

December  
2016

# *The Hickory Farms* *Newsletter*

## Board of Directors Members & Officers

President  
Bruce Bernhardt 989-0751  
Vice President  
Chuck Stewart 425-7368  
Treasurer  
Brenda Denny 623-3779  
Secretary  
Vacant  
Common Areas  
Don Lobeda 539-8472  
Neighborhood Watch  
Debbi Buchanan 978-0045  
Newsletter Editor  
Don Seymour  
Community Yard Sale (Fall)  
Pete Scala 764-0730  
Architectural Control  
Committee - Brian  
Roethlisberger 426-9099  
At Large  
Dante Gilmer 978-0621  
John Kitzmiller 503-3443  
Kirk Randall 425-0210  
Webmaster - Bryan Crabtree  
bryan@bcdesign.com

## Valued Volunteers

Email ("Listserv")  
Stefan Schwarz  
Social Committee  
Kendra Seymour  
Architectural Reviews (ACC)  
Brian Roethlisberger(Chair)  
Debbi Buchanan  
Keith Ferguson  
Donna Garfield  
Ed Kiechlin, Kirk Randall  
Josef Gasimov  
Newsletter Delivery – John  
Kitzmiller, Heather Webb  
Leslie Morrisette  
Dante Gilmer, Sondra  
Arnold, Ed Kiechlin  
Claire & Sean Coleman  
Debbi Buchanan

Get Email addresses at  
[www.hickoryfarms.org](http://www.hickoryfarms.org)

Telephone area codes are 703

*Hickory Farms Community Association*  
*P.O. Box 2239, Fairfax VA 22031*  
*[www.hickoryfarms.org](http://www.hickoryfarms.org)*

**Annual Assessments due January 1, 2017!**  
**Please mail your check for \$150 to the above address postmarked no later than January 7, 2017.** You should have recently received a BRIGHT YELLOW bill in the mail. **See instructions inside this Newsletter**

**Please Join the Hickory Farms Team!**  
Contact HFCA President [Bruce Bernhardt](#) (703-989-0751) to volunteer for open Hickory Farms Board, Officer and Coordinator positions. We have an immediate need for a Secretary. The Board meets every 2-3 months.

**New Neighborhood Watch Coordinator!**  
Debbie Buchanan is our new Hickory Farms Neighborhood Watch Coordinator. See the article inside and please consider signing up as a Neighborhood Watch member! Debbi also delivers newsletters and is both a Board and ACC member!

**New Newsletter Editor!**  
Don Seymour will be our Newsletter Editor beginning with the February issue. Contact Don to submit articles or assist with editing.

Don't miss the President's Corner article on p. 15.

**There will be no January Newsletter.**

## **Join the Hickory Farms email/listserv 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://www.hickoryfarms.org/E-mail.htm> -- Click "Join Group"



**Sunshine CONTRACTING**

ATTIC INSULATION  
TRIM  
SIDING  
ROOFING  
GUTTERS/LEAF PROTECTION  
WINDOWS  
DOORS  
DECKS/PORCHES

**20% OFF**  
all Hickory Farms Projects!  
\*Must be presented at time of estimate

Call Today  
for Your  
**FREE** Estimate!  
**(703)499-8654**  
www.SunshineContractingCorp.com

 Family Owned & Operated  
 Lifetime Warranties  
 In-House Crews  
 0% Financing Available

SENIOR, MILITARY, GOVERNMENT, POLICE & FIREFIGHTER DISCOUNTS AVAILABLE

**TOP 200 RATED EXTERIOR REMODELER  
IN THE NATION 6 YEARS IN A ROW!**  
*Celebrating 23 Years In Business!*

**Sunshine CONTRACTING**

### HFCA Annual Meeting Highlights

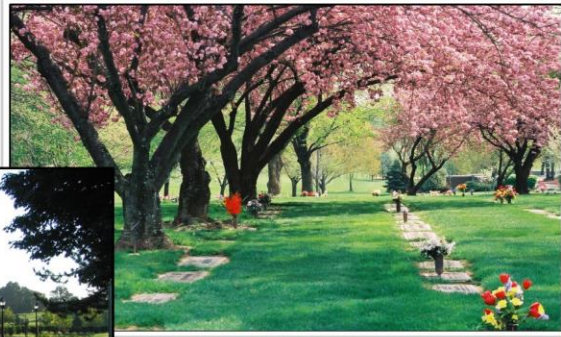
The HFCA 2016 Annual Meeting was held on Tuesday, October 18<sup>th</sup>. Elections were held for the 2017 Board of Directors. Several members of the 2016 Board decided not to seek re-election. Two new volunteers stepped forward and were elected to the Board. The Annual Assessment remains unchanged at \$150.00 per lot, due 1/1/2017.

