

JOURNAL

Newsletter of the Fairfax Bar Association

www.fairfaxbar.org

October/November 2014



2014 FBA CONVENTION • GREENBRIER RESORT WEST VIRGINIA

President's Column

By David L. Marks, Esq.

CONNECT. LEARN. RELAX.

"Connect. Learn. Relax." Not only was this the theme of the Fairfax Bar Convention held from September 14 through September 17, but it was also what dictated our agenda. The convention was held at the historic Greenbrier, nestled in the Allegheny Mountains just across the border in West Virginia. The event was a great success and I wanted to share just a few of the highlights!



CONNECT

As our Members and their spouses arrived on Sunday after their three and a half hour drive or train ride, they were treated to a Welcome Cocktail Reception. This was a wonderful way to kick off the convention as the attendees were able to greet old friends and introduce themselves to new ones. The delicious and overly-plentiful appetizers threatened to ruin the appetites for the dinner reservations made following the reception at one of the Greenbrier's award-winning restaurants.

After dinner, the Fairfax Bar took over the Greenbrier Bowling Alley to battle out the "Motion to Strike" Bowling Social. There were all levels of bowling skill and all types of technique on display. The quality of competition and wagering continued to rise deep into the evening. There was a constant clatter of pins being tossed aside for multiple strikes from the far left lane, home to Judge Azcarate and James Kinsel, as they proved themselves to be the FBA's best. However, a dark horse soon emerged from the far right lane. Dispelling the notion that you always let the Judge win, Sonya Duchak flung a 143 to tie Judge Azcarate as the top female bowler of the Convention.

Our members continued to connect and network with one another and the Judges at the breakfasts and lunches during the CLE presentations. On Monday evening, we gathered for the FBA Casino Social held at the luxurious Greenbrier Casino Club. Two blackjack tables were reserved solely for FBA members. Being forewarned of our gambling prowess, the minimum bet was lowered to a very manageable \$5.00. The players had fellow members behind them cheering on their wins and consoling them when the cold dealer took away their \$5.00 chip. The traditional champagne toast at 10:00 p.m. only added to the opulent evening.

On our final night, my wife, Kristin, and I were happy to host the President's Reception. One of the perks of being your FBA President is that you get a really nice room at the Convention site to host the President's Reception. This suite was lavish, complete with its own private elevator. Many of the attendees came by for a few beverages and desserts. The night was further highlighted by the Nationals beating the Braves to clinch the National League East Division title!

LEARN

We were very fortunate to have spectacular speakers for our CLE programming. The first panel of the convention, comprised of Judges Brodie, Devine and Tran, was led by Steven Briglia and explored the Use of Experts in Litigation.

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FAIRFAX BAR JOURNAL

*Official Newsletter of the
Fairfax Bar Association*

4110 Chain Bridge Rd., Suite 216
Fairfax, VA 22030-4009
Telephone: 703-246-2740
Fax: 703-273-1274
fba@fairfaxbar.org
<http://www.fairfaxbar.org>

Officers 2014-2015

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Lauren Waller Smith	703-927-8161

Executive Director/Editor

Courtne L. Norris • 703-246-2740
cnorris@fairfaxbar.org

Communications Coordinator

Kristin Derlunas Fisher • 703-246-3721
kfisher@fairfaxbar.org

Graphic Design/Space Advertising

Ann Hill Thornton • 703-743-9375
rodangraf@aol.com

Classified Advertising

Erin Iacangelo • 703-246-2734
eiacangelo@fairfaxbar.org

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President's Column Continued

The next speakers traveled to us all the way from Calgary, Canada. Mary Ryan and Brian Leroy of the Portia Group, Ltd., have spent years interviewing jurors and conducting focus groups. They brought their data to us in a fascinating two-hour presentation of Jury Communication Strategies, explaining what works and what doesn't work with the typical juror. We are very indebted to Ms. Ryan and Mr. Leroy as they declined any fee for coming and speaking to us.

