

The Downs

The Newsletter of the Greenway Downs Citizens Association

Falls Church, Virginia

DECEMBER 1983

AN EVENING OF COMMUNITY INVOLVEMENT

The Greenway Downs Citizens Association and the Greenway Downs Neighborhood Watch are holding meetings at Devonshire Elementary School Tuesday, December 6. To accommodate those wishing to attend both meetings the agenda will be as follows. The first portion of the program will be held in the school library and will be devoted to a discussion of County Ordinance violations (7:30-8:30 pm). At 8:30, those wishing to attend the Neighborhood Watch meeting will adjourn to the school cafeteria. Please see the articles below for details about the purposes for each meeting.

WHAT CAN THE COUNTY ZONING ORDINANCE DO FOR ME?

Find out how the local ordinance can help with barking dogs, abandoned cars or inconsiderate neighbors at a general meeting of the Greenway Downs Citizens Association.

SPECIAL GUEST: MS. MARILYN ANDERSON, the Fairfax County Zoning Inspector who covers Greenway Downs. 7:30 p.m., Tuesday, December 6 at Devonshire Elementary School Library.

THE ABC'S OF THE ZONING ORDINANCE

You may know that Fairfax County adheres to a zoning ordinance that prohibits certain actions, but can you answer the following questions?

Question: Are you allowed to plant large hedges immediately adjacent to your property lines?

Answer: Yes. The County zoning ordinance forbids large hedges only if your house occupies a corner lot and your hedges block motorists' vision.

Question: Is it legal for your dog to bark habitually during the afternoon?

Answer: No. The zoning ordinance prohibits disturbing noise from TV, radio and musical instruments between 11 p.m. and 7 a.m., but it considers habitually barking, howling, meowing or squawking animals a violation AT ANY TIME.

Question: Is it legal to store a "junk vehicle" on your property for three months if you are trying to repair it?

Answer: No. While making repairs, you can store a vehicle for a maximum of 21 days, UNLESS you keep it in a fully enclosed structure.

The local zoning ordinance is a lengthy set of rules that have been adopted to help Fairfax County residents respect each others' rights. Many people are aware that the zoning ordinance exists, but few probably know what it specifically permits and prohibits. Fewer still know where to lodge a complaint or how the zoning ordinance is officially enforced.

The Greenway Downs Citizen Association will hold a general meeting at 7:30 p.m. on Tuesday, December 6, at the Devonshire School, at which all neighborhood residents are invited to learn about the County Zoning Ordinance. As stated above, our guest speaker will be Ms. Marilyn Anderson. Ms. Anderson will explain the "do's" and "don'ts" of the ordinance, discuss the most common violations, describe the steps you can take to lodge a complaint, and answer your questions. If you have ever wondered what the zoning ordinance can do for you, this is your chance to find out.

FIRST ANNIVERSARY OF GREENWAY DOWNS NEIGHBORHOOD WATCH

On December 10, 1982, the Greenway Downs Neighborhood Watch program launched its first patrol. Since then, over 125 families have participated in this community effort. To celebrate the completion of this first year, Neighborhood Watch is sponsoring two films on residential security, and a brief refresher course for new and veteran patrol members.

The films, entitled "Invitation to Burglary" and "Home Security Survey" will provide viewers with a basis upon which to evaluate their own home security.

Officer Larry Clark of the Fairfax County Police Department has been invited and is attempting to adjust his schedule so that he may attend. The program will be held Tuesday, December 6 at 8:30 p.m. at the Devonshire School cafeteria. All members of the Greenway Downs community are invited to attend.

JOSH SHOEMAKER DIES

Josh Shoemaker, son of Mr. and Mrs. John Shoemaker, died Thursday, November 17 of injuries suffered in an auto accident. Josh had been a lifelong resident of Greenway Downs. The Citizens Association extends our sympathies and regrets.

