

Volume 10 – No. 1

January 2010

# The Hickory Farms Newsletter

## Board of Directors

President

John Kitzmiller 503-3443

Vice President

Keith Ferguson 703-323-1067

Treasurer

Dante Gilmer 978-0621

Secretary (Vacant)

Community Grounds, Paths  
& Woods - Keith Ferguson  
703-323-1067

ACC (Building Design Approvals)

Kirk Randall 425-0210

At Large

Jaime Gutierrez 425-7919

## Other Volunteers

Neighborhood Watch

John Kitzmiller 503-3443

Welcome New Neighbors

Joyce Kitzmiller 503-3443

Newsletter & Web Site

Kirk Randall 425-0210

Community Yard Sale (Fall)

Pete Scala 764-0730

Email (Listserv)

Heather Webb 425-1347

Ellie Coddling 426-4606

Social Committee

Patty Dudley 503-2060

Dawn Dempster 503-0561

Lynn Welch 978-4113

Architectural Control Committee

Keith Ferguson

Donna Garfield

Greg Gillette

Kirk Randall

Carole Rogers

Larry Rogers

*Email addresses are at*

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

All phone area codes are 703

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

Under a law recently enacted by the Board of Supervisors, the parking of most commercial vehicles will soon be prohibited on our streets. Upon complaint, violators will be ticked by the Fairfax County Police. The law takes effect February 1. Please see article on page 4.

The new law, however, does not restrict the parking of most campers, RVs, boats, or trailers on streets in residential neighborhoods. If you are concerned about this issue, please contact President John Kitzmiller to help study the problem and propose and implement appropriate solutions to the issue.

Please mail your Annual Dues check as soon as possible. See bill on page 2.

The next newsletter is March.

### **Join the Hickory Farms email 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 <http://groups.yahoo.com/group/HickoryFarms/> -- Click "Join this Group" -- Be sure to click the "Individual Emails" option.

# This is Your Bill for Annual Dues

## We Do Not Mail Bills for Annual Dues

### Hickory Farms Community Association Annual Dues Notice

The \$125 annual dues assessment is due starting January 1.

**Payments received after March 31 will be assessed a \$50 late fee.**

Dues are used to maintain the common grounds, insure the association and Board members, hold neighborhood picnics, support Neighborhood Watch, and fund all other expenses of managing and operating your Association.

You can help conserve your Association's financial resources – and your own – by submitting your payment in a timely manner. Payments postmarked after the due date will be considered late and will be charged a \$50 late fee. If a check is returned for insufficient funds, the homeowner must reimburse any expenses incurred by the HFCA.

The HFCA is committed to maintaining and improving the quality of life in Hickory Farms, to maintaining our property values, and to resolving issues of concern to our neighbors. Assessments (and late fees) are collected in accordance with the Association's By-laws to cover HFCA, which are outlined and approved by the homeowners at each Annual Meeting.

If you are not a property owner, you are not responsible for paying the assessment; please forward this notice to the property owner.

Please return the completed coupon below with your check.

---

### HFCA ANNUAL DUES

Make your check payable to **HFCA** and send it to:

HFCA  
P.O. Box 2239  
Fairfax, VA 22031-2239

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

(1-3-12)

## Neighborhood Watch Schedule

John Kitzmiller

***Please volunteer for this important neighborhood activity*** – all it takes is one three-hour Friday or Saturday evening every three months, or so. Neighborhood Watch is proven to cut crime! It's also a great way to meet your neighbors. John Kitzmiller 703-503-3443

Fri	January 8	Jeff Lindsay	Larry Rogers
Sat	January 9	Angel Meza	Jason Meza
Fri	January 15	Eric Maribojoc	Clarisa Dacanay
Sat	January 16	Bob Montgomery	George Rosenkranz
Fri	January 22	Mike Martin	Scott Buchanan
Sat	January 23	Pete Scala	Rose Scala
Fri	January 29	Stan Lee	Jim Marshall
Sat	January 30	Pam Barrett	Tom Barrett
Fri	February 5	John Verheul	Tammy Verheul
Sat	February 6	Stefan Schwarz	Christine Schwarz
Fri	February 12	Dave Dempster	Dawn Dempster
Sat	February 13	Greg Gillette	Kathy Gillette
Fri	February 19	Jaime Gutierrez	Ed Wagner
Sat	February 20	Harry Herchert	Ginny Herchert
Fri	February 26	Dave Maurer	Sanjeev Munjal
Sat	February 27	David Froberg	Beverly Froberg
Fri	March 5	John Kitzmiller	Brand Niemann
Sat	March 6	Bob Sottile	Lee Sottile
Fri	March 12	Susan Mulliner	Brenton Mulliner
Sat	March 13	Ron Arnold	Charles Walters
Fri	March 19	Bob Cosgriff	Don Klingemann
Sat	March 20	Kirk Randall	Chris Woody
Fri	March 26	Jeff Lindsay	Larry Rogers
Sat	March 27	Angel Meza	Jason Meza