Steve Emmert, the preeminent go-to person for appeals in the Commonwealth of Virginia, also was kind enough to decline a fee to come up from Virginia Beach. Mr. Emmert gave a captivating presentation of "How Not to Lose Your Appeal (and Maybe Even How to Win It) in the Trial Court."

Arlene Beckerman, Daniel Schy and Daniel Ortiz presented a *Pro Bono* CLE. They covered many of the relevant Professional Rules dealing with *pro bono* ethics, while encouraging active audience interaction.

The FBA could not provide our members with all the programs at our conventions without the assistance of our sponsors. We are very grateful for the meal sponsorships by Planet Depos and Freedom Bail Bonds. Thomson Reuters and the McCammon Group not only sponsored lunches but also conducted CLEs for our members.

One of the draws of coming to the Fairfax Bar Convention is the ability to not only hear from our Fairfax Judges but to also speak with them in an informal atmosphere. We were very grateful to have in attendance Judges Penney Azcarate and Mitchell Mutnick from the General District Court; Judge Thomas Mann from the Juvenile & Domestic Relations District Court; and Judges Jan Brodie, Michael Devine, and John Tran of the Circuit Court. The judges split up during the breakout seminars for Family Law, Criminal Law, and Civil Law. The last CLE, "Evidence & Trial Advocacy in the Fairfax Courts," was held on Wednesday with all the judges on the panel. This was a superb example of a relaxed, back-and-forth discussion between the Bar and the Bench. Questions were encouraged from the audience and the judges were also able to convey what helps at trial and what should be avoided.

Thank you to all our panelists, outline drafters, and presenters for an outstanding job!

RELAX

If you have been to the Greenbrier, then you know you have been provided with every possible activity to relax. The Greenbrier is built atop a spring of sulphur water and the warm waters have been an attraction since the 1780's. Many of our members took advantage of these soothing waters to relax in the pool or in the spa.

Another unique feature that makes the Greenbrier such a distinctive resort is that the U.S. Government built a classified emergency relocation center at the Greenbrier to house Congress in the aftermath of a nuclear holocaust. The underground bunker was built beneath, and at the same time as, the West Virginia Wing addition from 1959 to 1962. Although the bunker was kept stocked with supplies for 30 years, it was, thankfully, never actually used. The resort's secret was divulged through a newspaper story in 1992, causing the center to be decommissioned by the Government thereafter. However, it is now open to the public and many FBA attendees took the tour of this chilling part of our history.



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JUDGE TRAN

Getting to Know
The Hon. John M. Tran,
Fairfax Circuit Court Judge
By Amy L. Bradley, Esq.

Upon taking the bench, the Honorable John M. Tran hung two Taiwanese paintings in Courtroom 5B, alongside a replica of A.H. Ritchie's print of George Washington and his Generals. The Washington print reminds Tran that the United States of America was saved from a military dictatorship through the political genius of its first president. The works are unusual in the Fairfax County Courthouse, where the usual art display consists of portraits of retired judges.

Tran was born in Saigon, South Vietnam. He spent his childhood living in Taiwan; Seoul, South Korea; Tokyo, Japan; and Washington, D.C., interspersed with return visits to Vietnam. Tran's father was a diplomat for the Vietnamese government who alternately lived abroad and with his family in two-year rotations. "Sometimes my brothers and I were separated by countries because my brothers were at schools in countries my parents thought they should keep them at," said Tran.

Eventually, Tran, his two brothers, and his parents landed together in the United States when his father was posted to Washington, D.C. The family purchased a small rambler home in Arlington, which had one full bath. Tran's father thought that the family would only be in the area for a short time until relocating to his next post in West Germany.

