 27. Dust remover
- 30. "You betcha!"
- 32. Has a mortgage
- 36. Frenzied
- 38. Bauxite, e.g.
- 39. Gingrich
- 40. Head starts
- 44. Case
- 45. Do exist
- 46. The "N" of U.N.C.F.
- 47. Microprocessor type
- 48. Calculator grid
- 51. Precognition (abbr.)
- 52. Wounded \_\_\_\_

54. "\_\_\_ my word!"

- 56. Pond buildup
- 59. 1987 Costner role
- 61. Greek letter
- 65. Head starts
- 68. Flu symptoms
- 69. Bog
- 70. Fred of hockey
- 71. Form
- 72. Aspersion
- 73. Itsy-bitsy bits

**DOWN**

- 1. Approach
- 2. Feel pity
- 3. Strengthen, with "up"
- 4. European gull
- 5. Obstacle to learning
- 6. Actor Depardieu
- 7. Soon, to a bard
- 8. Mooning
- 9. A pint, maybe
- 10. Metaphysical poet
- 11. All excited
- 12. Ryan and Tilly
- 13. One-up
- 18. Flair

- 19. Amscrayed
- 24. "The Open Window" writer
- 26. Blown away
- 27. More crude
- 28. Cremona artisan
- 29. Masters
- 31. Bunk
- 33. Shoe type
- 34. Cream vessels
- 35. Razor sharpener
- 37. "My Little \_\_\_\_"
- 41. Camp sight
- 42. Dowel
- 43. Annul
- 49. Narc's target
- 50. "Spirit" rock band
- 53. Colo. neighbor
- 55. Dusk to dawn
- 56. First fellow?
- 57. Child's building brick
- 58. Showy trinket
- 60. Almond
- 62. Sundae topper, perhaps
- 63. Course
- 64. Stirs
- 66. Dash lengths
- 67. Group w. troops

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Wild Loudoun, continued from page 15

right about now. Biologists believe they are probably monogamous – nature’s bow to marriage, however temporary. Females give birth to one to five kittens, born from April to May, with both the female and her mate bringing them food.

I’ve never seen a Bobcat here in Loudoun, but I did see a glimpse of one out west several years ago, and what they say about Bobcat movement is true. Bobcats have a very recognizable and distinctive, swift and bounding gait, and like all North American wild cats, including Mountain Lion or Cougar, Florida Panther, Jaguar, Jaguarundi, Ocelot and others, Bobcats are very secretive. They are nocturnal – one reason it is so rare to see them. But, they cover a lot of ground and

they are hardy: their individual territories range from 5 to 50 miles in diameter and they can live up to 14 years.

Bobcats are not numerous in western Loudoun, but they are here and spotted from time to time and we are richer for it. All but a handful of Virginia counties are counted as part of the cat’s range, with wild, heavily forested, mountainous and rugged terrain best able to support larger populations.

When I look out towards the mountains visible from high spots in western Loudoun I wonder if there is a Bobcat out there, waiting for the sun to go down so it can make its nocturnal rounds in search of food. It’s OK that I will probably never see one. I just like to know one just might be out there.

Real Estate Ticker, continued from page 20

better about me, about the place I call home, and about the people like Mike who have

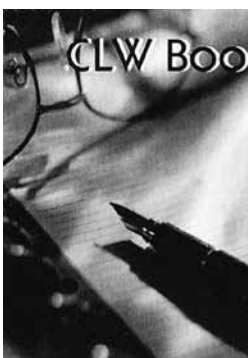
given so much to make all of that possible. This holiday season, let’s all give thanks

We live in one of the greatest countries on earth, in one of the most beautiful and historic lands in the US, among some of the most caring, committed, and loving people one could wish for. God Bless America, one and all.

Carl Fischer is the Broker/ Owner of United Country Real Estate, specializing in commercial, investment, and selected residential properties, as well as Northern Neck of Virginia waterfront homes. He is licensed in Virginia and West Virginia, and is a member of the Dulles Area Association of Realtor (DAAR) as well as the Northern Neck Association of Realtors (NNAR)

Answers to crossword puzzle from page 21 ...

