

JOURNAL

Newsletter of the Fairfax Bar Association www.fairfaxbar.org Fall 2022

FBA Annual Meeting Luncheon

Tuesday, June 7, 2022 • Country Club of Fairfax



Aaron J. Christoff, Esq., 2022-2023 FBA President



*Hon. Daniel E. Ortiz, Judge,
Court of Appeals of Virginia and his father
Donald Ortiz*

please see award recipient photos on page 13

CRIMINAL LAW SECTION UPDATE

By Negin Farahmand-Wood, Esq., Chair

It is my great pleasure to welcome you to the Criminal Law Section of the Fairfax Bar Association. This year our Board consists of Negin Farahmand-Wood, continuing in her role as Chair; Carly Jehlen Hart as Vice-Chair; Katie Donoghue as our new Co-Vice Chair; and Ryan Rambudhan, in his role as CLE Outreach Director. The Section as a whole looks ahead to the next year to serve and further its goal to improve the practice of criminal law for our Bar and membership.

The Criminal Law Section seeks each year to hold quarterly CLEs at no cost to its members. This year is no different. We plan to incorporate both virtual and in-person options throughout the year on a variety of topics and to include members of both the Bench and Bar for discussions on the practice, procedure, and new case law in criminal law. In recent years, there has been meaningful reform to the criminal justice system through new statutes and amendments to existing law. Many of these legislative amendments are changing the landscape in which we practice criminal law, including changes to Virginia Code §19.2-306.1, which creates important distinctions between "technical" versus "special" conditions of probation, and newly-enacted Virginia Code §19.2-271.6, which allows evidence of a mental condition to be introduced to show the accused did not have the required intent for the crime.

With the addition of a CLE Outreach Director this year, we also look forward to collaborating with other Bar sections to cosponsor continuing legal education programs, promote Bench-Bar relationships through other events, and provide opportunities for professional development.

We are an exciting organization with diverse members that come from a myriad of backgrounds within the legal profession, including private attorneys, federal and state defenders, federal and state prosecutors, and federal judges. That breadth of membership brings with it a richness of perspectives on the practice of criminal law informed by our respective roles, life experiences, and geography.

We welcome your thoughts for any ideas or suggestions that will help us to advance our section's mission and we can be reached via email at: nfarahmandwood@vadefenders.org or carly.hart@blanchandhart.com. If you are not yet a member of the Fairfax Bar Association's Criminal Law Section, we would encourage you to become a member to shape the future of our profession. We are grateful for this opportunity to serve and look forward to working with each of you.

Lastly, we want to enthusiastically congratulate all our newest General District Court judges, and specifically our former Chair, Hon. Todd M. Zinicola, and former member of the Criminal Section, Hon. Vanessa R. Jordan, for their accession to the Bench this year. We know they will make positive contributions to our already-esteemed Fairfax Bench. ■

please see photos on page 12

President's Column

By Aaron J. Christoff, Esq., President, Fairfax Bar Association

SHIFTING THE BASELINE

It is October of 2022. I feel like I need to say that again... it is October of 2022! The homestretch of another calendar year when I'm confident I could pass a polygraph test confirming last year was 2019.

If you did not have the chance to read it when first published, I encourage you all to give another look at the article penned by Richard Gibbons almost exactly one year ago entitled "Get Back." Richard eloquently talks through the impact of the Covid-19 pandemic on our courthouse, the practice of law, and our Bar community.

A year later I hope it's fair to say there is a sense that we are on or at least moving towards, the other side of this. That sense is understandably mixed with a healthy dose of hesitancy, a dash of skepticism, and a pinch of "don't be the jinx." Or maybe it is solely hope—that we want to believe it's all behind us as we go onward and not get bogged down with questions about whether "this" is in fact "the other side."

I mention this only within the context of perception, and not any epidemiological or quantifiable metrics. The importance of perception came to mind when I heard of the concept "shifting baseline syndrome" not too long ago. It is not a medical condition, but instead a theory usually discussed in environmental and ecological circles. Apparently coined by Daniel Pauly in 1995 in a discussion of generational fish stock declines, shifting baseline syndrome is "a gradual change in the accepted norms for the condition of the natural environment due to the lack of experience, memory, and/or knowledge of its past condition." Put another way, our perception of how good or bad the environment may be is limited by the time period we recall. The only "was" we compare the present to is the one we recall.