The Board identified the need to revise the HFCA Deed of Dedication and Declaration of Covenants, Conditions and Restrictions plus the Rules & Regulations as a result of recent applicable VA court decisions. Some homeowners volunteered to obtain the required signatures to revise our founding documents. Homeowner signatures will be solicited in the spring. Also, the most recent community property inspection results were discussed. The overwhelming number of properties in Hickory Farms is well maintained but there are a growing number of properties with violations of our Restrictive Covenants and Rules and Regulations. Following discussion, the Board was directed to take action to improve individual property compliance with our documents in order to keep Hickory Farms an attractive and desirable place to live and maintain property values. A group of volunteers signed up to complete the next round of property inspections. As a back-up, a proposal to use a contractor to complete the 198 property inspections and documentation step of the process was discussed and a pilot program was approved to evaluate if this option is worth continuing beyond one year.

For detailed minutes from the Annual Meeting, click on:

<http://www.hickoryfarms.org/Meeting%20Minutes%202016.htm>

# Fairfax MEMORIAL



## Fairfax Memorial Park

Contact us for cremation or traditional burial information

(703) 323-5202 – [www.fmpark.com](http://www.fmpark.com)

---

## Fairfax Memorial Funeral Home & Crematory

Contact us for funeral and cremation services

(703) 425-9702 – [www.fmfh.com](http://www.fmfh.com)



## HFCA Board of Directors Meeting Highlights - December 6, 2016

The Hickory Farms Community Association Board of Directors met on Tuesday, December 6, 2016. At the meeting, the following volunteers accepted positions for 2017: **President** – Bruce Bernhardt; **Vice-President** – Charles (Chuck) Stewart; **Treasurer** – Brenda Denny. The **Secretary** position is vacant and seeking a volunteer! The following additional volunteer positions were accepted: **Architecture Control Committee Chair** – Brian Roethlisberger; **Common Grounds & Paths** – Don Lobeda; **Email (Listserv)** – Stefan Schwartz; **Neighborhood Watch Coordinator** – Debbi Buchanan; **Social Committee Coordinator** – Kendra Seymour; **Webmaster** – Bryan Crabtree; and **Yard Sale Coordinator** – Pete Scala.

The Board requested and received from our attorneys an Opinion Letter and draft wording regarding changes to the HFCA Deed of Dedication and Declaration of Covenants, Conditions and Restrictions, as discussed at the Annual Meeting. Next steps are to prepare a contact plan to reach out to all 198 homeowners to seek their support and signatures for this effort. Homeowner visits will most likely begin in the spring.

Once the Board meeting minutes are reviewed and approved, they will be available at <http://www.hickoryfarms.org/Meeting%20Minutes%202016.htm>



Deborah L. Lewis, CFP®, ChFC®, MBA, CPA  
Agent, New York Life Insurance Company  
3605-D Chain Bridge Road  
Fairfax, Virginia 22030  
(703) 352-8983  
dllewis@ft.newyorklife.com  
www.deborahllewis.com

Let me help you protect your family, your income and your future through comprehensive financial planning. Please contact my office if you would like more information about the products and services that we offer. **-Debbie Lewis (Your Hickory Farms Neighbor)**

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.

### **Your Annual Assessment Is Due Now**

Your \$150 Hickory Farms Annual Assessment is due by January 1. Please send your check or money order to: HFCA, P.O. Box 2239, Fairfax VA 22031

The Assessment should be paid by the person who owns the home on January 1. Payments that are not postmarked or in the physical possession of the Treasurer by January 7 are late and the homeowner will be charged an additional \$50. Payments received after that date that do not include the additional \$50 charge (total payment is \$200) will be returned to the homeowner 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 the delinquent homeowner will be \$200 plus attorney fees (another \$200+) and could include significant court costs if HFCA files a lawsuit. These procedures are in accord with the Hickory Farms Community Association Bylaws, which have no provision for waiver.