T	A	P	P	A		G	A	L	A		J	A	M	B
A	C	R	E	D		E	N	O	L		O	G	E	E
C	H	O	W	D	E	R	O	V	E	R	H	O	G	S
K	E	P	I		L	A	N	E		A	N	G	S	T
		T	S	A	R		L	A	N	D				
R	A	G		A	N	D	H	O	W		O	W	E	S
A	M	U	C	K		O	R	E		N	E	W	T	
W	A	R	H	I	L	T	O	N	D	U	N	D	E	R
E	T	U	I		A	R	E			N	E	G	R	O
R	I	S	C		K	E	Y	P	A	D		E	S	P
		K	N	E	E		U	P	O	N				
A	L	G	A	E		N	E	S		I	O	T	A	
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A	G	U	E		M	I	R	E		S	H	E	R	O
M	O	D	E		S	L	U	R		A	T	O	M	S



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Ask Dr. Mike, continued from page 2

*therapist feels that it is better to be fully honest with my husband out of respect to him and our marriage, but my friends think I should keep it to myself since it's in the past and it will only hurt and anger him to find out now. Your thoughts are appreciated.*

– O in Loudoun County

O, You have two options. Option #1: You can tell your husband about the affair from several years ago, which will cause him great emotional pain and may even lead to the end of your marriage. Option #2: You can live with the secret of what you did for the rest of your life and preserve your marriage. If you decide on Option #1, it seems like you have already done the work on yourself to figure out why you did what you did. That information will be important for your husband to have when you discuss the affair. He is likely going to want to know why it happened and what was not working for you both as a couple at that time. Of course, you cannot predict how your husband will react or what he will do with the news. It could be an opportunity (albeit a very painful one) for the two of you to improve and strengthen your marriage or it could lead to separation or divorce. If you proceed with telling him the truth, you might want to consider seeing a psychologist for marital therapy to process what happened as a couple. That psychologist can assist in helping you repair the emotional pain you are likely to experience as a couple in being wholly honest with one another. If you decide on Option #2, as your friends are encouraging you to do, you would preserve the good marriage you now have and you would avoid causing him (and yourself) great emotional pain. You would, however, need to be able to contend with the “struggling” or guilt that is now your burden to manage alone. Easier said than done as time unfolds. I am reminded of the old saying, “Ignorance is bliss, but is it really? That is for you to decide, and whatever you do decide, remember to be good to yourself. You are not perfect, but no one is.

*Dr. Mike, Our mother and father are elderly, and I have taken care of them exclusively over the past 10 years since my older brother and only sibling lives on the West Coast. I have managed my parents' finances, appointments and other things, and they are often at our home to see their grandchildren. I have never complained about my daughterly duties, but I recently came upon my parents' life insurance policies, which shows that the benefit will be divided equally between my brother and me after they pass. The news was very upsetting to me because my brother has done absolutely nothing for our parents over the past ten years, while I have spent much of my own time and money to care for them. It was like this growing up with him too, where they treated him like a prince; he always seemed to get more and get away with more. I am not a selfish person at all, but this just isn't fair. I know that I can't say anything to my parents because it will just upset them. Since I discovered the policies, my life with my parents in Northern Virginia has been a chore and not a pleasure. I also now resent my brother more than ever. Any advice?*

– E in Loudoun County

E, On the one hand, it makes perfect sense to me that your parents would want to split their estate equally with their two children to avoid you or your brother feeling less important than the other or from feeling left out. Yet, on the other hand, you are feeling entitled to more because of your active involvement in their lives as an adult child. I agree that approaching your parents with your upset over this would not be a good idea. I suppose you could reach out to your brother and express your concerns to him. If you do, you might also consider asking him to split costs with you when spending money on your parents as a daughter. You cannot fault your brother for doing less because he lives further way from your parents, but by his knowing how you feel and by his contributing his financial share, you will hopefully resentment him less. I think you also need to get over your “little sister” issues with your brother, which appear to have been triggered by your finding the policies. You are no longer that younger sister in your childhood home that gets less or gets away with less than her older brother. I encourage you to think of your duty as an honor that you and not your brother has had the good fortune to experience. I am sure that you and your children have wonderful memories of your parents from over the past 10 years. Those moments and memories are priceless and will mean more to you and your children than any dollar amount left to you after your parents pass.

*Michael Oberschneider “Dr. Mike” is the Founder and Director of Ashburn Psychological Services (APS), a private mental health clinic comprised of 12 MD and PhD level mental health clinician. He and his team are here to serve our Loudoun children, teens and adults. To learn more about Dr. Mike and the APS team, please visit: www.ashburnpsych.com or call (703) 723-2999.*

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but the bus is warm and delightful!



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