For instance, my view of the Shenandoah Valley's condition inherently compares what it looks like now to what it looked like when I first saw it—not the 1950's or pre-colonial times. I might feel it's doing well now because it looks good compared to my first memory of it, whether or not the Shenandoah Valley's actual condition over broader time periods paints a different picture. I had not heard of shifting baseline syndrome until recently and now it seems I cannot escape it. I see it in articles during my morning internet browsing, it popped up in the footnote of a book I read, and, perhaps predictably, I find myself thinking about it more and more.

It made me think back to Richard's "Get Back" article and the thought that the environments to which shifting baseline syndrome apply include social and professional environments like our own Fairfax Bar Association and courthouse. There are attorneys now several years into their practices for whom nearly all of their colleagues' conclusions.

My point is to note that the baseline for much of our newer membership is a courthouse experience that necessarily lacks personal interaction and the collegiality that develops through it. I believe it is this sense of interconnectedness that many of us find to be the primary benefit of our professional community. You may enjoy heading to the courthouse to argue a motion because you like that experience in and of itself. But for many, the benefit is also the opportunity to run into our colleagues and share stories about families or vent about a particularly challenging case or client.

It is hard to learn the names of the clerks at the third floor windows when you've only used couriers or the electronic filing system for all your submissions. Opportunities are scarce to develop relationships with attorneys in practice areas outside your own when you've not experienced a Bench Bar Dinner Dance with 500+ FBA members and guests in attendance. It is not easy to get to know a peer you only encounter in adversarial proceedings if you do not also spend time with them each month at an FBA committee



continued on page 13

FAIRFAX BAR JOURNAL

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Fairfax Bar Association

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UNLAWFUL DETAINERS AND THE ANTI-*RES JUDICATA*

By Heather R. Steele, Co-Chair of the Real Estate Law Section

Since the *Funny Guy* decision in 2017, much has been written regarding the expansive scope of the *res judicata* in Virginia. However, the General Assembly in 2018 quietly revised a code section applicable to unlawful detainers in order to carve out an exception to the applicability of *res judicata*. As most Virginia civil litigators are aware, the *Funny Guy* case discussed, at length, the broad applicability of *res judicata*.

Virginia Rule 1:6 states in pertinent part as follows:

A party whose claim for relief arising from identified conduct, a transaction, or an occurrence, is decided on the merits by a final judgment, shall be forever barred from prosecuting any second or subsequent civil action against the same opposing party or parties on any claim or cause of action that arises from that same conduct, transaction or occurrence, whether or not the legal theory or rights asserted in the second or subsequent action were raised in the prior lawsuit, and regardless of the legal elements or the evidence upon which any claims in the prior proceeding depended, or the particular remedies sought.

However, many practitioners may not be aware that there are certain statutory exceptions to the applicability of *res judicata*. One of the exceptions is a statutory carve-out for unlawful detainer actions. *Friend's Virginia Pleading and Practice*, §27.08 describes Virginia Code §8.01-120 as an "anti-*res judicata*, anti-collateralestoppel" provision. The General Assembly seems to agree, the 2018 amendment of Section 130 to add the words "unlawful detainer" made it clear that the General Assembly intended to confirm and clarify an exception to the applicability of any *res judicata* argument to unlawful detainer actions. It is worth noting that this change to the statutory language came a year after the *Funny Guy* decision, such that it is presumed the General Assembly was well aware of the *Funny Guy* ruling and was expressly revisiting the statute in light of that ruling.