- Do not mail or hand deliver your check to the Treasurer's house.
- Write the house number and street name of your property on your check.
- Email owner name & address changes to: Kirk\_Randall@Hotmail.com
- Renters, please give this notice to your landlord.

(11-12-1)

## **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. 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 or ACC member will introduce themselves; if no one is at home, they will do a quick 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 47+ 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)

## **How Many Dogs May I Have Here in Hickory Farms?**

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

## **Are You Searching for a Particular Article in a Past Issue of the Newsletter?**

Use the following Google query: keyword(s) site:www.hickoryfarms.org

(11)

## Landscape + Tree Service specialists

- Complete Lawn Services
- Spring cleanups and Mulching
- Shrub Pruning and Maintenance
- Tree pruning/trimming
- Tree removals
- New Tree plantings
- Fall Leaf Cleanups
- Paver Walkways, Patios and Driveways
- Retaining Walls

**Fast/  
Free  
Estimates**

*Member*  
International Society of Arboriculture  
*Certified Arborist* #PD-0352 Todd Patten

**Professional Property Maintenance Inc.**

Since 1991 **703-273-9626**

**www.ppmlandscapes.com**



### 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)

### Cold Spell + Heavy Snow = Ice Damming (Interior Flooding Damage)

If you have icicles hanging from your gutters or actual water leakage into your house after a heavy snow followed by a cold spell, you may be experiencing ice damming. Ice damming occurs when snow on the roof melts and the water makes its way into your attic and living area, possibly causing thousands of dollars in damage. Hickory Farms four and five bedroom Colonials are especially vulnerable to ice damming. You can read an article on ice damming at [www.hickoryfarms.org](http://www.hickoryfarms.org) [Home Maintenance and Appearance](#) (1)

## Street Snow Removal

The Virginia Department of Transportation (VDOT) clears the 7,000 miles of road in Fairfax County, including our Hickory Farms. Unlike some communities, our Association is not responsible for clearing streets, and homeowners must arrange to clear from their driveway and sidewalk. VDOT's goal is to clear roads within 24 hours after snow stops falling. Interstates and major primary roads are cleared first. Secondary roads with high volume also receive early attention. After the snow crews have cleared the highly traveled roads and emergency routes, they begin working on less-traveled routes. Cul-de-sacs have the lowest priority.

**Where is the Snow Plow?** <http://novasnowplowing.virginia.gov/> - The locations of most VDOT trucks are updated every two minutes using satellite technology, but contractor trucks may not be so tracked. Neighborhoods are color coded depending on their stage of completion. Click the Quick Tips, Status, Legend, Display, and Mobilization tabs for helpful information about the display. In the "Find Address" box, enter your full address, such as "1234 Farm House 22032" If the streets are coded blue, it means that plowing has not started, yellow means plowing is in progress, and green means plowing is completed.

**Snow Removal Information** - [www.virginiadot.org/travel/snow.asp](http://www.virginiadot.org/travel/snow.asp)

**To Report an Unplowed Road** – Email [novainfo@vdot.virginia.gov](mailto:novainfo@vdot.virginia.gov) or call 1-800-367-7623

- Park your cars in driveways before the snow begins falling, and shovel your snow to the right (when facing the road), so the plow won't push your own snow back into your driveway.
- You are responsible for shoveling the sidewalk in front of your house. This is especially important for children walking to catch their school busses.
- Keep your driveway and sidewalks clear of snow and ice, not only for your own convenience and safety, but so that firefighters and medics can reach your house. (1)

## Keep Your Heat Pump Free of Snow

Most of the homes in Hickory Farms utilize heat pumps during the winter. Heat pumps require sufficient air flow to operate properly. While a few inches of snow shouldn't be a problem, a heavy snow like we had in January 2016 could cause your heat pump to labor and possibly fail. So, when we get another deep snowfall, be sure to clear the snow from the top and for about 2-3 feet around the outside unit. (1)

## And the Fire Hydrant

If you have a fire hydrant near your house, please clear the snow around it so that firefighters can easily find it. (1)

## What if My Water Pipes Freeze?

Do you know where the master water valve is located? It's usually in the basement, attached to the water line that enters the house through the floor or wall. If a pipe bursts, turn off the master water valve immediately.