On April 30, 1975, Judge Tran's father was in Saigon when it fell, and he didn't get out. Tran, his brothers, and mother were stuck in Arlington. They ended up staying there for 13 years. "If you're going to be stuck, Arlington is good place to be," said Tran. However, for Tran's mother, Arlington was a challenge. "My mother, whose only skill set was being the wife of a diplomat, found herself here with three sons and a husband not coming back anytime soon. So, she had to learn how to get a job and to raise us," said Tran. Tran's mother found work at a bank. She also worked a second job, while struggling to bring over as many family members as possible. At one time, the small rambler had 11 people living in it, including Tran's aunts, uncles, and cousins. "If you know Vietnamese Americans from my generation, these stories are very common. Overcoming hardships was very common," Tran said.

Tran's first job was delivering *The Washington Post*. He cannot remember how young he was when he started but does recall the work ethic it required. "It taught me to wake up early in the morning, around 4:00 a.m." His second job was at the Burger King on Route 7 in Falls Church.

Tran and his brothers graduated from Yorktown High School and then worked their way through college. Tran's oldest brother, George, went to George Washington University (GWU) for undergraduate studies and for medical school. Tran went to GWU for undergraduate studies and law school. He graduated law school at 24. Tran's middle brother, Tony, went to Virginia Tech and became a CPA. He is now a database manager for Freddie Mac.

Tran credits his father and an experience when he was young for his passion for the law. Tran's father introduced him to the value of laws governing nations and the importance of public service. The significance of public service became even more apparent when a lawyer who was a friend of the family helped Tran's mother with some title work. "I opened the bill from his firm and he did not charge us for so many of the things that he did. I remember how grateful my mother was," said Tran.

Tran began his practice with a small firm doing mainly business law. One afternoon, he wanted to get out of the office and drove to the City of Alexandria Courthouse to file a complaint. That's where he saw a posting for an Assistant Commonwealth's Attorney. He asked the Clerk what the job entailed. Thinking that it would be a great opportunity to try cases, Tran applied and landed the job. He worked as a prosecutor for five years, doing everything from traffic court to misdemeanors and felonies. Tran also had the chance to work as a Special Assistant U.S. Attorney doing multi-jurisdictional work.

Two of Tran's close friends from the prosecutor's office, Cary S. Greenberg and David S. Bracken, went into private practice and invited Tran to join them in 1993. "That was a hard call because I loved what I was doing," said Tran. At the same time, a family member had moved into the area and was starting up a business. Tran knew he would not be able to help him unless he went back into private practice. "I wanted to be a country lawyer. I wanted to have an office where people who had a problem would come in and we would help them," said Tran. In 2000, Tran joined Ben DiMuro and Nina Ginsburg at their well-established firm in Alexandria. Tran defended white-collar criminal cases and handled civil business litigation.

Tran met his wife, Lisa, in law school. "I almost didn't marry her because she went to Georgetown undergrad, and I'm a GW guy. But, I forgave her for that transgression," Tran joked. She works in the Office of General Counsel for the Patent and Trademark Office as a government contracts attorney handling procurement for the PTO. Tran and his wife are self-described foodies who enjoy dining at many area restaurants including Brabo, Majestic Café, Citizens, Komi, The Source, and Four Sisters, to name a few. He also enjoys his wife's gourmet cooking at home.

Tran and his wife are learning how to play golf. He believes it is a wonderful game for all lawyers to play. "It's a game that teaches you about endurance and perseverance. It teaches you about hope," said Tran. "If you can hit a nice straight drive

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2014 FAIRFAX BAR ASSOCIATION FALL CONVENTION GOLF TOURNAMENT

by Robert S. Letnick, Esq.

The Fairfax Bar Association held its Fall Convention Golf Tournament at The Meadows Course of The Greenbrier resort on Monday, September 15, 2014. The Meadows Course is a scenic golf course set between the Greenbrier course, which is the site of the 1979 Ryder Cup Matches and the 1994 Solheim Cup Matches, and the Old White course, which is home to the yearly Greenbrier classic on the PGA Tour.

The format for this tournament was a scramble (Captains' Choice) and the players were treated to near ideal weather conditions with temperatures in the low 70's. The first place team of Jeremy Letnick, Robert Letnick, Dickson Young, and Brigitte Perry won the event by 1 stroke with a score of 62 or 8 under par. The second place team of David Marks, Doug Kay, Don Anderson, and Tom Repczynski shot a 7 under par 53. The last place team, whose members remain anonymous except to those who participated in this tournament, shot a 13 over par 83.