During the height of Covid restrictions, attorneys representing landlords would often make efforts to seek out a nonmonetary basis for eviction, since the hurdles to jump to obtain an eviction for nonpayment of rent became, in some cases, impossibly high. Unfortunately, as often happens in time of crisis, there were some individuals who took advantage of laws intended to help the deserving, squatting in properties often owned by individual landlords who needed the rents to pay the mortgage, and utilizing the delays inherent in the legal system to lengthen their rent-free stay in a property for as long as possible. I have often referred to these individuals as "professional tenants;" they know exactly how the process works and exactly how long it takes for the system to catch up with them. They will often disappear the day before they are being evicted, only to pop up again in some other property where they've convinced a well-meaning owner to take them on as a tenant without a background or credit check that would clearly show their extremely poor rental history.

In order to end this cycle of abuse of the judicial process, attorneys representing these landlords would proceed on a nonmonetary eviction basis, which would be either a 21-30 for bad behavior, or more often, a 30-day notice of termination of a month-to-month tenancy (or in some cases, a cash-for-keys lease termination agreement with an agreed vacate date). The professional tenants, understanding the delays inherent in the system, would then cease to pay rent during the entire process, and would game the system by appealing repeatedly in order to draw out the process as long as possible. Since no appeal bond is required in nonmonetary cases, the tenants were free to appeal liberally even on entirely untenable grounds, and landlords would be forced to wait out these appeals before obtaining an eviction. In order to discourage this behavior, the Virginia General Assembly added the words "unlawful detainer" to Va. Code §8.01-130 in 2018. The code section now reads:

"No judgement in an action brought under the provisions of this article shall bar any action of trespass, ejectment, or unlawful detainer between the same parties nor shall any such judgment or verdict be conclusive, in any future action, of the facts therein found." Va. Code §8.01-130

Relatedly, §8.01-126(C)(2)(b) states:

Nothing herein shall be construed to preclude a plaintiff from filing an unlawful detainer for a non-rent violation during the filing an unlawful detainer for a non-rent violation during the pendency of an unlawful detainer for nonpayment of rent.

And §8.01-128(C) states:

No verdict or judgment rendered under this section shall bar any separate concurrent or future action for any such damages or rent as may not be so claimed.

continued on page 6

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UNLAWFUL DETAINERS AND THE ANTI-*RES JUDICATA*

continued from page 4

Taken together, these three Code sections allow a unique circumstance in unlawful detainer actions whereby a landlord may file one case for nonpayment of rent, and during the pendency of that case, may separately and concurrently file an unlawful detainer on a nonmonetary basis. This results in two separate cases for eviction pending at the same time, which, for a practitioner not regularly practicing in the area of landlord-tenant law, can cause some temptation to file motions to dismiss on the basis of *res judicata*. However, such motions are unlikely to be successful on the basis of these several statutes. Although the *Funny Guy* case allows for broad applicability of the *res judicata* requirements of Rule 1:6, the Virginia Supreme Court, quoting the Virginia Constitution, has expressly held that “(a) rule of court cannot trump a statute; such rules cannot conflict with the law as enacted by the General Assembly.” *Priority Imps. Battlefield, Inc. v. Reese*, 91 Va Cir. 63, 64 [(Cir. Ct. 2015) (citing Va. Const. Art. VI, §5; *Helms v. Manspile*, 277 Va. 1, 7 (2009))]. Because statutes trump the rules, Section 8.01-130 trumps the requirements of Rule 1:6 and allows for multiple concurrent filings of unlawful detainers on both monetary and nonmonetary bases.

There are restrictions on this behavior; a landlord cannot seek the same rents twice in two separate cases, nor can a landlord seek the same rents twice in two separate cases, nor can a landlord file more than one nonmonetary action on the same “behavior.” (although if the behavior repeats itself afresh later, the landlord can sue on the new episode of the same type of behavior). Sections 8.01-126, 128, and 130 expressly permit the filing of both monetary and nonmonetary actions simultaneously, and each unlawful detainer action must be treated as a separate and distinct case.

