

Volume 9 – No. 5

July 2009

The Hickory Farms Newsletter

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Welcome New Neighbors

Joyce Kitzmiller 503-3443

Newsletter & Web Site

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Community Yard Sale (Fall)

Pete Scala 764-0730

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Social Committee

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Dawn Dempster 503-0561

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Keith Ferguson

Donna Garfield

Greg Gillette

Kirk Randall

Carole Rogers

Larry Rogers

Email addresses are at

www.hickoryfarms.org

All phone area codes are 703

Hickory Farms Community Association
P.O. Box 2239, Fairfax VA 22031
www.hickoryfarms.org

As you can see from the enclosed report by neighbor Arlene Da Cruz, the home sales market has warmed up, compared with last year. While prices aren't even close to what they were at their peak, at least our homes are selling, which is more than can be said for some neighborhoods. The good news, though, is that your recent property tax bill was probably a bit lower than last year's.

Speaking of which, if you plan to sell your home, you are required by Virginia law to give the seller a Hickory Farms "VPOAA Disclosure Packet." The Board has entered the internet age and moved from paper report to a downloadable electronic PDF file combined with an email/letter. The article inside describes our new process that should save both time and money for our homeowners and their agents.

The Architectural Control Committee (ACC) has been busy this summer reviewing many applications to change the outside appearance of homes and property in our neighborhood (see enclosed report). If you are in doubt as to whether your exterior improvement or change needs prior approval, contact one of the ACC members listed to the left. And, if you've unwittingly already done the work, make an ACC application nonetheless. Getting your approval in hand will avoid future problems when you sell your home.

From all the Board, we wish you a pleasant summer.

The next Newsletter will arrive around Labor Day.

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.

Neighborhood Watch Schedule
John Kitzmiller

Please volunteer for this important neighborhood activity – all it takes is one three-hour Friday or Saturday evening every four 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	July 3	Greg Gillette	Kathy Gillette
Sat	July 4	Bob Sottile	Lee Sottile
Fri	July 10	David Froberg	Beverly Froberg
Sat	July 11	John Kitzmiller	Brand Niemann
Fri	July 17	Susan Mulliner	Brenton Mulliner
Sat	July 18	Ron Arnold	Charles Walters
Fri	July 24	Kirk Randall	Chris Woody
Sat	July 25	Bob Cosgriff	Don Klingemann
Fri	July 31	Jeff Lindsay	Larry Rogers
Sat	August 1	Angel Meza	Jason Meza
Fri	August 7	Eric Maribojoc	Clarisa Dacanay
Sat	August 8	Bob Montgomery	George Rosenkranz
Fri	August 14	Mike Martin	Scott Buchanan
Sat	August 15	Pete Scala	Rose Scala
Fri	August 21	Stan Lee	Jim Marshall
Sat	August 22	Pam Barrett	Tom Barrett
Fri	August 28	John Verheul	Tammy Verheul
Sat	August 29	Stefan Schwarz	Christine Schwarz
Fri	September 4	Dave Dempster	Dawn Dempster
Sat	September 5	Jaime Gutierrez	Ed Wagner
Fri	September 11	Harry Herchert	Ginny Herchert
Sat	September 12	Greg Gillette	Kathy Gillette
Fri	September 18	Dave Maurer	Sanjeev Munjal
Sat	September 19	David Froberg	Beverly Froberg
Fri	September 25	John Kitzmiller	Brand Niemann
Sat	September 26	Bob Sottile	Lee Sottile

ALERT for Our Dog Walkers

If you have been tossing your dog's droppings down storm drains ("sewers"), then please read this. **According to the Fairfax County Health Department, putting dog poop in storm drains is illegal.** Our neighbors in nearby Aspen Grove townhouses on Roberts Road (about a block south of the swimming pool) have alerted us that dog poop is again appearing in their neighborhood. Our storm sewers run under Roberts Road and then spill onto Aspen Grove's common areas. Unfortunately, it's not just rainwater that gets dumped on Aspen Grove; it's also plastic bags filled with dog poop. So, rather than tossing your bags into the nearest storm sewer once you've cleaned up after your dog, please use a trash can. Our Aspen Grove neighbors thank you.