The women's closest-to-the pin competition on hole #10 was won by Brigitte Perry, while the women's longest drive competition on hole #14 was also won by Brigitte Perry. The men's closest-to-the pin competition on hole #15 was won by Bob Letnick, and the men's longest drive competition on hole #7 was won by Steve Emmert.

After a great day on the golf course, there were numerous raffle items received by our members consisting of gift cards to be used at The Greenbrier resort and golf at the Westfields Golf Club.

For those who enjoy golf history, this writer and his son also played Oakhurst Links, which is a 9-hole golf course that was originally built in 1884. The golf is played as it was in the 1880's with hickory shafted golf clubs and gutta percha golf balls. Unlike today's advanced game where the ball first goes far with high approach shots to the greens, the gutta percha golf ball is not very forgiving and the combination of the golf ball and the hickory shafted golf clubs substantially reduced the distance and height of these shots, resulting in a golf game that was played more on the ground than it is today. The golf course conditions in 1884 are far removed from the conditions of modern golf courses, which resulted in substantially higher scores and lost golf balls. This is a totally unique experience and each of us has room for improvement in learning how to play the game as it was played in the 19th century.

The next scheduled golf tournament sponsored by the Fairfax Bar Association shall be the 15th Annual Spring Golf Tournament at the **Westfields Golf Club** on **Monday, May 11, 2015 at 1:00 p.m.** All golfers of varying skill levels are always encouraged to participate in our golf events and enjoy a great day on the golf course with your friends while leaving the pressures of the office behind. Please mark your calendars for the next bar association golf tournament and we look forward to seeing you next spring at the Westfield Golf Club. ■



see driving range photo next page

JUDGE TRAN

Getting to Know

**The Hon. John M. Tran,
Fairfax Circuit Court Judge**

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down the fairway, why can't you repeat it?" Unlike the competitive drive in the courtroom, in golf, a good shot by someone else is something all can celebrate. Tran believes golf is addictive because in order to play the game well, one has to be happy. Therefore, golfers tend to improve their focus, relax their swing, and overcome their nerves by finding their happy place.

Their daughter is an artist. She is a Syracuse University graduate working as an artist-in-residence designing wrapping paper. "We're glad that she found her passion, and we hope that her luck in finding a job in her field continues and that her growth in her field will continue," said Tran.

Tran has truly enjoyed his first year as a judge. "Every day we do something that affects a person's life," he said. Tran says the good days far exceed the bad days. "The days I like best are when we have lawyers who are prepared, know how to make the arguments, and let us make the best decisions possible. The bad days are the reverse of that," said Tran. The worst days are the ones where the lawyers' arguments are not well formed or well considered and are sometimes impolite. "I think most of the bar should be getting the message that I have very little tolerance for impolite behavior. It is not necessary, and it is never effective," said Tran.

Tran hopes that the practitioners and the public citizens who appear in front of him remember him as a person who cared about doing the right thing. "I hope that people will say that I was fair, that I listened, and made the best decisions that I could." ■

Driving range at Greenbrier



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THE FALL LAW PRACTICE CLE

4:00 - 7:00 PM

Fairfax County Courthouse, 4th Floor Jury Assembly Room

3.0 MCLE (1.0 Ethics) Credits *Approved*

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\$120 Young Lawyers Non-Members

OCTOBER 22, 2014

THE ULTIMATE VIEW FROM THE BENCH CLE

4:30 - 7:30 PM

Fairfax County Courthouse, Courtroom 1A

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NOVEMBER 19, 2014

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Court News

FAIRFAX CIRCUIT COURT

GAL Notice:

GALs, remember that as of July 1st, medical evaluation reports pursuant to §64.2-2005(A), enjoy SEALED status.