### Do You Need Tree Work Done? – Last Chance!

I will be organizing a group purchase of tree trimming and removal services in January, when prices are usually lower. Last year, our contractor saved us one third to one half the cost of the other bidders. If interested, please send your contact information and a detailed description of the work you want done to [kirk\\_randall@hotmail.com](mailto:kirk_randall@hotmail.com) or call 703-425-0210. The description of the work to be done should be detailed enough so that the estimator can visit your property, quickly see the work to be done, and write up an estimate.

[Scenic Remodeling Ad Here]

## Parking of Commercial Vehicles on Our Streets – New Law Passed

On December 7, the Fairfax County Board of Supervisors voted to ban most commercial vehicles, trailers, trucks, and vans from parking on residential streets. The effective date of this change is February 1.

The new law, however, does not restrict the parking of campers, RVs, boats, or trailers in residential neighborhoods. If you are concerned about this issue, please contact President John Kitzmiller to help study the problem and propose and implement appropriate solutions to the issue.

To learn more about the new restrictions on commercial vehicles, please visit [www.fairfaxcounty.gov/fcdot/parkingcodechanges.htm](http://www.fairfaxcounty.gov/fcdot/parkingcodechanges.htm)

## This Month's Home Maintenance Checklist

See the complete list at [www.hickoryfarms.org](http://www.hickoryfarms.org) → Home Maintenance and Appearance (All)

**Furnace & Heat Pump Filter Change** – Replace paper/fiberglass filters. Vacuum or wash electronic filter elements. A dirty filter makes your fan work harder, using more electricity.

## Your *Exterior* Remodeling Project *May* Need Approval

If you are changing the exterior appearance of your home, you may need Architectural Control Committee approval. Please don't run the risk of holding up the start of your project awaiting ACC approval; submit your proposal to the ACC as early as possible. You *must* have 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 the *Application for Architectural Review*. If you are still doubtful, call the chairperson of the ACC (see page 1 of this newsletter for contact information). You might also log into our community web page – [www.hickoryfarms.org](http://www.hickoryfarms.org) – to read the following helpful documents: [How to Get ACC Approval for Your Renovation Project](#) and [Tips for Choosing a Contractor](#). The official *Application for Architectural Review* is attached to this newsletter, and may also be [viewed on the web in PDF format](#).

(1-5-9)

## Babysitters and Other Youth Services

Youths who are residents of Hickory Farms may offer services to their neighbors. If you wish to offer services such as snow removal, raking leaves, lawn mowing, babysitting, general home maintenance, etc., **your parent** should e-mail or write (no phone calls, please) The Editor, [Kirk\\_Randall@Hotmail.com](mailto:Kirk_Randall@Hotmail.com), giving the youth's name/age, telephone number, and a list of services to be offered. This list is published January, April, July, October. (1-4-7-10)

Zachary Buchanan (16) 703-978-0045	Leaf raking, snow removal, etc.
---------------------------------------	---------------------------------

Victoria Hebeisen (16) 703-978-0045	Experienced babysitter of infants, toddlers, and school-aged children, weeknights to 10 PM and weekends to 1 AM. References available.
Corine Johnson (14) 703-272-3302	Experienced babysitter of all ages weekends until 1 AM. References available.
Cari Moore (12) 703-323-3699	Babysitting/mother's helper.
Cathy Moore (14) 703-323-3699	Babysitting/mother's helper, pet sitting, dog walking.

### Street Snow Removal

The Virginia Department of Transportation (VDOT) has 7,000 miles of road to clear in Fairfax County. 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 crew has cleared the highly traveled roads and emergency routes, they begin working on less-traveled routes. Note that cul-de-sacs have the lowest priority.

To give yourself a better chance at getting your street plowed, park your cars in driveways before the snow begins. Shovel your snow to the right (when facing the road), so the plow won't push your own snow back in your driveway. And remember, *you* are responsible for shoveling the sidewalk in front of your house.

