

December
2014

The Hickory Farms Newsletter

Board of Directors

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Vice President

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Asst Treasurer

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Secretary

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& Woods – Don & Sara
Lobeda 539-8472

Architectural Control

Committee

Kirk Randall 425-0210

At Large – Brian

Roethlisberger 426-9099

Mike Mehrman 323-0801

Other Volunteers

Neighborhood Watch

Vanessa Franck 483-0730

Newsletter & Web Site

Kirk Randall 425-0210

Community Yard Sale (Fall)

Pete Scala 764-0730

Email ("Listserv")

Stefan Schwarz

Social Committee - Vacant

Architectural Reviews

Keith Ferguson, Donna

Garfield, Ed Kiechlin

Kirk Randall (Chairman)

Carole Rogers

Stefan Schwarz

Newsletter Delivery – John

Kitzmler, Heather Webb

Leslie Morrisette

Dante Gilmer, Sondra

Arnold, Ed Kiechlin

Claire & Sean Coleman

Get Email addresses at

www.hickoryfarms.org

Hickory Farms Community Association

P.O. Box 2239, Fairfax VA 22031

www.hickoryfarms.org

Please welcome our newest advertiser real estate agent Linda Min, who is with Keller Williams Realty. Please call Linda for all your Hickory Farms real estate needs.

We mailed an Annual Dues bill to each homeowner in early November. To avoid a late charge, please send your \$150 check to the above address no later than January 7.

Attention Neighborhood Watch volunteers. We have made a few changes to the schedule. Please double check the list in this issue.

Join the Hickory Farms email Group

- 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 in PDF format.

Visit <http://groups.yahoo.com/group/HickoryFarms/> -- Click "Join this Group"

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Annual Assessment (Dues) Payments Are Due No Later Than January 7

The deadline for paying your \$150 Hickory Farms Annual Assessment is January 7.

Please send your check to HFCA, P.O. Box 2239, Fairfax, Virginia 22031

Checks that are not postmarked or in the physical possession of the Treasurer by January 7 will be considered late and will be assessed a \$50 late fee. Checks that are received late and do not include the late fee will be returned for non-payment. On February 1, delinquent accounts will be turned over to the Association's attorneys for collection. At that point, the amount owed by a delinquent homeowner would be the \$150 dues, the late fee, and attorney fees. These procedures are in accord with the Hickory Farms Bylaws, which have no provision for waiver.

Please note that the Treasurer does not begin cashing checks until January 2, and it may be as late as February for your check to clear because our bank limits the number of checks we can process in one month.

(11-12-1)

Architectural Control Committee Approvals

None



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Deborah L. Lewis, Financial Adviser, offering investment and advisory services through Eagle Strategies LLC, a Registered Investment Adviser. Registered Representative, offering securities through NYLIFE Securities LLC (member FINRA/SIPC), A Licensed Insurance Agency.

Please Read This If You Plan To Sell Your Home Soon

When you sell your home, you will need to give the purchaser a copy of the Hickory Farms Virginia Property Owners' Association Act (VPOAA) Disclosure Packet. This is required by Virginia state law. ***If you do not give a copy of this document to the purchaser, they could delay closing or even cancel the sale.***

The Disclosure Packet comes in two parts, and both parts must be given to the purchaser. You or your agent should contact the Treasurer (preferably by email) to arrange for the delivery of the Disclosure Packet. Please request the Disclosure Packet three weeks prior to closing in order to give the Treasurer time to respond. As a word of advice, however, do not request it too early. Should it take a long time to sell your house, the information could become outdated. We recommend that you request the Disclosure Packet when you have a signed contract in hand.