Unlawful detainer cases are also subject to different rules for appeals. The General Assembly has expressly indicated that the regular appeal bond requirements of Va. Code Ann. §16.1-107 *et seq.*, do not apply to the deadlines for appeal in unlawful detainer cases “Notwithstanding the provisions of §16.1-106 *et seq.*, the bond shall be posted and the writ tax paid within 10 days of the date of the judgement.” Va. Code Ann. §8.01-129

Virginia Code §16.1-107 further provides “[i]n cases of unlawful detainer for a residential dwelling unit, notwithstanding the provisions of §8.01-129, an appeal bond shall be posted by the defendant with payment into the General District Court in the amount of outstanding rent, late charges, attorney fees, and any other charges or damages due, as contracted for in the rental agreement, and as amended on the unlawful detainer by the court. If such amount is not so paid, any such appeal shall not be perfected as a matter of law” (Emphasis added)

The General Assembly has also exempted unlawful detainer actions from the regular rules regarding indigency, noting that cases for unlawful detainer involving the recovering of rents are NOT subject to the statutes regarding indigency:

In all civil cases, *except trespass, ejectment, unlawful detainer against a former owner based on a foreclosure against that owner, or any action involving the recovering rents*, no indigent person shall be required to post an appeal bond. In cases of unlawful detainer against a former owner based upon a foreclosure against that owner, a person who has been determined to be indigent pursuant to the guidelines set forth in §19.2-159 shall post an appeal bond within 30 days from the date of judgment.
Va. Code §16.1-107(B) (Emphasis added)

This rule makes sense in light of a non-payment of rent case. If a tenant truly believes they have a right to remain in possession of the premises, the tenant should be required to pay rent to landlord during the pendency of any appeal and should not be permitted to utilize the legal system to avoid an obligation of rent owed to the landlord. Unfortunately, for nonmonetary cases, there is no such requirement, and professional litigants have often demonstrated a pattern of pleading indigency to avoid paying court costs and appeal bonds in order to prolong their unlawful occupancy of the landlord's property.

The General Assembly has also provided clear guidance as to the amount of the appeal bond that a court shall require in unlawful detainer actions, namely that “an appeal bond shall be posted by the defendant with payment into the General District Court in the amount of outstanding rent, late charges, attorney fees, and any other charges or damages due, as contracted for in the rental agreement, and as amended on the unlawful detainer by the court.” Va. Code Ann. §16.1-107. As such, the court sets an appeal bond in the amount of the judgment owed, and further orders that the tenant continue to pay rent in a timely fashion on the 5th of each month thereafter directly to landlord. These appeal rights are not often discussed but are an important method for obtaining relief for landlords in situations where certain tenants will seek to avoid their obligations by gaming the system.

It is regretful that there are some who would use the legal system's delays to their advantage; however, we need only be reminded of the 1990's *Pacific Heights* (starring Melanie Griffith, and Matthew Modine as young first-time landlords) to be reminded that being a landlord is often a scary proposition. For my landlord clients, I remind them that at least we aren't in California renting the lower level of our home to a menacing Michael Keaton. It could be a lot worse. ■

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PARALEGAL SECTION NEWS

By Julia Nelson, Chair

Paralegal Section Back-to-School Supply Drive

This year, through our annual Back-to-School Supply Drive in collaboration with the Fairfax Law Foundation, we were able to raise \$2,238.00 and fill 47 backpacks with school supplies (approximately 10 additional backpacks were supplied to FACETS toward their overall project goal). Thanks to our 10 volunteers, we were able to quickly put together the backpacks in time for FACETS' back-to-school party the following day. Including our donations, FACETS ([facetscares.org](https://www.facetscares.org)) was able to provide school supplies to nearly 800 Fairfax County students!! This is an incredible increase from their previous goal of 400! Our community truly came through and delivered for these children and families in need. A sincere thank you to all of our donors and volunteers who helped make this possible.

Continuing Paralegal Education

On **Friday, October 14, 2022, at 3:00 PM**, James Myers, President and Staff Attorney of the QDRO Group will be leading a CLE on Qualified Domestic Relations Orders, Military Retirement Orders, and like. We are pleased to have him present on this very interesting and helpful topic. Please make sure to reserve your calendars as you do not want to miss out on this virtual CLE.

Our next CLEs will take place in about January, March, and April. Of course, we will also hold our Annual Technology Seminar to be presented and hosted by Sensei Enterprises.

