

Volume 12 – No. 1

January 2012

# *The Hickory Farms* *Newsletter*

## Board of Directors

### President

John Kitzmiller 503-3443

### Vice President - Vacant

### Treasurer

Dante Gilmer 978-0621

### Secretary

Ed Wagner 425-7875

### Community Grounds, Paths & Woods – Don & Sara

Lobeda 539-8472

### Architectural Control Comm.

Kirk Randall 425-0210

### At Large Kathy Sayyed 764-8716

## Other Volunteers

### Neighborhood Watch

John Kitzmiller 503-3443

### Newsletter & Web Site

Kirk Randall 425-0210

Sarah Maurer – Assoc Ed

### Community Yard Sale (Fall)

Pete Scala 764-0730

### Email (Listserv)

Heather Webb 425-1347

Ellie Codding 426-4606

### Social Committee

Patty Dudley 503-2060

Dawn Dempster 503-0561

Lynn Welch 978-4113

### Architectural Reviews

Keith Ferguson, Donna

Garfield, Greg Gillette,

Carole Rogers,

Kirk Randall (Chairman)

### Newsletter Delivery – Stefan

Schwarz, John Kitzmiller

Heather Webb, Dante

Gilmer, Sondra Arnold,

Ed Kiechlin, Claire/Sean

Coleman

*Get Email addresses at*

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

All telephone area  
codes are 703-

*Hickory Farms Community Association*

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

*www.hickoryfarms.org*

**To avoid a fine, your 2012  
annual dues of \$150 must  
be postmarked by  
January 7. Renters, please  
notify your landlord.**

**Welcome new Board  
of Directors member  
Kathy Sayyed (Wheatfield)**

**There will be no February  
newsletter.**

### **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"



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**Student Yellow Pages**

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 information shown in the table. (1-4-7-10)

Jonathan Nuckolls (13) 703-425-3251	Yard chores, including leaf raking, lawn mowing, snow removal, etc.
Tim Froberg (15) 703-978-5465	Pet sitting, dog walking (available during the day), babysitting, snow shoveling, raking, lawn mowing
Zachary Buchanan (13) 703-978-0045	Leaf raking, snow removal, etc.
Brittany Patterson (16) 571-643-1739	Babysitting

**Welcome New Board Member – Kathy Sayyed**

Welcome aboard new At-Large Board member Kathy Sayyed. Kathy lives on Wheatfield Court. Please give her your sincere appreciation the next time you seen her!

**Architectural Control Committee Approvals**

None

## Lawn Mowing + Landscape Maintenance specialists

- Lawn Mowing
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### Your *Exterior* Remodeling Project *Might* Need Approval

If you are changing the exterior appearance of your home, you might need the Architectural Control Committee approval. Please don't run the risk of holding up the start of your project by 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 may also log onto 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](#).

(1-5-9)

### 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.

**BURKE'S LAWNMOWER & SMALL ENGINE REPAIR**  
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**Neighborhood Watch**  
 John Kitzmiller

**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! Contact: John Kitzmiller 703-503-3443

Fri	Jan. 6	John Verheul	Tammy Verheul
Sat	Jan. 7	Harry Herchert	Ginny Herchert
Fri	Jan. 13	Dave Maurer	Sanjeev Munjal
Sat	Jan. 14	David Froberg	Beverly Froberg
Fri	Jan. 20	Jaime Gutierrez	Ed Wagner
Sat	Jan. 21	Dave Dempster	Dawn Dempster
Fri	Jan. 27	Susan Mulliner	Brenton Mulliner
Sat	Jan. 28	Ron Arnold	Charles Walters
Fri	Feb. 3	Bob Cosgriff	Don Klingemann
Sat	Feb. 4	Kirk Randall	Chris Woody
Fri	Feb. 10	Jeff Lindsay	Larry Rogers
Sat	Feb. 11	Angel Meza	Jason Meza
Fri	Feb. 17	Eric Maribojoc	Clarisa Dacanay
Sat	Feb. 18	Bob Montgomery	George Rosenkranz
Fri	Feb. 24	Mike Martin	John Kitzmiller
Sat	Feb. 25	Pete Scala	Rose Scala
Fri	Mar. 2	Stan Lee	Jim Marshall

Sat	Mar. 3	Pam Barrett	Tom Barrett
Fri	Mar. 9	John Verheul	Tammy Verheul
Sat	Mar. 10	Harry Herchert	Ginny Herchert
Fri	Mar. 16	Dave Maurer	Sanjeev Munjal
Sat	Mar. 17	David Froberg	Beverly Froberg
Fri	Mar. 23	Jaime Gutierrez	Ed Wagner
Sat	Mar. 24	Dave Dempster	Dawn Dempster
Fri	Mar. 30	Susan Mulliner	Brenton Mulliner
Sat	Mar. 31	Ron Arnold	Charles Walters