If the wait for the snow plow is too long, call VDOT at 1-800-367-ROAD or 703-383-8368  
[www.virginiadot.org/travel/citizen.asp](http://www.virginiadot.org/travel/citizen.asp)

(1)

### Hickory Farms Home Sales & Listings

Arlene Da Cruz

Address	Model	Bed room	Baths	List Price	Sold Price	Seller Subsidy	Days on Market	Status & Date Sold	Notes
4316 Farm House	Split Level	4	2.5	468,887			257	Active	New storm windows, carpets, flooring, stove & microwave.
4350 Harvester Farm	Split Level	4	2.5	459,900	465,000	4,500	2	Sold - 10/14/09	Immaculate, upgraded kitchen w/new stainless appliances, new carpet, updated lighting & freshly painted throughout
4291 Country Squire	Split Level	4	2.5	450,000			0	Under Contract	Short sale, subject to third party approval
RENTAL 10005 Tumbleweed	Colonial	5	3.5	2,500	2,500		26	Rented	Well maintained upgraded home with fenced back yard.

Material provided by Arlene Da Cruz -- a full service Realtor and Tumbleweed Court resident. Arlene is associated with Weichert Realtors ([www.arlenedacruz.com](http://www.arlenedacruz.com)), She assists both home buyers and sellers, and

## **Cold Weather Pipe Breaks**

Every year, the fire department responds to hundreds of minor water pipe breaks. Although generally not a real danger, 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 appear until the water begins to thaw. The following tips may help prevent frozen pipes in your home:

- Shut off water to unheated areas of your home and to outdoor faucets. Don't forget to drain these pipes. Open cabinet doors and service access ways so heat can get into these otherwise hidden areas where pipes are located.
- Leaving a faucet on with a slow trickle may or may not keep the pipe from freezing – you can't count on this method. There are some specially designed, UL-approved heat tapes that can be used in unheated areas, but, you need to be cautious. If these are used, be sure to follow the directions exactly; a slight variation could cause a fire.
- Locate the shut off valves for both the hot and cold water, and the power shut off for the hot water heater. If a pipe freezes, first shut off the water valve to that pipe (and the water heater if it's the hot water pipe). Then slowly thaw it out. Never use a torch; it thaws the water too quickly and weakens the pipe, almost always guaranteeing the pipe will break. Room temperature heat and careful use of a hair dryer are good methods.
- If the pipe breaks, quickly shut off the water valve. Call a plumber to fix the break correctly. At this time you may consider having the pipe or pipes rerouted through less vulnerable areas.
- When should you call the fire department? Call if the water gets in or near electrical outlets or panels, or if the water threatens a pilot light or power to a water heater or furnace.

If you have any further questions, please contact your local fire and rescue station, Fairfax County Fire and Rescue Department's Public Information and Life Safety Education Section at 703-246-3801 or visit [www.fairfaxcounty.gov/fire](http://www.fairfaxcounty.gov/fire). (From Fairfax County) (1)

## **Ice Damming – or, What's All That Water Doing in My Kitchen ?**

If you had icicles hanging from your gutters or actual water leakage into your house in past winters, you probably experienced ice damming. Ice damming happens when snow on the roof melts and the water makes its way into your attic. It will then stain walls, ceilings, and floors. One winter many years ago, I experienced ice damming and suffered considerable damage. You can read an article I wrote about how to prevent ice damming on your house (*Colonials* are especially susceptible) at [www.hickoryfarms.org](http://www.hickoryfarms.org) → Home Maintenance and

**Laurel Hill (Lorton Prison)**  
**Bob Cosgriff**

The Laurel Hill Citizens Project Advisory Citizen Oversight Committee (or LH PAC) forwarded its recommendation on a completed Master Plan to the Board of Supervisors on 18 December, 2009. This action marks a major milestone in the effort to convert the former prison at Lorton.

By way of history, the Lorton Technical Corrections Act of 1998 set into motion planning efforts (including two citizen task forces) to transfer the former District of Columbia Department of Corrections facility at Lorton (known colloquially as “Lorton Prison”) to Fairfax County. The formal transfer of the nearly 3000 acres of prison land to Fairfax County occurred in July 2002.