(5)

[Scenic Remodeling Ad Here]

Woody's Ice Cream Moving Indoors

On April 1 of next year, Woody's will be opening a new indoor ice cream parlor in the second story of the white building behind the existing trailer. Construction will begin late summer. Owner Woody Lashley says the new parlor will be open 9-10 months of the year. Woody's will be closing a few weeks early this year (Sept 29) to accommodate construction. As always, though, Woody is planning an end of the season bash – more details on that later. Woody's is open Tuesdays-Saturdays 2-9 PM, but never on Sunday.

Keeping Abreast of Neighborhood Incidents

Neighborhood Watch patrols witnessed a number of incidents May 1-2. If you participated in the Hickory Farms email service, you would have heard about them the very next day - not two months later. To keep abreast of the latest neighborhood information, subscribe to the service by visiting <http://groups.yahoo.com/group/HickoryFarms>. Click "Join this Group."

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, 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)

Victoria Hebeisen (15) 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.

Are You New to Hickory Farms ?

(4-10)

Please call me to welcome you to our neighborhood.

Joyce Kitzmiller 703-503-3443

(PS - I'm your neighbor on Harvester Farm – not a salesperson!)

Got Moss, Algae, Lichens, or Fungus on Your Roof?

I was amazed to discover that, after being squeaky clean since our house was built, a veritable garden has sprung forth on the roof this spring. In addition to some new dark algae streaks (which are common in Hickory Farms), I now have lichens and moss. All of these growths retain water and hasten the breakdown of shingles. To prevent new growth, nail or glue 2½" zinc strips (www.zincshield.com) just below the peak of the roof, the entire length of the roof. Note that the solid zinc lasts much longer than the cheaper zinc coated steel. The zinc reacts with rainwater to create a chemical which retards new growth. Unfortunately, the zinc chemical is too weak to kill existing growth, so you should also treat the roof with a product such as Roof-Be-Clean (www.roofbeclean.com) or Moss Out! (Home Depot) Don't use a power washer or stiff brush on the roof, because they will damage the shingles. And, the next time you reroof, consider specifying a shingle that contains a mild chemical that helps prevent new growth. For more information, visit www.inspect-ny.com/roof/ShingleMoss.htm

NEW

If You Plan To Sell Your Home, Please Read

NEW

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 Package. ***This is required by law. If you do not provide a copy of this document to the purchaser, the purchaser could delay closing or cancel the sale.***

The Hickory Farms Disclosure Package was revised in 2009 to reflect changes in the law. Hickory Farms distributes the Disclosure Package in two parts, and both parts must be given to the new homeowner at time of closing (at the latest).

[Order out of Chaos Ad Here]

Part 1 contains property specific information. The requestor may specify a letter or email containing Part 1 information. Please contact the Hickory Farms Treasurer by telephone or email to arrange delivery. Please allow *at least* three weeks prior to closing to give our part time Board member time to respond. There is no charge for Part 1 of the Disclosure Package.

Part 2 contains information applicable to all homes in Hickory Farms. This 36-page document is available for free download at www.hickoryfarms.org → Virginia Property Owners' Association Act (VPOAA) Disclosure Package. If you want a printed hard copy, please send a \$10 check, payable to HFCA, to P.O. Box 2239, Fairfax, VA 22031-2239 or the Treasurer's home (this is quickest, as the post office box is checked at most once a week). Please allow ten days business days from receipt of the check by the Treasurer to the date the Disclosure Package can be released, as we must allow time for your check to clear.

Please note that, before Part 1 of the Disclosure package is released, 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 (available for your review at www.hickoryfarms.org). If your property is not in compliance, the release of Part 1 may be delayed, thereby jeopardizing the sale of your property.

(3-7-11)

Golf Tournament August 7

Nancy and Bob Bentley (Cotton Farm), whose son Tyler was tragically killed by a drunken driver, are hosting the second annual Tyler Bentley "Life is Grand" Memorial Golf Outing, August 7 at Westfields Golf Club in Clifton. If interested, please call 703-978-0373.