FAIRFAX GENERAL DISTRICT COURT, CIVIL DIVISION

Substitution of Counsel on Civil Cases:

Substitution of counsel on any civil case in the General District Court simply requires a letter from new counsel stating the "substitution is made pursuant to agreement by the parties represented and original counsel." (Va. Code §16.1-69.32:1). The Court does not require (or encourage) a motion, order, or signed substitution agreement on civil cases. Withdrawal of counsel requires a motion in open court.

Foreclosure Docket Discontinued:

The General District Court's civil Foreclosure Docket, currently set for 2:00 PM on designated Thursdays, will be discontinued starting in mid-September 2014. Any foreclosure cases returnable after September 11, 2014, should be scheduled for the regular civil Unlawful Detainer Docket on a Friday at 9:30 AM in Courtroom 2A for returns or Courtroom 2B for trials.

Continuances on Vacated Civil Judgments:

The General District Court grants "Judgment on the Affidavit" contingent on review of the file in Chambers. If the file is later found to be incomplete or incorrect, the civil judgment will be vacated and the case will be reset/continued on the Courtroom 2A return docket to a date sixty (60) days after the provisional judgment date to enable the plaintiff to appear and remedy the deficiency. Counsel or parties should always check the status of their default judgments online at www.courts.state.va.us under "Case Status and Information." Judgments will usually be updated on the website as pending, final, or vacated within 3-10 business days following the court date. ■

GENERAL DISTRICT COURT COMMITTEE UPDATE

By Paul L. McGlone, Esq.

This fiscal year, the General District Court Committee will be co-chaired by Carly Jehlen and Lacey Conn. Farewell to John Kassabian and David Hirsch, who have served as co-chairpersons for the past few years.

The Committee continues to work in conjunction with the bench, the clerk's office, court services, the Commonwealth's Attorney, Public Defender, and members and staff of the Fairfax Bar Association. The Committee has no actual authority to determine policy or procedures for the court but acts as an excellent facilitator, bringing together folks from these various groups to find ways to solve problems, streamline procedures, and efficiently serve the interests and concerns of those appearing, practicing, and working in the General District Court of Fairfax County.

Update on DUI Video Procedures

The DUI Video subcommittee was formed last year in anticipation of the installation of video recording equipment into most of the Fairfax County Police cruisers. The mission was to find a way to handle the large increase in the number of videos without clogging the morning dockets with a large number of discovery/Brady requests. These comments apply to DUI only—other videos will be handled independently.

There is a new procedure for handling DUI Videos for the Fairfax COUNTY Police ONLY. Beginning with Arrest Dates in September 2014, the police will be providing a video of each DUI arrest to the Commonwealth Attorney in advance of the first court date, and they will give a copy to defense counsel on the "DUI discovery date." In accordance with the existing DUI Discovery policy, most cases will then be continued for trial on another date and the defense will have plenty of time to enjoy the video.

A discovery order will no longer be necessary to get the video for these FCPD cases. For cases with an arrest date prior to September 1, 2014, counsel can obtain a video by preparing a standard discovery request AND provide a clear concise copy of the discovery order to the office of the Commonwealth Attorney.

The Virginia State Police (VSP) has a different procedure. Most of the cruisers driven by the overnight officers will have videos, but some do not. Also, there are some differences in their equipment, so they cannot all make copies for us, depending on the condition of their equipment.

The State Police General Orders provide that requests for video should be sent to the Area Commander, which for Fairfax cases is Captain Michael Spivey at the Braddock Road office of VSP. Their policy is to release the videos to counsel only with the consent of the Commonwealth Attorney. Fairfax County consents to this, but many other counties do not.

Reminder from the Bench: Folks who plan to show videos as part of their defense should plan ahead. Requesting a high-tech courtroom is encouraged, but it is important to be familiar with the equipment and test it in advance. State Police videos can be played on the DVD player in Courtroom 1-A or 1-E, but the Fairfax Videos do not seem to work that way; you will need a laptop.