As part of the transfer, a third Citizen Task Force was established by the Board of Supervisors to gather public input as to potential uses of the Workhouse (on Rt. 123) and the Reformatory/Penitentiary (on Silverbrook Road), the two areas where inmates were housed. This task force met for approximately two years starting in February, 2003, and delivered its recommendations to the Board of Supervisors in December, 2004. One of the first acts of the Task Force was to recommend the creation of an arts center at the Workhouse site under the auspices of the Lorton Arts Foundation. This recommendation was approved and the Workhouse at Occoquan was opened in September 2008, although the arts entire campus has not yet been completely developed.

In February, 2005, the Board of Supervisors unanimously approved the Laurel Hill Task Force recommendations—which amounted to a concept plan for the Reformatory/Penitentiary area—and established a three-person Laurel Hill PAC to a conduit for continued community input into the process of converting a notorious prison into an asset for the County and indeed the entire region. Factors that had to be taken in to consideration were historic preservation, financial viability (to include minimal taxpayer burden) and community desires as to type and amount of development on the site.

In 2007, the County hired the Alexander Company of Madison, WI to develop a Master Plan. The LH PAC, working with County Department of Planning and Zoning and the Alexander Company, held numerous public meetings and engaged in outreach to community groups in the immediate area of the project. Several outside expert consultants were brought in to evaluate the financial viability and provide guidance to the County on other aspects of the plan as it was being developed. The outreach process resulted in many “tweakings” of the initial Alexander Company plan, and finally, in December 2009, the Alexander Company delivered its final draft of the Master Plan. It was this plan that the LH PAC forwarded, recommending approval, with 15 separate sub-recommendations.

Basically, the Master Plan calls for Neighborhood Retail and Mixed Use, Historic Office, Mixed-Use and Retail Pad Sites, Community Center, Residential-Rental, Residential-Owner-Occupied, and Recreation Space.

While completion of the Master Plan is a milestone, the Board of Supervisors must take additional public input and then make its decision. If approval is granted, there are numerous steps that have to be taken in accordance with County land use and planning policy before any development actually commences. These steps could take up to two or more years to complete before any noticeable construction or demolition occurs at the Reformatory/Penitentiary adaptive reuse site on Silverbrook Road.

For further information on the Laurel Hill project, including the Alexander Company Master Plan and the LH PAC recommendations, check the County website at <http://www.fairfaxcounty.gov/dpz/laurelhill/history.htm>. To read recent news reports, visit [www.fairfaxtimes.com/cms/story](http://www.fairfaxtimes.com/cms/story), <http://beta.connectionnewspapers.com/article>, and [www.chroniclnewspapers.com/](http://www.chroniclnewspapers.com/) (and click the "South County Chronicle" image)

Bob is a former President of Hickory Farms and Braddock District representative/Vice Chairman to the Laurel Hill Task Force

This newsletter is published monthly, except February, June, and August. 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 is responsible for most of the contents of this newsletter; the exceptions are advertisements, submitted community service type announcements, articles with a byline, and other articles that have been obviously contributed by others. The Editor reserves the right to edit submissions for space or writing style. The Editor, subject to review by the Board of Directors, may reject any submission.

## Application for Architectural Review

Email your application (cut and paste this into your email message) to the Chairman of the Architectural Control Committee ([Kirk\\_Randall@Hotmail.com](mailto:Kirk_Randall@Hotmail.com) is the current Chairman) . You may also mail it to PO Box 2239, Fairfax, VA 22031 (Mailing could delay delivery to the ACC by a week or more). Electronic versions of photos and plans, attached to your email, are preferred, but please use the lowest resolution when scanning. Read [How to Get ACC Approval for Your Renovation Project](#) at [www.hickoryfarms.org](http://www.hickoryfarms.org) before submission. You do *not* need to submit the "Architectural Review Guidelines" part (below) with your application.

Today's Date :

Name :

Phone :

Address :

Email Address :

Proposed Start Date (Must be at least 30 days past the date received by the ACC) :

Expected Completion Date :

Project Description :

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.

### INSTRUCTIONS:

1. Ensure project complies with all Fairfax County residential building codes and Hickory Farms Community Association (HFCA) covenants. The 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.

## Architectural Review Guidelines

Projects that do not alter the outward appearance of structures on your property DO NOT require review by the Architectural Control Committee, 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 lights)
- 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.

Examples of alterations or repairs that alter the outward appearance of structures on your property including, and DO require review by the Architectural Control Committee, include:

- 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 whether your project needs review, please contact any ACC member