Do you have a bathroom or kitchen sink that faces an outside wall? Is the temperature forecasted to drop below 20 degrees? If so, then open the cabinet doors below the sink so room air can warm up the pipes. This is especially important at nighttime, when outside temperatures are the coldest. If it's forecasted to get bitterly cold, turn both the hot and cold faucets on to a slow trickle during the duration of the cold spell. Pipes generally don't freeze if water is moving through them.

Water freezing in cold and hot water pipes can cause serious problems. While the freezing takes place the pipe begins to swell and may burst. In most cases, the actual break doesn't occur until the water begins to thaw.

- If you haven't done so already, shut off water to your outdoor faucets. Cutoff valves are usually found in the basement or crawl space. Cover your outside faucets during the cold months with inexpensive foam covers such as shown in the nearby picture.
- The first sign of a frozen pipe is a loss of water. If that happens, completely open the cold-water faucet closest to the frozen pipe. That will relieve pressure and reduce the chance of a break. Frozen pipes often have a telltale bulge where ice has formed. A common culprit is the main water pipe that enters a home from outside, often into a laundry room or unheated crawl space.
- A drop in water pressure may be a sign that the pipe is in the process of freezing. Run water (hot if possible) through the pipes to clear out any ice that may be forming.
- If a pipe freezes, first shut off the water valve that serves that pipe (and the water heater if it's the hot water pipe). Then slowly thaw out the frozen pipe using a hair dryer. Never use a flame or blow torch to thaw out a frozen pipe! It thaws the water too quickly, weakens the pipe, and you could burn down your house.
- Keep the name of a good plumber on file. You'll need to call her immediately. Talk to the plumber about insulating the pipe to prevent future freezes. You can purchase inexpensive pipe insulation from Home Depot, Ace, and Lowes.



(1)

## Too Much Snow? Roof Collapse?

Hickory Farms received nearly two feet of snow in January 2016 and nearly three feet of snow over a five day period in 1996. So, just how much is too much? According to the Insurance Institute for Business and Home Safety, most residential roofs can support 20 pounds of snow per square foot of roof space before they become stressed. For fresh snow 10-12 inches of fresh snow weighs about five pounds per square foot, implying that our roofs

should safely handle up to about four feet of new snow. Old, packed snow or wet, slushy snow is much heavier than fresh snow. Two feet of old, packed snow or wet, slushy snow could be too much for your roof to handle. Of course, ice is much heavier than snow. Since ice weighs about five pounds per inch per square foot, a residential roof should be able to handle about four inches of ice. DO NOT climb on the roof to shovel snow after a heavy snowfall; better to call a roofing company. And, when we have another really, really heavy snow, listen for creaking sounds coming from your attic and check your ceilings and walls under your roof for stress cracks. That may be a good time to pack your bag and temporarily move into a motel. (1)

### **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)

## **Burke Centre Pet Sitting**

***Now Serving Your Area***

**"YOUR BEST FRIENDS' BEST FRIENDS"**

**Dog Walking and Pet Sitting in your area!**

**703-250-7387 (PETS)**

**[burkecentrepetsitting.com](http://burkecentrepetsitting.com)**

**\*Ask about our New Client Discount...\$25 bill credit!**

**\*new clients only. Some restrictions may apply.**

## County Code Compliance Office Works to Investigate Neighborhood Complaints

Sharon Bulova, Chairman, Fairfax County Board of Supervisors

Do you have questions or complaints about zoning related issues? If so, Fairfax County's Department of Code Compliance can help you navigate safety and quality of life issues that may arise. The Department of Code Compliance investigates complaints involving most zoning, noise, property maintenance, building, fire, blight, grass and health codes by consolidating many of the county's code enforcement activities into a single agency. Visit the Code Compliance [website](#) to see those issues with which they can directly assist you, and those issues with which they can direct you to another county agency for a response, or contact them at 703-324-1300 to speak with a staff member. Other complaints addressed by Code Compliance include illegal signs, hoarding, multiple occupancy, home businesses, drop boxes, property maintenance and unpermitted construction, just to name a few. Our Code Compliance staff members are great to work with and happy to help with any concerns or potential violations you may encounter in your neighborhood. Fixing any of these issues is a complaint-driven process, so please reach out:



12055 Government Center Parkway, Suite 1016, Fairfax, VA 22035

Hours: Mon through Thurs 8am to 4pm and Fridays 9:15am to 4pm.