There are a few other agencies that have video dashcams, and they tend to vary in the handling. The town/city cases will

continue to be handled by requesting the video from the City/Town Attorney (Kassabian or Capsalis, respectively) and the officer will bring it to court. If counsel wants to see the video in advance, they can make arrangements with the prosecutor, who will attempt to obtain the video and then set up a time to allow viewing in their office. Vienna does not yet have video.

GMU has video on virtually all of their cruisers now, so if the testing was done in front of the cruiser, there should be a video. They are very willing to provide video in advance to counsel so as to avoid unnecessary continuances. Just send a letter to the attention of Captain Lamanna at George Mason University Police, 4400 University Drive, Fairfax, VA 22030. We suggest sending a copy to the officer and to the prosecutor as well.

MWAA (Airport) Police also have video on some of their cruisers. A letter to the agency, with a copy to the officer and prosecutor, appears to be the best method there.

Other GDC Committee Activity

The Committee reconvened in September after the summer hiatus and formed a few new subcommittees to address concerns about the efficacy of the General District Court.

One concern being addressed is the limited number of Adult Detention Center (ADC) cells available for attorneys to meet with female clients. Visiting lawyers have been turned away or subjected to long waits because there are only two available rooms, and sometimes one of them is being used by police or for other sheriff priorities. Two Sheriff's deputies appeared at the Committee's September meeting to explain the budget and staffing challenges the ADC is currently facing that resulted in the current situation. A subcommittee was formed to reach out and hopefully work with Sheriff Kincaid in an effort to remedy this issue.

The GDC committee has been involved in the new/upcoming Veteran Treatment Docket, which is actually being handled by a separate task force.

The Committee is monitoring the recent changes to the old "60 Day Rule" in civil cases where a judgment is conditionally vacated for defects in the filings. So far, it seems like folks are either getting their defects fixed in time, or else nobody knows to show up for the new "60-day docket" which is announced at the beginning of Court in 2-A.

The Committee continues to address the increase in the number and length of dockets due to various factors, including the addition of Hot Lane dockets and protective order dockets in recent years. We anticipate staying actively involved with judicial and clerical funding as these issues arise in the coming year. Additionally, the Committee keeps up-to-date on the lobbying forces in Richmond, and provides any help necessary for GDC judgeship funding.

The General District Court Committee meets on the second Thursday of each month at 2:30 p.m. All Fairfax Bar Association members who practice in the GDC are encouraged to join this Committee. ■

President's Column

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We were given the gift of beautiful weather during our stay, making the magnificence of the mountains and the grounds available to us. Some of the attendees took long hikes or runs along the trails. Some went horseback riding, trap shooting, or fishing. Others sat on the porch reading a book or talking with others while sipping a cool drink. Afternoon tea is still a well-attended tradition at the Greenbrier.

On Monday afternoon, the prestigious FBA Greenbrier Golf Classic was held on the Meadows Course. Special thanks to Bob Letnick for organizing the tournament and the prizes. Bob always does such a great job with setting up the golf tournaments that I feel like I shouldn't be as bitter as I am that his team always wins first place. Congratulations to Bob, Jeremy Letnick, Dickson Young, and Brigitte Perry!

Our four days of connecting, learning, and relaxing at the Greenbrier flew by way too fast! We started planning this Convention over a year ago, so it was such a pleasure (and a relief) to see everyone have such a good time. My deep gratitude goes to the Convention Committee which includes our co-chairs Steven Briglia and Daniel Ortiz, Cory Goriup, David Ginsberg, Dickson Young, Judge Devine, Judge Brodie, Judge Saxe, and Judge Mutnick. Of course, nothing goes smoothly without the sublime efforts of our FBA Executive Director, Courtnie Norris, and her staff of Jana Sehrer and Trista Boyd. I hope that those who attended enjoyed themselves, and I look forward to seeing everyone at next year's convention! ■

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Across from Courthouse

2,318 square feet two-story townhouse office condominium with reception area, open work area, 7 private offices, conference room, kitchen area, storage closets, and two bathrooms. Exterior signage allowed and ample unassigned surface parking available.