If you have a topic suggestion or idea for a CLE presentation, please contact Julia Nelson at jnelson@curranmoher.com. Your thoughts and ideas for CLE presentations are important for our success.

Recent Events

FALL KICK-OFF HAPPY HOUR. After holding virtual events for nearly three years, the Paralegal Section reconnected in person at our Fall Kick-Off Happy Hour. This event was held on Tuesday, September 20, 2022, at 5:30 PM at Hamrock's Restaurant located at 3950 Chain Bridge Road, Fairfax, VA 22030. After holding virtual events for nearly three years, it was exciting to reconnect in person.

Upcoming Events

FOOD DRIVE. Each year in November, in collaboration with FACETS, we hold our annual Food Drive to help families in need. We are depending on our faithful FBA family to help us have another successful event this year. Further details to come.

HOLIDAY PARTY. So many of our beloved events were canceled due to COVID over the past few years, but we are pleased to announce that our annual in-person holiday party is BACK! Mark your calendars for Thursday, December 8, 2022 for our Holiday Party at Olive Garden. We will be having delicious food and drinks, games, prizes, and the always anticipated white elephant gift exchange. Stay tuned for further updates.

VALENTINE'S PROJECT FOR AT-RISK YOUTH. Stay tuned for more information on our Valentine's Day Project. In conjunction with the Fairfax Law Foundation, the Paralegal Section helps to bring joy to young men and women in Fairfax County residential correctional programs via the gift of reading and personal sundries. We'll be collecting donations in early 2023, so be on the lookout for more information to come.

If you have a suggestion or idea for a social networking, or philanthropic event, please contact Julia Nelson at jnelson@curranmoher.com. Your opinions and suggestions are important in making sure that the FBA Paralegal Section can make in our community and have fun doing it!

The Paralegal Section was established in 2001 to represent paralegals and legal assistants working as paralegals, who are an integral part of the legal practice. We are pleased to announce our Executive Committee for the 2022-2023 fiscal year:

- **Chair/CPE Coordinator—Julia Nelson, Curran Moher Weis, P.C.**
- **Vice-Chair/Activities Coordinator—Tina Fewell, Curran Moher Weis, P.C.**
- **Secretary/Membership Coordinator—Catherine Fu, Briglia Hundley, P.C.**

If you are interested in a position on the Executive Committee, please contact Julia Nelson at jnelson@curranmoher.com.

Section Membership is \$30.00 for FBA members. For more information on how to join the Paralegal Section, send an email to fba@fairfaxbar.org. ■

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Upcoming Events/CLEs

FALL GOLF TOURNAMENT

Monday, October 17, 2022

11:30 AM - 12:30 PM—Registration

1:00 PM—Shotgun Start

Country Club of Fairfax

5110 Ox Road, Fairfax, VA 22030

VIEW FROM THE BENCH CLE*

Tuesday, October 18, 2022

4:00 PM - 7:00 PM

Fairfax County Courthouse, Room TBD

3.0 MCLE (1.0 Ethics) Credits (Pending)

\$105 FBA Members/\$150 Non-FBA Members

\$75 FBA YLS Members/\$120 Non-YLS Members

*Registration for this CLE will close on October 13th at 4:00 PM

Panel One: Practice & Procedure (4:00-5:00 PM)

Hon. Lisa A. Mayne, Chief Judge, Fairfax County General District Court

Hon. Richard E. Gardiner, Judge, Fairfax County Circuit Court

Hon. Jonathan D. Frieden, Judge, Fairfax County J&DR District Court

Moderator: William B. Porter, Esq., Blankingship & Keith, P.C.

Panel Two: Professional & Ethics (5:00 - 6:00 PM)

Hon. Penney S. Azcarate, Chief Judge, Fairfax County Circuit Court

Hon. Susan F. Earman, Judge, Fairfax County General District Court

Hon. Thomas P. Sotelo, Chief Judge, Fairfax J&DR District Court

Moderator: Bernard J. DiMuro, Esq., DiMuroGinsberg, PC

Breakout Panels (6:00 - 7:00 PM)

Family Law

Hon. Thomas P. Sotelo & Hon. Richard E. Gardiner

Moderator: Jason A. Weis, Esq., Curran Moher Weis

Criminal Law

Hon. Lisa A. Mayne and Hon. Jonathan D. Frieden

Moderator: Carly J. Hart, Esq., Blanch & Hart PLLC

Civil Law

Hon. Penney S. Azcarate and Hon. Susan F. Earman

Moderator: James N. Markels, Esq., Croessmann&Westburg, P.C.