Plan Now for the Annual Community Yard Sale!

Hickory Farms runs a community yard sale every fall, usually on a Saturday morning in September or October. With a large number of participants, we attract a lot of buyers, so this is a pretty good deal. We split the costs of advertising and fliers, which is usually about \$10 each (depending on how many people sign up). In the next Newsletter, we will provide details about when the yard sale will be, and how to sign up. Pete Scala organizes the yard sale 703-764-0730 pscala@cox.net

(7)

Recent Architectural Control Committee (ACC) Approvals

(All)

10007 Tumbleweed - Driveway widening

4377 Farm House - Painted shutters and carport floor, slate stoop/sidewalk/step

4379 Farm House - Painted Roberts Road facing fence Application denied. Denial is under appeal to the Board of Directors.

10023 Wheatfield - Garage, porch, deck, addition

4306 Still Meadow - Backyard fence

4370 Harvester Farm - Stone/brick patio & walkway, privacy fence, stone retaining wall

4286 Country Squire - Replace front porch columns

Five Safety Tips to Help Prevent Deck Collapse

(From Fairfax County)

Because people are hurt every year by decks that collapse, Fairfax County's top building official asks residents to check the safety of their decks every spring. Homeowners should check their decks before using them in the spring and summer, and there are five, easy tips to follow.

"Decks don't last forever, so it's important to check your deck regularly, especially if it's older," said Ray Pylant, Fairfax County's building official. "Decks usually fall down because they aren't attached to your home properly. Another common cause for injuries is loose guardrails or posts. But you can avoid injuries and accidents with regular inspections and maintenance."

Follow these five safety tips:

- Check support posts and beams for rot, splitting or abnormal movement.

- Closely check the attachment points between the deck and the house.
- Check all fasteners, bolts, joist hangers and other hardware for rust or corrosion.
- Check all guards and rails to be sure they are sturdy and secured.
- Use grills, heaters and outdoor fire pits with care.

Warning signs that a deck may be unsafe include: loose or wobbly railings or support beams, missing or loose screws that connect a deck to the house, corrosion, rot and cracks. Homeowners must get a county permit and inspections anytime they make structural repairs or changes to their deck.

Residents can get more tips and information online or call Fairfax County's Land Development Services at 703-222-0114

Five people have already been injured by collapsing decks this spring, according to news reports. Two people were injured in Newport News, Va., at the end of April, and another three were hurt in Morgantown, W. Va., in May.

While there are no government statistics, people are injured or killed every year by collapsing decks. Almost 2,000 people have been hurt and 30 have been killed by deck collapses between 2000 and 2006, according to the North American Deck and Railing Association.

Hickory Farms Home Sales & Listings

Arlene Da Cruz

Address	Model	BR	Bath	List Price	Sold Price	Seller Sub-sidy	Days on Market	Date Sold	Notes
10015 Cotton Farm	Split Level	4	3	2,300 Rent			19	Active	Rental - Well maintained. Screen porch. New kitchen.
4316 Farm House	Split Level	4	2.5	475,000			83	Active	New storm windows, carpets, flooring, stove & microwave.
4343 Farm House	Split Level	4	2.5	524,888			22	Contract	Hdwd floors, expanded mast bath, rejuvenated home, bonus 4th lvl.
9998 Cotton Farm	Split Level	3	2.5	360,350			10	Contract	Bank owned sold strictly "as is"
4280 Country Squire	Split Level	3	2.5	499,888			38	Contract	Swimming Pool, hdwd floors, eat in kitchen, columns and more
4324 Farm House	Split Foyer	4	3	475,000			27	Contract	Screen porch, hdwd flrs, updated kitchen, crown molding, new appls.
4326 Farm House	Colonial	4	3.5	439,800	416,000	5,000	101	26-May	Bank owned sold strictly "as is"

10111 Roundtop	Split Foyer	4	3	474,000	465,000	1,000	2	21-May	new carpet & kitchen appliances, freshly painted. Newer deck
4372 Harvester Farm	Colonial	4	3.5	499,999	499,990	0	6	20-May	new hardwood floors, new roof and energy saving windows.

