

Volume 7 – No. 4

April 2007

# The Hickory Farms Newsletter

## Your HF Board of Directors

President – John Kitzmiller  
703-503-3443

Vice President – Vacant

Treasurer – Jaime Gutierrez  
703-425-7919

Secretary – Dave Dempster  
703-503-0561

Community Grounds, Paths &  
Woods

Rich Dudley 703-503-2060  
Neighborhood Watch – Dave

Dempster 703-503-0561

Building Approvals (ACC  
Chairmen)

Rebekah & Wesley Moore  
703-286-7179

Board Members

Dante Gilmer 703-978-0621

Ellie Codding 703-426-4606

## Other HF Volunteers

Welcome New Residents – Claire

Coleman 703-425-6059 & Nancy

Bentley 703-978-0373

Newsletter & Web Site –

Kirk Randall 703-425-0210

Community Yard Sale –

Pete Scala 703-764-0730

e-mail coordinator –

Rebekah Moore 703-286-7179

Social Committee – Patty Dudley

703-503-2060 & Dawn

Dempster 703-503-0561 &

Lynn Welch 703-978-4113

ACC Members – Donna Garfield

Marc Fogleman

Kirk Randall

Claire Coleman

Bob Ambrogio

Maryle Mondschein

**Hickory Farms Community Association**

**P.O. Box 2239, Fairfax VA 22031**

**[www.hickoryfarms.org](http://www.hickoryfarms.org)**

Spring brings many things to Hickory Farms – school vacations, religious observances, yard work and, for me, hayfever.

Spring also brings the annual opening of Woody's Ice Cream, owned and operated by long time City resident Woody Lashley. Woody's has been a long time favorite gathering place for Hickory Farms residents for several years. The official opening is Monday April 2<sup>nd</sup>, and you can count on seeing me standing in line for my ice cream cone on the first warm day. Woody's is on Stonewall Avenue, ½ block from Main Street – right across from Carlos O'Kelly's. Remember, though, that Woody's is always closed Sundays.

The Editor

## **Join the Hickory Farms e-mail List**

- Get up-to-the-minute news on neighborhood happenings
- Ask your neighbors to recommend a contractor/repairman
- Locate a lost and found item
- Get an advance copy of this newsletter

Visit [www.hickoryfarms.org](http://www.hickoryfarms.org) and click e-mail service.

## Neighborhood Watch Schedule – Neighborhood Security

Dave Dempster

Contact Dave Dempster at 703-503-0561 (ddhokies@cox.net) with any questions, or to volunteer for this important neighborhood activity. You can file a police report for minor (non emergency) neighborhood crimes at [www.fairfaxcounty.gov/police](http://www.fairfaxcounty.gov/police).

Fri	April 6	Bob Cosgriff	Don Klingemann
Sat	April 7	Jeff Lindsay	Larry Rogers
Fri	April 13	Angel Meza	Jason Meza
Sat	April 14	Eric Maribojoc	Clarisa Dacanay
Fri	April 20	Bob Montgomery	George Rosenkranz
Sat	April 21	Debbi Buchanan	Scott Buchanan
Fri	April 27	Pete Scala	Rose Scala
Sat	April 28	Stan Lee	Jim Marshall
Fri	May 4	Pam Barrett	Tom Barrett
Sat	May 5	John Verheul	Tammy Verheul
Fri	May 11	Dave Dempster	Dawn Dempster
Sat	May 12	Stefan Schwarz	Christine Schwarz
Fri	May 18	Bob Bentley	Nancy Bentley
Sat	May 19	Ron Cruz	Louise Cruz
Fri	May 25	Jaime Gutierrez	Ed Wagner
Sat	May 26	Harry Herchert	Ginny Herchert

### Treasurer's Report

Jaime Gutierrez

#### **If you haven't yet paid your dues.....**

Twenty two homeowners that have not paid their dues as of March 28. I am hopeful that everyone will pay by the March 31 deadline. For those who fail to send their payment on time, a letter will be sent indicating that they have until May 1<sup>st</sup>, 2007 to send in their payment for the annual dues plus \$25.00 late fee. If payment is not received by May 1<sup>st</sup>, we will place a lien on their property. Once we send the information to the lawyers, not only will they have the late fee, but also legal fees to pay.

