

Volume 14 – No. 1

January 2014

# ***The Hickory Farms***

## ***Newsletter***

### **Board of Directors**

President

Vacant

Vice President - Vacant

Treasurer

Dante Gilmer 978-0621

Secretary

Ed Wagner 425-7875

Community Grounds, Paths

& Woods – Don & Sara

Lobeda 539-8472

Architectural Control

Committee

Kirk Randall 425-0210

At Large

Chuck Stewart 425-7368

Bruce Bernhardt 426-9446

Mike Mehrman 323-0801

### **Other Volunteers**

Neighborhood Watch

Kathy Gillette 503-3158

Newsletter & Web Site

Kirk Randall 425-0210

Community Yard Sale (Fall)

Pete Scala 764-0730

Email ("Listserv")

Stefan Schwarz

Debbi Buchanan

Social Committee - Vacant

Architectural Reviews

Keith Ferguson, Donna

Garfield, Greg Gillette

Kirk Randall (Chairman)

Carole Rogers

Newsletter Delivery – John

Kitzmiller, Heather Webb

Leslie Morrisette

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***

**Please welcome our newest member  
of the Board of Directors Mike  
Mehrman, who lives on Cotton Farm.  
The new Board will hold its first  
meeting in January. As with all Board  
meetings, all Hickory Farms  
homeowners are welcome to attend.**

**Annual Dues were past due on  
January 8. Dues payments submitted  
after that date should include the \$50  
fine in addition to the \$150  
assessment. Send your check to the  
above address. Tenants, please notify  
your landlord.**

**Are you good with numbers?  
Treasurer Dante Gilmer could use a bit  
of help. And, you don't have to be a  
member of the Board of Directors to  
help balance our checkbook. Please  
call Dante at 703-978-0621.**

### **Join the Hickory Farms email Group**

- Get up-to-the-minute news on neighborhood happenings
- Ask your neighbors to recommend a contractor/repairman
- Locate a lost and found item
- Get an advance copy of this newsletter in PDF format.

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

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### 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. (1-5-9)

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.

### 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 might 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. (1-5-9)



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Deborah L. Lewis, CFP®, ChFC®, MBA, CPA  
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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, Country Squire Lane*

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.

### 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
No Sales Since August								
4347 Farm House	Colonial	4	3.5	\$2,495	\$2,495	0	1	Rented – 8/7/13

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 also 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)

(1-5-9)

### Architectural Control Committee Approvals

None

## Lawn Mowing + Landscape Maintenance specialists

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### Are You an Absentee Homeowner?

If you have moved in the last 1-2 years, please contact the Treasurer at 703-978-0621 with your current address, phone number, and email address, so that you may receive mailings such as the bill for Annual Assessments (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 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) (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.





P.O. Box 2722  
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- |                        |                                |
|------------------------|--------------------------------|
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| ✓ Tenant Screening     | Accounting Reports             |
| ✓ Rent Collection      | ✓ Disbursement of Funds as     |
| ✓ Periodic Inspections | Directed by Owner              |
| ✓ Property Maintenance | ✓ Accurate Year End Statements |

# ADC Property Services

**Exceeding expectations for quality service—and by the way, we also help with buying and selling homes.**

**Where is the Snow Plow?** <http://novasnowplowing.virginia.gov/> - The locations of most VDOT trucks are updated every two minutes using satellite technology, but smaller 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 Lane, Fairfax, VA" 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

**How VDOT Clears Our Roads**

[www.virginiadot.org/VDOT/Travel/asset\\_upload\\_file370\\_61762.pdf](http://www.virginiadot.org/VDOT/Travel/asset_upload_file370_61762.pdf)

**VDOT's Road Clearing Priorities**

[www.virginiadot.org/VDOT/Travel/asset\\_upload\\_file413\\_61762.pdf](http://www.virginiadot.org/VDOT/Travel/asset_upload_file413_61762.pdf)

**How to Stay Safe on the Road in Snow**

[www.virginiadot.org/VDOT/Travel/asset\\_upload\\_file820\\_61762.pdf](http://www.virginiadot.org/VDOT/Travel/asset_upload_file820_61762.pdf)

- 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 in your driveway.

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- 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.
  - Please clear snow from the fire hydrant nearest your home so that firefighters can easily find it.
- (1)

### 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.

## **Remodeling Services**

Bathroom & Kitchen Remodels – Decks  
Kitchen & Bathroom Tile – Painting  
Hardwood Floors – Drywall – Carpentry  
Replacement Windows & Doors – Trim  
General Handyman Services – Pressure Washing

Four Years Serving Hickory Farms Homeowners

Hickory Farms References Available – Low Prices

**Services by David Alvorado Cortez**  
**571-313-9550**

- 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 flame or 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)

### **Earthquake-Related Roof Leaks**

We recently noticed a small water leak from the roof into the living area. Upon closer inspection, we noticed that the flashing between the brick chimney and roof surface had become separated. A little bit of silicone caulk plugged the leak. The cause? Most likely the August 2011 earthquake which caused the chimney to swing back and forth several inches; I was in the garage at the time and saw it. You might consider having this checked out the next time someone is on your roof.