20TH ANNUAL LAW & TECHNOLOGY CLE

Presented by the Law Practice Management Section

Wednesday, October 26, 2022

4:00 - 7:00 PM

3.0 (1.0 Ethics) MCLE Credits (Pending)

\$105 FBA Attorney Members/\$150 Non-FBA Members

\$75 FBA YLS Members/\$120 Non-YLS Members

Speakers & Topics:

How Virginia Lawyers May Accept Cryptocurrency - Ethically

Sharon D. Nelson, Esq., President, Sensei Enterprises, Inc.

John S. Simek, Vice-President, Sensei Enterprises, Inc.

James M. McCauley, Esq., VSB Ethics Counsel

60 Legal Tech Tips in 60 Minutes

Hon. John M. Tran, Fairfax County Circuit Court

Julie C. Gerock, Esq., Maddox & Gerock, P.C.

Michael C. Maschke, Sensei enterprises, Inc.

Corrie E. Sirkin, Esq., NOVA Legal Professionals

Judges' Panel: Latest Developments in Remote Hearings

Hon. John M. Tran, Fairfax County Circuit Court

Hon. Tania M. L. Saylor, Fairfax County Circuit Court

Hon. Dontaé L. Bugg, Fairfax County Circuit Court

INVESTITURE OF HON. VANESSA R. JORDAN

AS JUDGE OF THE FAIRFAX COUNTY GENERAL DISTRICT COURT

Friday, October 28, 2022

4:00 PM

Fairfax County Courthouse, Courtroom 5J

RSVP Kim Bennett-Felber at kimberly.bennett-felber@fairfaxcounty.gov

or 703-246-3136 by October 14, 2022.

If you have any questions, call Susan Madsen at 703-246-4014

STATE OF THE JUDICIARY LUNCHEON

Wednesday, November 30, 2022

12:00 PM—Registration

12:30 PM—Luncheon & Program

Country Club of Fairfax

5110 Ox Road, Fairfax, VA

\$35 FBA Members/\$40 Non-FBA Members

(add \$5.00 if registering after October 31st)

Please join us for our upcoming State of the Judiciary Membership Luncheon which will feature distinguished keynote speakers: Hon. Penney S. Azcarate, Chief Judge, Fairfax County Circuit Court; Hon. Lisa A. Mayne, Chief Judge, Fairfax County General District Court; and Hon. Thomas P. Sotelo, Chief Judge, Fairfax County J&DR District Court.

The program will include:

- Unveiling of the judicial portrait of Hon. Janine M. Saxe (Ret.), Fairfax County J&DR District Court, and
- Presentation of the James Keith Public Service Award and the Pro Bono Attorney, Paralegal, and Law Firm of the Year Awards

INVESTITURE OF HON. DIPTI PIDIKITI-SMITH AS JUDGE OF THE FAIRFAX COUNTY GENERAL DISTRICT COURT

Friday, December 9, 2022

4:00 PM

Fairfax County Courthouse, Courtroom 5J

Reception immediately following presentation

INVESTITURE OF HON. MICHAEL J. HOLLERRAN

AS JUDGE OF THE FAIRFAX COUNTY GENERAL DISTRICT COURT

Friday, December 16, 2022

4:00 PM

Fairfax County Courthouse, Courtroom 5J ■

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3201 Jermantown Road
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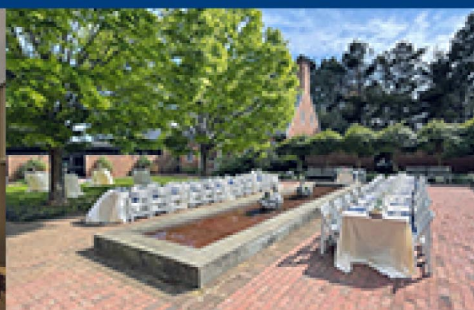
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FAIRFAX PUBLIC LAW LIBRARY