#### **If you plan to sell your house.....**

You *must* obtain a current VAPOA documents from the Association. If you do not provide these documents by the time of settlement, the buyer may cancel the purchase contract; see Article 55-511 of the Virginia Property Owners Act below.

#### § 55-511. Contract disclosure statement; right of cancellation.

A. Subject to the provisions of subsection F of § [55-512](#), a person selling a lot shall disclose in the contract that (i) the lot is located within a development which is subject to the Virginia Property Owners' Association Act; (ii) the Act requires the seller to obtain from the property owners' association an association disclosure packet and provide it to

the purchaser; (iii) the purchaser may cancel the contract within three days after receiving the association disclosure packet or being notified that the association disclosure packet will not be available; (iv) if the purchaser has received the association disclosure packet, the purchaser has a right to request an update of such disclosure packet in accordance with § [55-512](#); and (v) the right to receive the association disclosure packet and the right to cancel the contract are waived conclusively if not exercised before settlement.

For purposes of clause (iii), the association disclosure packet shall be deemed not to be available if (i) a current annual report has not been filed by the association with either the State Corporation Commission pursuant to § [13.1-936](#) or with the Real Estate Board pursuant to § [55-516.1](#), (ii) the seller has made a written request to the association that the packet be provided and no such packet has been received within 14 days in accordance with subsection E of § [55-512](#), or (iii) written notice has been provided by the association that a packet is not available.

B. If the contract does not contain the disclosure required by subsection A, the purchaser's sole remedy is to cancel the contract prior to settlement.

Presently there are several homes for sale and we have not received a request for the VAPOA document from all of you. Don't delay and wait for the last minute. At the time that you might be in need of these documents I may be out of town or on vacation and no one else in the board can furnish this documents to you, you may not be able to settle.

### **From the Architecture Control Committee**

(Note: An application for architectural review of your remodeling project is attached. It can also be downloaded from [www.hickoryfarms.org](http://www.hickoryfarms.org))

We have had a small taste of spring lately! This means that the grass, shrubs and other landscaping that has been dormant all winter is now coming alive again. We are looking forward to seeing the neighborhood in full bloom, since it always seems to add cheer and color to the environment.

The renewed growth of landscaping, grass and shrubbery also means that we need to start thinking about the summer maintenance of our yards. Rule 5 of the Rules and Regulations set forth the requirement that Hickory Farms homeowners keep their homes in good repair. The rule is repeated below for your convenience and can also be found at <http://hickoryfarms.org/> by clicking on the "rules and regulations" link. Please especially note items b) through e) as they relate to yard maintenance:

- 5) Maintaining lots, yards, and carports in a neat and attractive manner so as not to detract from the appearance of the development [Declarations, Article VII (Restrictive Covenants), Section 4]:
  - a) All lots and dwellings shall be kept in good repair (e.g., shutters, trim, fences, siding, roof, etc. shall be maintained) and maintained in keeping with the standards of the neighborhood and development.
  - b) Grass shall be mowed regularly and maintained in a neat, even manner. (It is recommended that the lawn be mowed well before the average grass height is 8 inches above the ground).
  - c) All curbs, driveways and sidewalks of lots shall be edged as needed to maintain a neat

appearance and so that grass does not grow over curbs and sidewalks.

- d) Sidewalks shall be kept clear of obstacles (e.g., automobiles, trash receptacles, recycle bins, shrubbery, overhanging tree limbs, portable basketball hoops when not in use, etc.).
- e) Flower beds and landscaping shall be maintained in an attractive manner so as not to detract from the appearance of the neighborhood or encroach on public and common areas. Trees, shrubs, and bushes shall be trimmed on a regular basis.
- f) Automobiles shall be parked in garages, driveways or on the street, not on lawns or lots.
- g) Carports shall not be used for storage in a manner that creates an unsightly appearance.