**Solutions**

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**Exterior Remodeling**  
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**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 may have 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. Hickory Farms *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. 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 “gutterman” (1)

# One Call For All Your Home Improvement Needs!

## Handyman Central

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**We're In Your Neighborhood...**

- Leaking Faucets & Sinks
- Pipe Repair & Replacement
- Sewer & Drain Cleaning
- Garbage Disposals
- Water Heaters (conventional & tankless)
- Sump Pumps
- Water Main Repair
- Gas Leaks
- Gas Repairs
- Toilet Repairs
- Bathroom Remodeling

### Hickory Farms Real Estate Activity

Arlene Da Cruz

Address	Model	Bed rooms	Baths	Listing Price	Sold Price	Seller Subsidy	Days on Market	Status / Date Sold
(1) 4340 Still Meadow	Split Level	4	2	\$2,395			95	For Rent
(2) 4291 Country Squire	Split Level	4	2.5	\$424,900			82	For Sale
(3) 4296 Country Squire	Split Level	5	4	\$729,000			162	Withdrawn from sale
(3) 4296 Country Squire	Split Level	5	4	\$3,200			34	For Rent
(4) 4352 Harvester Farm	Colonial	5	2.5	\$459,998			181	Under Contract 11/21/11
(5) 4370 Harvester Farm	Split Level	4	2	\$489,900	\$467,000	0	9	Sold 11/3/11

- (1) Price reduced. Many upgrades – kitchen w/new appliances, bathrooms, neutral paint and carpet.
- (2) Hardwood flooring, freshly painted. This property is being sold as a foreclosure property of Fannie Mae Homepath.
- (3) Largest home in Hickory Farms. Corner lot, Corian counters, hardwood floors, huge deck, storage galore, new roof, siding, heat controlled windows. Did not sell; available for rent.
- (4) Price reduced from \$479,998. Under contract subject to document review. Settlement date unknown.
- (5) Excellent condition with many upgrades. New kitchen w/granite & custom cabinetry, updated baths, hardwood floors, new driveway, carport and landscape.
- (6)

Information provided by Arlene Da Cruz and Dominic Da Cruz – Da Cruz Real Estate Group - full service Realtors and Hickory Farms residents. Arlene and Dominic are associated with Weichert Realtors ([www.arlenedacruz.com](http://www.arlenedacruz.com)) and are sole proprietors of ADC Property Services, a family owned Property Management business managing rental properties. 571-436-6551 - [arlenemyrealtor@gmail.com](mailto:arlenemyrealtor@gmail.com) (1-4-7-10)



## **Learn Tai Chi**

Classes are taught by Hickory Farms resident Dante Gilmer.

**Tai Chi** is great for relieving stress and improving balance, coordination, flexibility and focus.

11:15am Sundays & 11:10/12:10 Wednesdays

Our studio is just minutes from Hickory Farms at 11226 Waples Mill Road (at the intersection just before Fair Oaks Mall)

**703.862.2192**     [www.stillwatertaichi.com](http://www.stillwatertaichi.com)

## **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, and 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 not keep the pipe from freezing – you can't count on this method. There are some UL-approved heat tapes that can be used to wrap around unheated pipes.
- In the basement, 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 blow 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 is a better idea.

- If the pipe breaks, shut off the water using the master shutoff in the basement. Call a plumber to fix the break. Consider having the pipe rerouted through less vulnerable areas.
- When should you call the fire department? When 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.

(1)

### **Street Snow Removal**

The Virginia Department of Transportation (VDOT) clears the 7,000 miles of road in Fairfax County, including Hickory Farms. 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. 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 begins, and shovel your snow to the right (when facing the road), so the plow won't push your own snow back in 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 if it is necessary.
- 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)