By Tom Pulver, Director

The Fairfax Public Law Library is open and available for all, we are centrally located off the main entrance to the courthouse and we are able to accommodate individuals seeking quiet space to work or research, as well as small groups seeking communication areas. From the simplest inquiry to more complex fine points of the law, our library staff strives to adapt to seemingly infinite variations of user needs. We are here to guide you in accessing the best available resources and research tools, and to assist in discerning court procedures and practices with guidance from the latest accessible information.

In keeping with our Virginia-specific collection priorities, we have made every effort to maintain this access through both electronic (Lexis, Westlaw, CaseFinder, and Heinonline) and hard copy editions, as well as current versions of Virginia CLE publications.

If you have not visited the law library recently, we encourage you to stop by when you are next in the courthouse. Check out how we may be of use for you and your practice. We support technical processes (e.g., word processing, copying, scanning, printing, and faxing) as well as legal research. We are a unique and well-appointed facility, and you are welcome. ■

Criminal Law Photos



*Hon. Vanessa R. Jordan, Judge,
Fairfax General District Court*



*Swearing in of Hon. Todd Zinicola,
Judge, Fairfax General District Court*



*L-R: Ryan Rambudhan, Esq., Kathryn C. Donoghue, Esq.,
Carly Jehlen Hart, Esq., Negin Farahmand-Wood, Esq.*

NEW MEMBERS

JUNE

Sabrina Acloque
Corrine M. Bahner
Giovanna Rae Bonafede
Keith Corley
John A. Dorsey
Lauren Farrar
Gifford Vaughan Hampshire
Mariah A. Henry
DaRong Hultman
Jackie Lutman
Chaim Mandelbaum
Luke A. McQueen
Rebecca Anne Larin Megel
Damon R. Miller
Sharon Moss
Rodger Nayak
Bryan Parker
Mabel Prine
Lindsey N. Rhoten
Monica Sameni
Adrian Showells
John Lewis Sullivan
Mariana R. Teran
Heather Uzer
Jack L. White, II
Daniel S. Williams

JULY

Erin Bayles-Pineda
Morgan Champion
Christopher Falcon
Natalia Forkin
Cristina Lazo
Cora D. Potosky
Andrew Smith
Brigitte Thomas
Benjamin Edward Thompson

AUGUST

Alejandra Kathleen Aguilar
Edward Bailey
Alexander Berg
W. Scott Greco
Candyce Grimes
Janice Jang
D. Bradley Marshall
Daniel Joseph McCollum
Alexandra McCray
Maria Stickrath
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President's Column

continued from page 2

meeting. That you, as a newer attorney, might have the chance to talk baseball or the newest Netflix binge-worthy show with a judge in a setting like the FBA Convention, might seem unrealistic. These were all normal and recurring happenings for so many of us for so long. And no, I'm not nearly old or temperamental enough to be the guy bemoaning times past and complaining of the current state of things. This is simply an observation of the last few years. Our court system had to adjust, and we as practitioners did, too.

So I encourage all to consider thinking of and using the Fairfax Bar Association as a means for community building. If you are now comfortable joining us for a live event that you have skipped since early 2020, please do. If you feel better sticking with Zoom meetings for now, this is okay; there's no shortage of them. If you have the interest in connecting or reconnecting with the Fairfax legal community, the FBA will provide the way.