Part 1 contains specific information about your property. You or your agent may request either a paper copy or electronic version (email is preferred, though), for which there is no charge. Please note that before Part 1 is sent to you, your property will be inspected by a member of the Board of Directors or Architectural Control Committee to determine compliance with the Hickory Farms [Rules & Regulations](#) and [Restrictive Covenants](#) (See Article VII). If not, the letter will alert the purchaser that you, the seller, need to bring the property into compliance before closing. If you do not do so, the purchaser could delay or even cancel the sale. The Board or ACC member may arrive unannounced and knock on your door to see if anyone is home before inspecting the property. If someone is home, the Board of ACC member will introduce themselves; if no one is at home, they will do a quick

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walk around the property. If you do not want the Board or ACC member to enter your back yard unattended (if, say, you have a dog), you must tell the Treasurer to arrange a meeting time. Do this when you make your request for your Disclosure Packet.

Part 2 contains general information applicable to all homes in Hickory Farms. This 45+ page document is available for free download by [clicking this link](#). If you want a printed copy mailed to you, personally deliver a \$10 check (made out to HFCA) to the Treasurer. Please allow ten business days from when the check is received by the Treasurer to the date Part 1 can be released, as we must allow time for your check to clear. (3-7-11)

Neighborhood Snow Preparations

Most of us are not wishing for another 2010 “Snowmegeddon”, but if we get a couple of big snowfalls, there are a few things we can do to make life easier on all of us. First of all, it would be really great if everyone would get their cars off the street, so when the snowplows come through they can actually push the snow to the curb so we have wider passageways on the street. It would also reduce the amount of snow for each of us to shovel in order to get to our mailboxes so that mail can still be delivered. Also, if your cars are in your driveway, there’s less area you have to shovel when you move them onto the street. As for garage owners, if you park your cars in your driveway during a snowstorm, once it stops snowing, all you have to do is brush off the cars, drive them into your garage and you only have a fraction of the snow to shovel away on your driveway. Be sure you shovel around your cars and keep a passage way between the cars and garage door for easier movement. (12)

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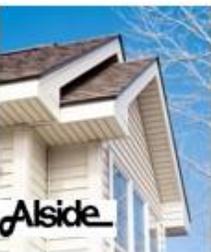
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How Many Dogs May I Have Here in Hickory Farms?

Under [Fairfax County Zoning Ordinance Section 2-512](#), most homes in Hickory Farms may have no more than two dogs. If you have a complaint about a resident keeping excessive dogs under this ordinance, call the Fairfax County Zoning Department at 703-324-1300. (12)

Junk Cars

Under Fairfax County Code, junk cars can be kept on your property only if they are completely screened or shielded from view. An “Inoperative Motor Vehicle” is any motor vehicle, trailer, or semitrailer which:

- Is not capable of starting and moving under its own power; OR
- Does not display valid license plates; OR
- Does not display an inspection decal that is valid or displays an inspection decal that has been expired for more than sixty days.

To report an inoperative vehicle, call the Police Impound Section at 703-280-0716. Callers' names are not divulged. The Police can tow an inoperative vehicle if the owner does not get it in working order to remove it within ten days after receiving a violation notice. (12)

ADC Property Services

P.O. Box 2722
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Directed by Owner |
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| √ Periodic Inspections | |
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ADC Property Services

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Winter Sidewalk & Driveway Care

Never - ever - use salt on the driveway or sidewalk to melt ice or snow. Salt eats away concrete in the blink of an eye. Although using salt to melt snow and ice is convenient in the short run, you'll pay for it when you spend thousands of dollars for a new driveway. If you feel that you must use an ice or snow melting chemical, please ensure that the package says it will not damage concrete.

(12)

The Hickory Farms Email Service – Not a “Chat Room” or Spam

If you have hesitated about joining the HF email service -- thinking it is a “chat room” -- not to worry. It most definitely is not. Members usually get at most 3-5 emails a month from their neighbors, most relating to recommendations for reputable contractors and announcements of HF activities (e.g. the spring picnic and Annual Meeting). In addition to your delivered hard copy, the monthly newsletter is also distributed via email. The email service, however, is not a source of “spam.” Only adult residents of Hickory Farms may send emails through the service and all messages must be approved by coordinators working under the guidance of the Board of Directors. Email unrelated to life in our community is prohibited. To join, please visit <http://groups.yahoo.com/group/HickoryFarms/> -- Click "Join this Group"

(12)

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The Fairfax County Police Department offers free home security inspections. A trained officer will inspect the locks, doors, and windows of your home and make recommendations for improvement. Outdoor lighting, landscaping, and other factors affecting the protection of your home from burglary also will be reviewed. Call the West Springfield District crime prevention officer at 703-644-7377.