**Submit a complaint here:** [fairfaxcounty.gov/fido/complaints/comp\\_submit.aspx](http://fairfaxcounty.gov/fido/complaints/comp_submit.aspx)

Some of the subject areas under their jurisdiction are:

- [Accessory Structures/Storage Structures](#)
- [Drop Boxes](#)
- [Hoarding](#)
- [Occupying a Home](#)
- [Property Maintenance](#)
- [Short Term Residential Rentals](#)
- [Unpermitted Construction](#)
- [Animals & Pets](#)
- [Glare](#)
- [Home Businesses](#)
- [Non-rups](#)
- [Vehicles](#)
- [Site Distance](#)
- [Blight](#)
- [Grass](#)
- [Noise](#)
- [Signs](#)
- [Storage](#)
- [Yard Coverage](#)

### Protecting Menorahs, Twinkle Lights & Rudolph

A friendly reminder that while decorating for the Winter Holidays you may want to take extra precautions to protect your decorations. Residents of Hickory Farms reported that their Autumn/Halloween decorations went missing or were damaged in October.

To prevent a similar fate for any of your Winter Holiday decorations please consider having motion sensor lights wherever you have decorations outside of your house. If you have an item that has sentimental value or that is valuable in another way you may want to consider displaying it from inside your house. And, finally, please keep an eye out for each other and report any issues to the Neighborhood Watch Coordinator or via email to the Neighborhood ListServ.

(12)



**Plumbing, Heating and Cooling**

**CALL NOW 703.352.2701 or (800) 2-CLOVER**

**Service@ cloverco.com | www.cloverco.com/service**  
**Community members get 5% discount on all service calls.**

**Got a Compliment or Gripe on How the Neighborhood is Being Run?  
 Attend a Board of Directors Meeting!**

Homeowners are welcome to attend any Board meeting, which are held every 2-3 months. Please contact President Bruce Bernhardt at 703-989-0751 or email him at [bnbnjb06@cox.net](mailto:bnbnjb06@cox.net) to make arrangements to attend in person or to pass on your concerns about community issues. Of course you can always email Board members using the addresses at [www.hickoryfarms.org](http://www.hickoryfarms.org)

(6-12)

**Your Exterior Remodeling Project May Need Approval**

If you are changing the exterior appearance of your home (siding, windows, additions, etc.) or property (fences, sheds, etc.) you probably need the approval of the Architectural Control Committee. You must get ACC approval **before** you begin the project! If you are in doubt as to whether approval is required for your particular project (and some do not require approval), please read [Application for Architectural Review](#) and [Approval of Your Exterior Renovation Project – How to Get It](#) at [www.hickoryfarms.org](http://www.hickoryfarms.org). You may also find [Tips for Choosing a Contractor](#) helpful. If you do not have internet access, please call the chairperson of the Architectural Control Committee, whose phone number is listed on the front page.

(1-5-9)



**Solutions**

*Serving the  
Northern Virginia area  
since 2001*

**Give Solutions a Call Today for Your Answer to:**

**Interior Remodeling**  
Bathrooms ▪ Basements ▪ Kitchens  
Drywall Repair & Painting ▪ ADA Compliance ▪ And More

**Exterior Remodeling**  
Roofing ▪ Windows ▪ Siding ▪ Trim Cladding  
Rotted Wood ▪ Repairs ▪ And More

**703-906-6525**  
*solutionsofva@gmail.com*  
**Alex Hamilton, Owner**  
*Class A License & Insured*

Quality  
Craftsmanship  
♦  
5-Year Warranty  
♦  
Outstanding  
Service

### This Month's Home Maintenance Checklist

<b>Outside Water Faucet Shutdown</b> – Turn off outside water faucets using the inside shutoff valves. Then open the faucets to drain remaining water. Drain water hoses before storage.
<b>Lawn Mower Shutdown</b> – 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.
<b>Clean out Gutters</b> – Overflowing gutters lead to ground erosion and wet basements. If you are surrounded by trees, you may have to do this both Spring and Fall.
<b>Furnace Humidifier Setup</b> – 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.