Selling price:
\$544,730.00 (\$235 PSF)

Assessed Value: \$594,100

Owner financing available to qualified buyer.

Condominium Fee:
\$2,269 per quarter (2014)

Real Estate Taxes:
\$6,505.40 (2014)

Contact Maria M. Kear
703.509.7946 • mmkear@aol.com

OFFICES FOR SALE OR LEASE

10353-A Democracy Lane - Located between University Dr & Old Lee Hwy. Efficiently configured suite w/2offices, conf rm, recep/waiting rm, kitchenette, BA & util rm; ideally suited for many professional office uses. Unit has front & rear entrances. Free, unassigned surface parking. 1,000 SF on 1st floor, end unit. **SALE - \$235,000 (\$235 psf) or LEASE \$1,650/mo + elec & cln.**

3927 Old Lee Hwy, Unit 102-C - Fairfax Commons near intersection at Main Street and across from Courthouse Shopping Plaza. 1,150 SF upper lvl office suite has high ceilings, open flr plan, 2 pvt offices, kit, BA, util, extra lighting & 5-ton HVAC. Suitable for many uses! Plenty parking!
SALE - \$265,000 (\$230.43 psf).

3843 Plaza Drive - Located at Old Lee Hwy & Plaza Dr. 2,542 SF on 2 flrs: Main lvl (1,308 SF) w/recp area, conf rm, 2 pvt offices lg workspace, kitchenette, work rm, util rm & 2 entrances. Lower lvl (1,234 SF) w/2 pvt offices, lg exec office or conf rm, full kit, work/stor rm, BA & util rm. Plenty free, unassigned surface parking. Uniform ext. signage avail.
SALE - \$595,000 (\$234.07 psf).

10379-B Democracy Lane - Located in the heart of Old Town Fairfax off of University Dr. Lovely 2,000 SF suite with 6 pvt offices w/bay windows, 2 conf rms, open workspace, recep area, 2 BA, 2 storage/file rms, and 2 zoned HVAC systems. Move-in ready! **SALE - \$470,000 (\$235 psf).**

10623 Jones Street (at Judicial Dr), Suite 101-A - Red Maple Ct - 950 SF 1st flr furnished suite w/recep/waiting area, 2 offices, conf rm, kit, BA & util. Avail immed. 2-5 yr term.
LEASE - \$1,575/mo + elec & cln.

10627 Jones Street (at Judicial Dr) Suite 301-A - Red Maple Ct - Bright 2nd flr corner unit 1,000 SF w/recep/waiting area, 2 offices, conf rm, BA, util/storage & file rm. Avail immed. 2-5 yr lease. Owner will replace carpet w/3 yr lease min.
LEASE - \$1,550/mo + elec & cln.

4011 Chain Bridge Rd, Suite 100 - 1,792 RSF w/great visibility & elegant finishes on Chain Bridge Rd near Main St. Suite 100 is entire 1st flr and LL of building w/hardwood flrs, recep area, 3 pvt offices, conf rm & plenty stor. 4 reserved spaces plus addn'l parking. Ext signage allowed. **LEASE - \$20 psf, full service.**

Pvt Offices & Small Suites - Close to FFX Courthouse. Parking included & some shared amenities, full services leases, 1-5 yr terms:

- 4015 Chain Bridge Rd** - Windowed pvt office & small suites avail. Some w/shared use of waiting area & conf rm. New paint, carpet, blinds & trim.
\$675 - \$1,350/mo, full service.

- 4101 Chain Bridge Rd** - Windowed pvt offices. Completely renovated w/shared conf rm, kit & copier. **LEASE - \$750-\$950/mo, full service.**
Larger suites available 1,000-4,000 SF. Call for details!

Call for more details or to schedule a showing:
Jennifer Neel

Questor Realty, Inc.

Office: 703-750-9200 • Cell: 703-639-7758 • www.questorrealty.com

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