HOME SALES AND HOUSES FOR SALE

For Sale:	2824 Marshall	\$116,500	
	2827 Greenway	111,950	
	2819 Winchester	99,950	
	2849 Woodlawn	99,500	
	2759 Cameron	98,500	
	2831 Bolling	94,500	
	2831 W. George Mason	92,500	
	2757 W. George Mason	89,950	
	2803 W. George Mason	89,950	
	2840 Winchester	89,900	
	2824 Summerfield	87,900	
	2838 W. George Mason	87,900	
	2808 Bolling	82,500	
	2811 Bolling	78,500	
Sold Since	2805 W. George Mason	\$93,500	Conventional
September;	2825 Monroe	80,000	VA
	2754 W. George Mason	80,000	VA
	2825 Greenway	79,000	ARM

Information provided by Mac McGovern, Century 21, United

WELCOME TO THE NEIGHBORHOOD

Let's extend a hearty welcome to the newest resident of Greenway Downs, Elizabeth Clara McGovern. She was born to Mac and Carol McGovern on October 14, was 22 inches long at birth, and weighed in at a whopping 9lbs 3oz. Congratulations Mac and Carol!

AMENDMENTS TO THE ASSOCIATION BY-LAWS

Last spring, at our pot luck supper and annual meeting, the Greenway Downs Citizens Association decided to officially incorporate itself as a non-profit corporation in the State of Virginia. This was done to limit the financial liability its officers, directors and members might face as a result of some legitimate action they took, or public event they sponsored.

In order for the Association's by-laws to reflect its new status, our volunteer attorney, Morris Nunes, has recommended several changes be made to those by-laws. Briefly, the suggested changes would:

- Require that advance notice be given of upcoming meetings;
- Require the members at the annual meeting to elect not less than five nor more than 17 Directors of the Association who, in turn, would elect the Association's officers at the next Board of Directors meeting;
- Spell out the requirements for a quorum at Board meetings and general membership meetings;
- Describe the authority and duties of the officers;
- Define how proxy votes can be used at any meeting.

A complete text of the proposed by-laws appears on the following pages. These will be submitted for discussion and possible adoption at the general membership meeting at 7:30 p.m. on December 6, at the Devonshire School. Your comments, questions and recommendations are welcomed.

AMENDED BYLAWS OF
THE GREENWAY DOWNS CITIZENS ASSOCIATION

ARTICLE I. NAME AND LOCATION

The name of this Association is GREENWAY DOWNS CITIZENS ASSOCIATION. The Principal Office of the Association shall be the home of the President.

ARTICLE II. PURPOSES

The purpose of the Association is to act as a civic association, promote neighborhood improvement and to foster friendly and cooperative relationships among the residents and freeholders of the neighborhood area (defined and described in Article IV, section 2, hereinbelow) in Fairfax County, Virginia.

ARTICLE III. POLICIES

The following policies are set forth as part of the regulation of the internal affairs of the Association:

1. The Association shall conduct its affairs so as to qualify for tax-exempt status under the Internal Revenue Code of the U.S. and the laws of the Commonwealth of Virginia.
2. The Association shall not be operated for commercial purposes, but such prohibition shall not be construed to prevent the Association from raising funds and engaging in activities to provide funding for the operation of the Association to accomplish the Purposes set forth herein.
3. The Association shall be non-sectarian and shall not discriminate in its membership or other policies on the basis of race, sex, national origin, creed, religion, color or any other basis prohibited by law.

ARTICLE IV. MEMBERSHIP

1. The Association shall have one class of members.
2. All persons, natural and unnatural, are eligible for membership, who are residents and/or owners of real property within the geographic Area bounded on the east by Tripps Run, on the west by the east boundary of the lots on the east side of Rosemary Lane which faces west, on the north by Lee Highway, and on the south by the north boundary of the lots on the north side of Chestnut Avenue which faces south, all as the same exist as of May 4, 1983.
3. The By-Laws of the Association may specify additional grounds of eligibility, which may be amended from time to time by affirmative vote of two-thirds of the members present and voting at a regular meeting of the membership provided notice of such change has been given the entire membership prior to the date of such meeting, and provided further that a quorum is present at such meeting at the time of such vote; but in no event may the eligibility for membership be restricted so as to exclude any residents and/or owners of the aforesaid geographic Area.

ARTICLE V. MEMBERS

1. Annual Meeting: The time, place and date of the annual meeting of the