### Student Yellow Pages

If you wish to offer services such as snow removal, raking leaves, lawn mowing, babysitting, general home maintenance, etc., ***your parent or guardian*** should contact the Editor, giving the information shown in the table.

(5-9-12)

Anna Rashkover (15)	703-426-2451	Babysitting, dog sitting & dog walking
Bridgette Buchanan (13)	703-307-7323	Pet sitting
Cody Dempster (14)	703-503-0561	Yard work (raking leaves, lawn mowing, etc.) snow shoveling, housework
Daniel Niemann (16)	571-337-7670	Snow removal (has own snow blower)
Dylan Mehrman (14)	478-230-5066	Lawn mowing
Erika Maaseide (13)	703 865-4469	Babysitting
Kent Coddling (14)	703-317-7319	Lawn mowing, light landscaping, snow shoveling
Mason Danger (13)	703-403-5751	Lawn mowing, snow removal
Mikey D'Alessandro (13)	571-577-7255	Pet sitting, dog walking, snow removal
PJ D'Alessandro (15)	703-785-0876	Lawn mowing, snow removal
Peter Turner (17)	703-581-8617	Lawn mowing
Zach Buchanan (17)	703-307-7323	Yard work (raking leaves, lawn mowing, etc.) snow removal, housework



## Professional Realtors With a Family Touch

### **4 ½ % Full Service Listings**

- ✓ Full MLS
- ✓ State of the art internet marketing
- ✓ Showcase Listing's on Realtor.com
- ✓ Featured om Realtor.com & Zillow.com
- ✓ "Just Listed" Postcards
- ✓ Open Houses with postcard announcements
- ✓ Full color brochures inside and out
- ✓ Featured listings on Listingbook.com
- ✓ Professional contract negotiations

### **Cash Back to All Our Buyers**

- ✓ Seller pays realtor commissions
- ✓ We give a portion of the commission to our homebuyers at settlement
- ✓ We give \$500 per \$100,000 on the sales price of resale homes  
**Example:** \$400,000 home = \$2,000\* credit  
\$800,000 home = \$4,000\* cash closing credit
- ✓ We give \$1,000 per \$100,000 on new construction homes  
**Example:** \$800,000 Home Purchase = \$8,000\* cash credit at closing

\*Based on 3% commission

**Ken Danger - Realtor**  
(202) 352-3225  
Long Time Hickory Farms Resident  
**Linda Min - Realtor**  
(703) 655-3597



**4 ½ % Full Service Listings  
& Cash back to all buyers!**

## Neighborhood Watch Schedule

***Please volunteer for this important activity!!*** Neighborhood Watch has been proven to cut crime! It's also a great way to meet your neighbors! To join this effort, please call Neighborhood Watch Coordinator Debbi Buchanan at 703-978-0045.

Sat	Dec 3	Ron Arnold	Charles Walters
Fri	Dec 9		
Sat	Dec 10		
Fri	Dec 16	Dave Maurer	Sanjeev Munjal
Sat	Dec 17		
Fri	Dec 23	Susan Mulliner	Brenton Mulliner
Sat	Dec 24		
Fri	Dec 30	Harry Herchert	Ginny Herchert
Sat	Dec 31		
Fri	Jan 6		
Sat	Jan 7	Angel Meza	Jason Meza
Fri	Jan 13	Rick Loranger	Judy Loranger
Sat	Jan 14		
Fri	Jan 20	Jeff Lindsay	Larry Rogers
Sat	Jan 21		
Fri	Jan 27	Linda Coyne	John Coyne
Sat	Jan 28		
Fri	Feb 3	Angel Meza	Jason Meza
Sat	Feb 4	Eric Maribojoc	Clarisa Dacanay
Fri	Feb 10		
Sat	Feb 11	Bob Montgomery	George Rosenkranz
Fri	Feb 17	Pete Scala	Rose Scala
Sat	Feb 18	Jim Marshall	
Fri	Feb 26		
Sat	Feb 27	Debbi Buchanan	

## **Neighborhood Watch – New Members Needed, How About You?**

Over the past year or two, there have been a decreasing number of homeowners who have volunteered as members of the Hickory Farms Neighborhood Watch. As noted in the current schedule, there are too many open Friday and Saturday evening dates and in some cases, instead of teams of two keeping watch, only one name is scheduled. As a community of 198 homes, we need and can do better!