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

The deadline for paying your \$150 Hickory Farms 2013 Annual Assessment is January 7. Please send your check to: HFCA, P.O. Box 2239, Fairfax, Virginia 22031. Please do not mail or deliver them to the Treasurer's home.

Checks that are not postmarked or in the physical possession of the Treasurer by January 7 will be considered late and will be assessed a \$50 late fee. Checks that are received late and do not include the late fee will be returned for non-payment. On February 1, delinquent accounts will be turned over to the Association's attorneys for collection. At this point, the amount owed by a delinquent homeowner will be the \$150 dues, the \$50 late fee, and attorney fees. Please note that the Treasurer does not begin cashing checks until January 2, and it may take up to two months for your check to clear because our bank limits the number of checks we can process in one month. So, please be patient. (11-12-1)

## **Neighborhood Watch Schedule**

Kathy Gillette

As we start the New Year, please reach out and thank your neighbors who volunteer their valuable time to ensure that Hickory Farms is a safe and secure neighborhood. Thank you to all 22½ teams (45 members) who are helping keep our neighborhood a great place to live. (Keep in mind that out of 198 homes, this is a small percentage of neighbors and many are from the same household.)

Please welcome to the Neighborhood Watch neighbors Brian Roethlisberger, Jason Zhao and Laura Feng (Jason and Laura are married)! Just in the nick of time, they joined the Watch and helped make the rotations a little more manageable. Thank you, Brian, Jason, and Laura! (We will have some Fridays not covered for a while until we get more Friday night volunteers. Brian also needs a partner for his team.)

Stefan and Christine Schwartz are back on Neighborhood Watch! After a short break, they are now back on the schedule. Thank you, Stefan and Christine!

Our Neighborhood Watch participants drive through the community on Friday and Saturday nights. They report incidents and problems to police and provides a visible presence that deters criminal activity. The watch has no policing powers, carry no weapons, are non-confrontational, and always coordinate activities with law enforcement. Please consider volunteering for this important activity.

We hope to offer Neighborhood Watch training soon. We are still awaiting response from the West Springfield Police District to make this happen.

If you are interested in joining Neighborhood Watch, please email [Kathy.gillette@gmail.com](mailto:Kathy.gillette@gmail.com) or call her at 703-503-3158. We need at least three new teams in order to effectively increase the amount of weeks between rotations. Thanks in advance for considering joining Neighborhood Watch!



Fri	Jan 10	Dave Maurer	Sanjeev Munjal
Sat	Jan 11	David Froberg	Beverly Froberg
Fri	Jan 17	Jaime Gutierrez	Ed Wagner
Sat	Jan 18	Dave Dempster	Dawn Dempster
Fri	Jan 24	Susan Mulliner	Brenton Mulliner
Sat	Jan 25	Ron Arnold	Charles Walters
Fri	Jan 31	Harry Herchert	Ginny Herchert
Sat	Feb 1	Chris Woody	Angela Woody
Fri	Feb 7	Greg Gillette	Kathy Gillette
Sat	Feb 8	Rick Loranger	Judy Loranger
Fri	Feb 14	Jeff Lindsay	Larry Rogers
Sat	Feb 15	Angel Meza	Jason Meza
Fri	Feb 21	Eric Maribojoc	Clarisa Dacanay
Sat	Feb 22	Bob Montgomery	George Rosenkranz
Fri	Feb 28	John Coyne	Linda Coyne
Sat	Mar 1	Pete Scala	Rose Scala
Fri	Mar 7	Stan Lee	Jim Marshall
Sat	Mar 8	Pam Barrett	Tom Barrett
Fri	Mar 14		
Sat	Mar 15	Stefan Schwarz	Christine Schwarz
Fri	Mar 21		
Sat	Mar 22	Brian Roethlisberger	(need partner)
Fri	Mar 28		
Sat	Mar 29	Jason Zhao	Laura Feng
Fri	Jan 10	Dave Maurer	Sanjeev Munjal
Sat	Jan 11	David Froberg	Beverly Froberg

### **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.

### **Mail Thefts**

At least one resident had letters removed from their mailbox, which is a federal offense. Checks were then altered and used to steal funds from the resident's bank account. If you use the mailbox for outgoing mail, don't raise the flag, which just tells the criminals where to steal the mail.

## HFCA Income & Expenses (2013 Yearend Actual)

INCOME		EXPENSES	
Advertising	\$1,346	Bank Charges	\$40
Dues	29,400	Director's Insurance	1,599
Interest on CDs	30	Landscape Maintenance	19,211
Late Fees	250	Legal Fees	109
Legal Cost Reimbursements	1,038	Liability Insurance	307
Other	100	Miscellaneous	160
Prior Year's Dues	150	Postage	372
<b>TOTAL INCOME</b>	<b>\$32,314</b>	Printing	1,753
		Surety Insurance	250
		Tax Preparation/Audit	270
		Taxes/Fees	120
<b>INCOME LESS EXPENSES</b>	<b>\$8,123</b>	<b>TOTAL EXPENSES</b>	<b>\$24,191</b>
<b>INVESTMENTS</b> (Bank Certificates of Deposit)	<b>\$23,376</b>	It is HFCA policy to maintain a reserve balance in low risk investments approximately equal to annual dues.	

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 is Kirk Randall 703-425-0210 – kirk\_randall@hotmail.com