If you need help maintaining your yard, please consider signing up for professional lawn care maintenance, such as the group purchase of lawn care services currently being organized by Sean Coleman (colemaninn@msn.com, or 703-425-6059). Additionally, if you temporarily lack the proper tools to complete the required yard maintenance, Eric Mondschein (marylem@cox.net, or 703-426-0403) and Richard Dudley (dudley\_richard@bah.com, or 703-503-2060) have graciously offered to loan out some of their equipment as a short-term solution. However, lack of the proper tools is not an excuse for deficient yard maintenance, so please consider investing in the proper tools so you can properly maintain your yard for many years to come.

Thank you in advance for your contribution in helping Hickory Farms remain a peaceful and beautiful place to live.

Lastly, we would also like to take this opportunity to send a big thank you to the members of the ACC who spend their volunteer time ensuring that your neighborhood continues to be aesthetically pleasing. In addition, we would like to thank Eric and Richard, who have kindly offered to go above and beyond to help their neighbors in need.

Wesley & Rebekah Moore (ACC Co-chairs)

### **We Can Stop Crime If We All Work Together !**

Hickory Farms is a Neighborhood Watch community. Every Friday and Saturday night, two volunteers slowly drive through Hickory Farms and look for suspicious activity. The car is marked with bright magnetic "Neighborhood Watch" signs. When the volunteers see something unusual, they call the police. Volunteers *never* get involved with troublemakers. While everyone in Hickory Farms benefits from Neighborhood Watch, not everyone participates. Won't you please join Neighborhood Watch? The more neighbors who join, the less often each of us has to volunteer. You only need to volunteer once every six months to make the program work!

Joining Neighborhood Watch helps keep Hickory Farms a safe and secure place to live. It is also a great way to meet your neighbors. Each Neighborhood Watch crew includes two adult volunteers. They can even be members of the same family (such as husband and wife).

To volunteer for Neighborhood Watch, please contact the Neighborhood Watch coordinator listed on the [Home Page](#)

### **Noise Problems**

The Fairfax County noise ordinance forbids excessive noise. To violate the ordinance, the sound must be clearly audible across property lines or through adjacent partitions.

Chapter 108 of the County Code addresses noise violations. Here are some specific violations and the hours during which they are prohibited:

- Operating loud speakers or amplifiers (exterior of building) 11 PM – 7 AM
- Operating construction equipment, operating power model vehicles, or repairing vehicles and equipment (all outdoors) 9 PM – 7 AM
- Operating construction equipment on Sundays and federal holidays (outdoors) 9 PM – 9 AM
- Truck loading and unloading, including trash trucks (outdoors) 9 PM – 6 AM

Televisions, radios, musical instruments, and animals that howl, bark, meow, or squawk frequently and habitually are declared a noise disturbance anytime when plainly audible across property lines or through partitions.

Report violations to the Zoning Enforcement office at 703-324-1300 between 8 AM – 4:30 PM.

After hours complaints may be made by calling the Fairfax County Police non-emergency telephone number, 703-691-2131.

### **Our Community Common Grounds**

Rich Dudley

I could still use help in clearing trash out of the common areas, particularly the Upper Common Ground. This is a particularly good project for kids who need credit for their school community service or scouting projects. I'm not picky and will take anyone who offers to help! Thanks to Luke Colianni and Ryan Cobb who conducted a clean up project recently as part of their school community service. Please contact me at 703-503-2060 or at [dudley\\_richard@bah.com](mailto:dudley_richard@bah.com) (that's an underscore between dudley and richard) if you would like to volunteer.

The Hickory Farms Newsletter is published monthly, except June, July, and August. E-mail submissions to The Editor by the 25<sup>th</sup> of the previous month – Microsoft Word format only, please. Past issues of this newsletter and information for advertisers may be found at [www.hickoryfarms.org](http://www.hickoryfarms.org) – click Newsletters.