If you are new to the community and don't know what Neighborhood Watch does or what value it provides to all of us, please call the new Neighborhood Watch Coordinator Debbi Buchanan (phone number on page 1) or any Board of Director member to answer your questions. If you are a longer term member of our community, have previously served on the Neighborhood Watch – we need you back! Please consider rejoining the team!

We all benefit from a safe and secure community. If we get the number of Neighborhood Watch volunteers up to previous levels, assignments could be less frequent than currently! Is a safe and secure place to live for you and your family worth three or four hours every few months? We believe the answer is yes! Please join by calling Coordinator Debbi Buchanan at 703-978-0045!

## **Welcome New Newsletter Editor!**

Don Seymour has not only volunteered to serve on the HFCA Board of Directors, but he has also agreed to be our next Newsletter Editor. Starting with the February Newsletter, Don will be in charge! Please contact Don if you have an article, picture or other input for our Newsletters. Our Newsletter reaches all residents and absentee homeowners by email and hand delivery of paper copies.

## **President's Corner** **Bruce Bernhardt**

Living in the Hickory Farms Community is directly benefited by the number of our neighbors who volunteer to make this an even better place to live. Recently, several long-serving volunteers have decided to take a well-deserved break, after many years of service. We owe them and all our remaining volunteers our thanks! Most of the work done by all of our community volunteers are behind the scenes and do not receive nearly the recognition they deserve. From maintaining the beautiful Common Grounds, to the ACC committee members approving improvements to our 198 homes, from the Neighborhood Watch members keeping our streets safe, to our Treasurer who keeps track of our Assessments and expenses, to the Secretary who captures our meeting minutes, to our Newsletter Editor and long-serving Newsletter delivery team, to the Social Committed supporting Halloween Parade and Pizza Party – I could go on and on. But the point is, we need a few more volunteers to keep this a great place to live and make it even better! How about you? Is there at least one member of your household volunteering within Hickory Farms? Over the next few weeks of Holiday celebrations, please discuss volunteering with your family and friends. We all benefit from a strong commitment of volunteers here in the neighborhood! Thanks!

## HFCA 2017 Budget

Adopted by the Board of Directors on October 5, 2016, and affirmed by the Members at the October 18<sup>th</sup> Annual Meeting.

	Projected Year End 2016 Income & Expenses	2017 Budget Adopted by Board of Directors 10/5/16
<b>INCOME</b>		
Advertising (Net)	1,600	1,600
Assessments - Current Year	29,700	29,700
Assessments - Prior Years	150	150
Assessments - Late Fees	400	400
Interest	25	45
Legal Fees - Recouped from homeowners	0	200
<b>TOTAL INCOME</b>	<b>\$31,875</b>	<b>\$32,095</b>
<b>EXPENSES</b>		
Common Areas Maintenance	20,000	23,500
Insurance - Director's Liability & Surety	2,450	2,450
Legal Fees	540	540
Misc. (Bank fees, postage, etc.)	400	400
Neighborhood Watch	116	50
Printing	1,700	1,700
Social Activities	700	800
Tax Preparation & Audit	325	325
Taxes & Fees	200	200
<b>TOTAL EXPENSES</b>	<b>\$26,431</b>	<b>\$29,965</b>
<b>INCOME LESS EXPENSES</b>	<b>\$5,444</b>	<b>\$2,130</b>
Annual Dues	\$150	\$150
\$23,433 Reserve Fund as of 12/6/16 – It is HFCA policy to maintain a reserve fund invested in low risk financial instruments approximately equal to the Association's Annual Assessments (\$29,700)		

The HF Newsletter is published January, March-May, July, and September-December. E-mail submissions to the Editor by the 25<sup>th</sup> of the prior month. For past issues and information for advertisers, see [www.hickoryfarms.org](http://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's contact information may be found on p. 1.