We all work long hours at tough jobs and that is before we get to our commitments beyond the practice of law. Organizations like the FBA provide an easy and organic way to expand on what we all do professionally, to add social and community components. There are more than a few of our members who do not know what it was/what it can be like. Their baseline is these past few years, which many with more years in practice see as an aberration. We can all help shift the experiences going forward and reset the norms, including for those who have not worked in the "before times." I'm excited to see all of you and what we make of this Bar year. ■

Award Recipients at Annual Luncheon



*Hon. Arnold B. Kassabian Award
posthumously awarded to
Joseph B. Dailey, Esq.,
was accepted by his daughter,
Katie Dailey and wife, Anne Daily*



*President's Award Recipients
Tashina Gorgone, Esq., and Mary Huff
2021-22 President, Richard F. Gibbons, Jr.*



*President's Award Recipient
Bryan T. Kennedy, Esq.*

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- **4015 Chain Bridge Rd.** - Windowed private offices **FOR LEASE:**
 - Suite 32 - \$675/mo, Full Service office on upper level
 - Suite K - \$750/mo, Full Service office on main level w/ shared waiting area & conf. rm.
- **4101 Chain Bridge Rd.** - Windowed prvt. offices w/shared common area conf. rm. & kitchen **FOR LEASE ON MAIN FLOOR:**
 - Suite 209 - \$800/mo, full service - small private office
 - Suite 210 - \$900/mo, full service - large private office
 - Suite 214/215 - \$1,425/mo, full service - 2-room office on rear corner
 - Suite 206 - \$1,600/mo, full service - 2-room suite on front corner

4023 Chain Bridge Road, Suites 6 & 8 - Suite 6 - \$850/mo - Large private windowed office w/its own full BA and some furniture avail. to convey for tenant's use. Suite 8 - \$950/mo - Large front corner office w/built-in bookcases & decorative fireplace. Tenants have shared use of the common waiting area, rear porch, and courtyard areas. Signage and parking available. **LEASE - 1- 5 yr. lease term. Rent discount to lease both suites together! Avail. immed.**

4103 Chain Bridge Road - Location! Flexible office suite sizes! Elevatored office building w/plenty parking across from Fairfax Courthouse! 3-5 yr. term. LL will provide new paint & carpet w/3 year min lease.

- Suite 102 - 1,779 rsf
- Suite 204 - 1,923 rsf
- Suite 400 - 4,400 rsf

LEASE - \$23 PSF, full service. Additional build-out negot.

10640 Page Avenue - Located next to Post Office on corner of Judicial within walking distance of FFX Courthouse.

- 1st Floor - 2,519 rsf
- 2nd Floor - 1,560 or 3,500 rsf

LEASE - \$23 psf, full service, 2 - 5 yr. lease term. Owner will provide paint & carpet in tenant's choice w/3-yr. min. lease. Additional build-out negot.

10513 Judicial Drive, Suite 104 - Only one suite left; move-in ready! 2,000 SF on 1st floor corner. Elevatored building directly across from Fairfax Courthouse. Great space in a convenient location! Covered parking for tenants! Parking deck for guests. **LEASE - \$25 psf, Full Service, 3 - 10 yr. lease, avail. immed.**

4085 Chain Bridge Road - Great location & visibility! -

- **Lobby Level Suite 101** - 3,150 rsf avail. for office/medical/limited retail use, signage facing Rt.123, and direct entrances from front street-side and from rear parking deck. Layout includes recep. area, several prvt. offices, conf. rm, large kitchen breakroom, BA, and storage areas. **LEASE - \$6,037.50 (\$23 psf), full service, 2 - 5 yr. lease term. Avail. immed.**

10521 Judicial Drive, Unit 305 - JUST REDUCED! WON'T LAST LONG AT THIS PRICE! 1,540 SF across Judicial Drive from Fairfax Courthouse! Lovely corner suite w/4 windowed offices, large conference room, reception/admin area, eat-in kitchen, and storage/communication closet. **SALE - \$299,000 (\$194 psf) OR LEASE - \$2,182/mo (\$17 psf includes utilities) + cln, phone & internet, 2 - 5 yr. lease term. Already painted and owner will provide new flooring in tenant's choice of color w/3-yr. lease min. Avail. immed.**

10521 Judicial Drive, Unit 100 - 2,842 SF 1st flr. corner office in elevatored building across from FFX Crthse! Floor plan features: recep/wait. area w/built-in recep. desk, lrg. conf. rm, admin. areas, 5 good-sized prvt. offices, kit, BA & lrg. storage rm. Recently renovated - move-in ready! Plenty surface parking avail. **SALE - \$650,000 (\$228.71 psf)**

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