

Volume 11 – No. 1

January 2011

# *The Hickory Farms*

## *Newsletter*

### Board of Directors

President

John Kitzmiller 503-3443

Vice President

Keith Ferguson 323-1067

Treasurer

Dante Gilmer 978-0621

Secretary

Jaime Gutierrez 425-7919

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

ACC (Building Design Approvals)

Kirk Randall 425-0210

At Large – Vacant

### 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 (Chairman)

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)*

**Annual dues of \$125 are  
now due. BILLS ARE NOT  
MAILED TO HOMEOWNERS.  
The only notifications  
regarding Annual Dues are in  
this newsletter.**

**Renters – Please notify your  
landlord.**

**Make your check out to HFCA  
and mail to the above address.**

**The next Newsletter will be in  
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.

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### Too Much Insurance - Or Not Enough?

I have been touting the Dominion water line insurance program for a number of years now because our homes seem to be especially vulnerable to underground water line failure. And, recently, Dominion paid \$5,000 that I would have otherwise paid myself to replace the water line after it failed (\$4,000 to replace the line - I have a very long water line - and \$1,000 to re-landscape the damaged area (Note that there is an additional premium for landscape/concrete repair.)). What about a failed sewer line? Well, a neighbor on Harvester Farm just replaced a failed sewer line at a cost of \$5,000. This may have been an unusual occurrence for our community, as it appears the original sewer line was improperly installed in the first place; thus, there may not be a design error as with the water lines. But, if you're the "better safe than sorry" type, Dominion, the electric utility folks, offers a variety of insurance programs, including:

- Outside water line failure
- Outside gas line failure
- In-home electric wire failure
- Water heater maintenance
- Outside sewer line failure
- In-home gas line failure
- Furnace/AC maintenance agreement

Call 1-866-645-9810 or visit [www.dom.com](http://www.dom.com) --> Products

### This Month's Home Maintenance Checklist

**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.

**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 7	Jeff Lindsay	Larry Rogers
Sat	January 8	Angel Meza	Jason Meza
Fri	January 14	Eric Maribojoc	Clarisa Dacanay
Sat	January 15	Bob Montgomery	George Rosenkranz
Fri	January 21	Mike Martin	Scott Buchanan
Sat	January 22	Pete Scala	Rose Scala
Fri	January 28	Stan Lee	Jim Marshall
Sat	January 29	Pam Barrett	Tom Barrett
Fri	February 4	John Verheul	Tammy Verheul
Sat	February 5	Stefan Schwarz	Christine Schwarz
Fri	February 11	John Kitzmiller	Brand Niemann
Sat	February 12	Harry Herchert	Ginny Herchert
Fri	February 18	Dave Maurer	Sanjeev Munjal
Sat	February 19	David Froberg	Beverly Froberg
Fri	February 25	Jaime Gutierrez	Ed Wagner
Sat	February 26	Dave Dempster	Dawn Dempster
Fri	March 4	Susan Mulliner	Brenton Mulliner
Sat	March 5	Ron Arnold	Charles Walters
Fri	March 11	Bob Cosgriff	Don Klingemann
Sat	March 12	Kirk Randall	Chris Woody
Fri	March 18	Jeff Lindsay	Larry Rogers
Sat	March 19	Angel Meza	Jason Meza
Fri	March 25	Eric Maribojoc	Clarisa Dacanay
Sat	March 26	Bob Montgomery	George Rosenkranz

**Part Time Work Available**  
**Walk to Work - Great for Retirees!**

Long time Board of Director member-at-large Jaime Gutierrez has agreed to be our Secretary, a position that has been vacant for a while now. So, the Board is now looking for one new homeowner to become the resident member-at-large. The member-at-large has no specifically assigned duties, but participates in discussions and votes on business before the Board. The Board meets in person about every two months. And, since much Board discussion is done by email, your investment in travel and time is minimal. Please make a small contribution to your community by joining Board members John Kitzmiller, Keith Ferguson, Jaime Gutierrez, Dante Gilmer, and Kirk Randall by calling John at 703-503-3443.

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- Water Heaters (conventional & tankless)
- Sump Pumps
- Water Main Repair
- Gas Leaks
- Gas Repairs
- Toilet Repairs
- Bathroom Remodeling

### Are You “Free” Weekday Mornings or Afternoons?

Hickory Farms has had Neighborhood Watch on Friday and Saturday nights for decades, and it has served us well. Our Police Community Relations Officer recommends that we also have neighborhood watch tours during the day, especially at random times. This keeps the bad guys off guard, since they don't exactly know when they are being watched. You would be doing our community a great service if you could occasionally drive around the community for a few hours and to call the police when you see suspicious activity. You would not be added to the regular Friday/Saturday schedule (unless you really want to). Work whenever you want. This is a great way for retired couples to spend some quality time together to think up new ways to spoil the grandkids! Please contact John Kitzmiller 703-503-3443 [john.kitzmiller@verizon.net](mailto:john.kitzmiller@verizon.net).