Hickory Farms Community Association															
FY (enter year) Budget to Actual															
BUDGET	Actual	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec		
<b>INCOME</b>															
Annual dues	\$24,750.00	\$10,750.00	\$7,250.00	\$2,375.00	\$2,125.00	0.00	125.00	1500.00	125.00	0.00	125.00	0.00	0.00		
Interest - Checking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Interest - CDs	\$53.30	\$4.85	\$1.93	\$4.85	\$4.80	4.78	4.91	4.86	4.89	4.86	4.86	3.87	3.84		
VPOAA Packages	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Prior Year Dues	\$250.00	\$125.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00	125.00	0.00	0.00	0.00	0.00		
Late Fees	\$850.00	\$50.00	\$0.00	\$0.00	\$0.00	0.00	50.00	600.00	100.00	0.00	30.00	0.00	0.00		
Legal Costs/Fees	\$312.84	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00	156.42	0.00	156.42	0.00	0.00		
Advertising	\$250.00	\$1,819.27	\$218.87	\$0.00	\$461.50	0.00	314.00	0.00	0.00	0.00	124.25	0.00	700.65		
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
<i>Total Income</i>	\$25,000.00	\$27,640.41	\$11,148.72	\$2,841.93	\$2,129.80	4.78	493.91	2104.86	511.31	4.86	440.53	3.87	704.49		
<b>EXPENSES</b>															
Tax Preparation/Audit	\$280.00	\$285.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Director's Insurance	\$1,560.00	\$1,488.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00	0.00	1488.00	0.00	0.00	0.00		
Liability Insurance	\$300.00	\$272.00	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00	0.00	0.00	272.00	0.00	0.00		
Surety Insurance	\$950.00	\$260.00	\$0.00	\$0.00	\$0.00	0.00	260.00	0.00	0.00	0.00	0.00	0.00	0.00		
Legal Fees	\$1,000.00	\$1,266.22	\$0.00	\$0.00	\$0.00	0.00	\$136.42	0.00	655.38	0.00	436.42	0.00	38.00		
Landscape/Maintenance	\$15,000.00	\$19,334.60	\$0.00	\$2,606.00	\$1,528.00	3827.28	1303.00	1303.00	1303.00	1853.00	1303.00	2038.32	1153.00		
Miscellaneous	\$100.00	\$170.04	\$0.00	\$95.04	\$0.00	0.00	0.00	0.00	0.00	0.00	75.00	0.00	0.00		
Social	\$400.00	\$325.23	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00	0.00	0.00	207.26	0.00	0.00		
Neighborhood Watch	\$84.50	\$84.50	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00	0.00	94.50	0.00	0.00	0.00		
Newsletter Printing/Postage	\$1,400.00	\$1,429.14	\$210.20	\$0.00	\$0.00	\$173.27	0.00	295.03	295.03	50.28	15.08	215.42	174.83		
Taxes/Fees	\$50.00	\$87.00	\$0.00	\$0.00	\$0.00	\$2.00	0.00	0.00	0.00	85.00	0.00	0.00	0.00		
VPOAA Packages	\$140.80	\$140.80	\$0.00	\$0.00	\$0.00	0.00	0.00	0.00	0.00	0.00	0.00	140.80	0.00		
Postage	\$200.00	\$135.60	\$0.00	\$0.00	\$0.00	0.00	135.60	0.00	0.00	0.00	0.00	0.00	0.00		
<i>Total Expenses</i>	\$21,240.00	\$25,278.13	\$210.20	\$2,701.04	\$1,893.69	3962.88	1858.03	2253.41	1303.00	3807.20	1872.94	2432.54	1327.83		
Budget Overage	\$3,760.00	\$2,362.28													
Checking Account:															
Opening balance	\$4,152.98	\$15,086.65	\$19,635.61	\$20,816.14	21047.45	17084.57	15715.54	15562.13	14765.55	10958.35	9521.68	7089.14			
Deposits	\$11,143.87	\$7,250.00	\$2,836.50	\$2,125.00	0.00	489.00	2100.00	506.42	0.00	435.67	0.00	700.65			
Checks	\$210.20	\$2,701.04	\$1,855.97	\$1,893.69	3962.88	1858.03	2253.41	1303.00	3807.20	1872.94	2432.54	1327.83			
Closing Balance	\$15,086.65	\$19,635.61	\$20,816.14	\$21,047.45	17084.57	15715.54	15562.13	14765.55	10958.35	9521.68	7089.14	6461.96			
Submitted by: (Name of Treasurer)															
Treasurer															
INTEREST CREDITED															
Certificates of Deposit	Beginning	Ending	Jan	Feb	March	April	May	June	July	August	September	October	November	December	YTD
CD# 058-881660-4	\$7,722.91	\$7,738.38		1.93			4.78			4.89			3.87		\$15.47
CD# 058-881645-1	\$7,763.45	\$7,782.82	4.85		4.85	4.80		4.91	4.86		4.86				\$19.37
CD# 058-881653-1	\$7,760.85	\$7,779.31			4.85									3.84	\$18.46
	\$23,247.21	\$23,300.51													\$53.30

The Newsletter is published early 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. Advertisers in this newsletter are not endorsed by the HFCA. The editor is Kirk Randall 703-425-0210 – kirk\_randall@hotmail.com