The Editor is responsible for most of the contents of this newsletter; the major exceptions are advertisements, community service type announcements, articles with a byline, and articles which have been obviously contributed by others.

<b>HFCA Action</b> <input type="checkbox"/> Approved <input type="checkbox"/> Disapproved Date: _____
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<b>HFCA</b> Date Received: _____ By: _____
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**Hickory Farms Community Association  
P. O. Box 2239  
Fairfax, VA 22031**

**Application for Architectural Review**

Name: \_\_\_\_\_ Lot # \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Proposed Start Date: \_\_\_\_\_ Expected Completion Date: \_\_\_\_\_  
(Must be at least 30 days past the date received by HFCA)

Project Proposal:

I understand that the HFCA has thirty (30) days to deny or request additional information on this application or, in accordance with the HFCA covenants, the application will be considered approved. I further understand that the thirty (30) day period will commence upon HFCA's receipt of this application or upon receipt of all additional information requested by the HFCA and that I may not start construction until approval is received.

\_\_\_\_\_  
(Signature of Property Owner)

**INSTRUCTIONS:**

1. Ensure project complies with all Fairfax County residential building codes and Hickory Farms Community Association (HFCA) covenants. The HFCA Board of Directors cannot waive those requirements.
2. Prepare a specific description and/or sketch of the proposed improvement in sufficient detail (color, dimensions, materials, etc.). If a county permit is required, provide evidence of compliance.
3. Provide a site plan and indicate where the improvement is to be located on the property.
4. Deliver to Committee Chairperson.

# Application for Architectural Review

The following provides maintenance required to your property that does NOT require review by the Architectural Control Committee.

Any repairs or upkeep that does not alter the outward appearance of structures on your property including:

- Repainting your home the same color and shade. Includes doors, storm doors, windows, storm windows, trim, gutters, and shutters.
- Replacing your roof with the same type, style, color and shade of shingles.
- Replacing your gutters with the same type, style, and color.
- Replacing your driveway or sidewalk in the same size and material type.
- Replacing your windows with the same color and shade and appearance and style. (i.e. six pane over six pane divided lites)
- Replacing a door with the same type style, color and shade. (Includes a garage door)
- Planting of flowers, shrubs, trees, or creating planting areas.
- Replacing your fence with the same style, height, and color and shade.
- Replacing a storage shed with the same type including size, materials, and color and shade.
- Installing a television antenna or satellite dish on your roof.

The following provides some examples of improvements to your property that DOES require review by the Architectural Control committee.

Any alterations or repairs that alters the outward appearance of structures on your property including:

- Repainting your home a different color or shade.
- Includes doors, storm doors, windows, storm windows, trim, gutters, and shutters.
- Replacing your roof with other than the same style, type, and color or shade of shingles.
- Replacing your gutters with other than the same type, style, or color.
- Replacing your driveway or sidewalk with materials different than the original.
- Enlarging your driveway or sidewalk.
- Replacing your windows with other than the same color or shade or appearance and style. (i.e. installing a bay window)
- Replacing an entrance or garage door with other than the same size, type, color or shade. (i.e. steel with wood)
- Installing or replacing a fence with other than the same style, height, or color or shade. Includes painting a previously approved fence that was left natural.
- Constructing a storage shed, changing the color or shade of a previously approved shed, or painting a shed that was previously approved to be left natural.
- Replacing the siding on your home.
- Any additions to your home including room, garage, porch, or deck.
- Completely or partially enclosing a carport.
- Installing a permanent basketball hoop or any type of batting cage.
- Installing a "pole" light fixture.
- Installing storm windows or door.
- Installing any type of swimming pool or water garden.
- Installing a television antenna or satellite dish anywhere on your property other than on your roof.

If you are unsure if your alteration should be reviewed, please feel free to contact any member of the Architectural Control Committee