(1-7)

### 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 during the heavy February 2010 snows, 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. You can read an article I wrote about how to prevent ice damming on your house (Hickory Farms *Colonials* are especially susceptible) at [www.hickoryfarms.org](http://www.hickoryfarms.org) → Home Maintenance and Appearance. Also, local gutter contractor Chris Pauly produced a series of short videos on ice damming. Visit [www.youtube.com](http://www.youtube.com) and search for “guttermansvcs”

(1)

## Hickory Farms Home Sales & Listings

Arlene Da Cruz

	Model	Bed rooms	Baths	Listing Price	Sold Price	Seller Subsidy	Days on Market	Status / Date Sold
1) 10002 Tumbleweed	Colonial	5	2.5	564,989			63	Withdrawn
2) 4317 Still Meadow	Split Level	4	2.5	469,900	465,000	10,000	22	Sold
3) 4371 Farm House	Colonial	4	2.5	499,000			40	Under Contract
10005 Tumbleweed								Coming soon

- 1) Upgraded kitchen with ss granite & ss appliances, remodeled baths, new paint, new windows & siding, new gutters, new heat pump and furnace. Spacious deck.
- 2) Fabulous 4 level split on oversized lot. Cathedral ceiling, new siding, windows, carpets, wood floors on main level, lots of storage, fenced back yard
- 3) Fresh paint, new carpet/new hardwood floors. Completely new kitchen to include lighting, cabinets, counters and stainless appliances. Finished walkout basement. 14x13 addition off main level family room, could be home office, den or 5th bedroom if modified with closet and doors.

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 manages rental properties for homeowners. Call 571-436-6551 or email [arlenemyrealtor@gmail.com](mailto:arlenemyrealtor@gmail.com) (1-4-7-10)

### 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, and October. (1-4-7-10)

<ul style="list-style-type: none"> <li>• Zachary Buchanan (12) 703-978-0045</li> </ul>	<ul style="list-style-type: none"> <li>• Leaf raking, snow removal, etc.</li> </ul>
<ul style="list-style-type: none"> <li>• Victoria Hebeisen (17)</li> <li>• 703-978-0045</li> </ul>	<ul style="list-style-type: none"> <li>• Experienced babysitter of infants, toddlers, and school-aged children, weeknights to 10 PM and weekends to 1 AM. References available.</li> </ul>
<ul style="list-style-type: none"> <li>• Cari Moore (12)</li> <li>• 703-323-3699</li> </ul>	<ul style="list-style-type: none"> <li>• Babysitting/mother's helper.</li> </ul>
<ul style="list-style-type: none"> <li>• Cathy Moore (14)</li> <li>• 703-323-3699</li> </ul>	<ul style="list-style-type: none"> <li>• Babysitting/mother's helper, pet sitting, dog walking.</li> </ul>

### 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 *Application for Architectural Review* is attached to this newsletter, and may also be [viewed on the web in PDF format](#).

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### **A Few Words from Your President**

As the New Year is upon us, and more people are using their fireplaces and wood burning stoves, it would be a good idea for everyone to replace the batteries in your smoke detectors and test them to make sure they are functioning.

Please keep an eye on your neighbors during inclement weather. Some folks are less able to clean their sidewalks and driveways, and could use some help.

We hope everyone is having a safe and happy holiday season, and may you all have a healthy, prosperous New Year.

### **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)

## Street Snow Removal

Hickory Farms does not hire private contractors to plow our streets. The Virginia Department of Transportation (VDOT) clears the 7,000 miles of road 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.

If your street has not been plowed in a reasonable period of time, call VDOT at 1-800-367-ROAD.

To give yourself a better chance at getting your street plowed, park your cars in driveways before the snow begin, and shovel your snow to the right (when facing the road), so the plow won't push your own snow back in your driveway.

Please:

- 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 walks clear of snow and ice, not only for your own convenience and safety, but so that firefighters and medics can reach your house if you need them.
- Be sure to remove snow and ice from outside stairs, steps, and porches.
- Clear snow away from the fire hydrant nearest your home so that firefighters can easily find it. (1)

The Hickory Farms 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. Advertisers are not endorsed by the HFCA.

## 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. Please 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