(12)

This Month's Home Maintenance Checklist

Lawn Mower Shutdown – After cutting the lawn for the last time this season: Add a bit of gas stabilizer to the fuel. Let the mower run out of gas (this keeps the gas from gumming up over the winter). Remove and clean the spark plug – don't replace it just yet. Change the oil. Replace the air filter. Remove and sharpen the blade. Scrape off grass clippings under the deck. Apply a light coating of oil to the underside of the deck. Squirt a spoonful of oil in the cylinder and pull the starter rope a few times to coat the cylinder wall. Replace the spark plug.

Clean out Gutters – Overflowing gutters lead to ground erosion and wet basements. If you are surrounded by trees, you may have to do this Spring and Fall.

Furnace Humidifier Setup – If you have a furnace humidifier, make sure it is plugged in and set properly. Turn on the water supply valve. If you did not do so in the spring, scrape off mineral buildup in the water pan and replace the filter – if needed. Work the float arm back and forth to dislodge mineral deposits.

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Got a Concern About George Mason University Students Living in Hickory Farms?

Call GMU's Director of Community Relations at 703-993-8846

(12)

Neighborhood Watch Schedule

Vanessa Franck – 703-483-0730

Please volunteer for this important activity!! It only takes one three hour shift every three months on a Friday or Saturday evening. Neighborhood Watch has been proven to cut crime! It's also a great way to meet your neighbors!

Fri	Dec 5	Stan Lee	Jim Marshall
Sat	Dec 6	Pam Barrett	Tom Barrett
Fri	Dec 12	Ed Wagner	Chuck Stewart
Sat	Dec 13	Stefan Schwarz	Christine Schwarz
Fri	Dec 19	David Froberg	Beverly Froberg
Sat	Dec 20	Brian Roethlisberger	
Fri	Dec 26		
Sat	Dec 27	Jason Zhao	Laura Feng
Wed	Dec 31	Rick Loranger	Judy Loranger
Fri	Jan 3	John Verheul	Tami Verheul
Sat	Jan 4	Zhong Cheng Wang	Tong Wang
Fri	Jan 9	Dave Maurer	Sanjeev Munjal
Sat	Jan10	Matt Franck	Vanessa Franck
Fri	Jan 16	Jaime Gutierrez	
Sat	Jan 17	Dave Dempster	Dawn Dempster
Fri	Jan 23	Susan Mulliner	Brenton Mulliner
Sat	Jan 24	Ron Arnold	Charles Walters
Fri	Jan 30	Harry Herchert	Ginny Herchert
Sat	Jan 31		
Fri	Feb 6		
Sat	Feb 7	Rick Loranger	Judy Loranger
Fri	Feb 13	Jeff Lindsay	Larry Rogers
Sat	Feb 14	Angel Meza	Jason Meza
Fri	Feb 20	Eric Maribojoc	Clarisa Dacanay
Sat	Feb 21	Bob Montgomery	George Rosenkranz
Fri	Feb 27	John Coyne	Linda Coyne
Sat	Feb 28	Pete Scala	Rose Scala

The HF Newsletter is published January, March-May, July, and September-December. E-mail submissions to the Editor by the 25th of the prior month. For past issues and information for advertisers, see www.hickoryfarms.org --> Newsletters. The Editor, subject to review by the Board of Directors, may reject or edit any submission. Advertising in this newsletter does not constitute endorsement. The editor is Kirk Randall 703-425-0210 – kirk_randall@hotmail.com