Click to see the listings:

<http://matrix.mris.com/Matrix/Public/Email.aspx?ID=31797388331>

Material provided by Arlene Da Cruz -- a full service Realtor and Tumbleweed Ct resident. Arlene is associated with Weichert Realtors (www.arlenedacruz.com), She assists both home buyers and sellers, as well as manages rental properties for homeowners. Call 571-436-6551 or email arlenemyrealtor@gmail.com (1-4-7-10)

Common Grounds

Keith Ferguson - ktferguson@cox.net

Since I last wrote about the common grounds, we've accomplished several things, and I wanted to give you an update. First and foremost, repairs have been completed to the lower section of the asphalt path in the lower common area. About 150' of path was replaced, which had become severely buckled due to tree roots at one end, and developed two sizeable potholes at the other end. However, we did not just replace the asphalt. A long time issue in that area has been water drainage. That area was always damp and soft, causing the path to moss over, as well as making it difficult to cut the grass and otherwise use the area. As part of the repairs, we had a French drain system installed, which drains into the nearby catch basin. Unfortunately, it wasn't finished until after most of our spring deluge, but it's finished now and hopefully that area will not be as waterlogged as before.

Some of you may have noticed that several "No Trespassing" signs were placed at the entrances to the common areas. There was some question as to why we installed the signs and I think my predecessor, Rich Dudley, gave the most thorough answer:

Last spring, we had a number of incidents over a period of time with people outside our neighborhood using our commons as a gathering place after hours, including a couple of guys from outside our neighborhood who told me they thought our fields were a park where they could camp out and watch the sunrise together. Their activities caught several neighbors' attention one morning.

I'm comfortable with having the signs because I think it should provide us some additional rights when outsiders drive into and use our neighborhood as a gathering place to drink, do drugs, have sex, etc. Living next to the upper commons, I find evidence of all of those things frequently. I know it's going to happen from time to time, but when people outside our neighborhood start viewing our commons as their hangout spot, then I think we have problems. I call the police frequently when I see things that don't seem right. And anytime I do it, I have to explain that it's private property of the neighborhood that they're intruding on. I recollect that the police even suggested to me that we get No Trespassing signs. It's my understanding that the signs might help give police justification to go after people who have pitched their alcohol/drugs and would otherwise be charged with nothing because they just appear to be sitting quietly in the woods. The signs are not the end-all and be-all to prevent inappropriate mischief in our neighborhood, but they're one tool to help us. It would also be

good if neighbors take a proactive stance in calling the police when they suspect something is inappropriate.

There was some email debate as to the best location of the signs, particularly the one along Farm House Lane at the top of the Upper Common area. That area provides a wide entrance point to the common area, and plans are to buy several more signs in order to cover any entrance point, and have some as spares.

We had our “annual” Spring cleanup day on May 16; however, I’m afraid to say that there was not much of a turnout. I’d like to express my appreciation to the Dudley family for coming out and helping me clean up the boxwood area in the upper common area. I’m hoping the low turnout was mostly due to the last minute nature of announcing the cleanup day – that’s something I’ll try and be better at that in the future. There are still some areas that we can tidy up, to include further work on that boxwood stand.

I also mentioned in the May newsletter that I had been in contact with VDOT to discuss repairing portions of the sidewalk in our neighborhood that have fallen into disrepair. My initial conversations via email with VDOT were positive, and it appeared that they were going to come out and do the repairs. However, in June the person I was in contact with wrote to tell me that they were “broke,” laying off workers, and would not be able to perform the repairs. I had hoped that some of the highly touted “stimulus” money would make it down to the local level for projects like this. I’ve made some initial contact with John Cook,, our new Braddock District Supervisor, to see if anything can be done.

A few neighbors have approached me about the subject of wildlife in Hickory Farms. Specifically, the subject of foxes has come up. As the grounds chairman, my duties do not include capturing wild animals. Even if they did, I wouldn’t – and actually, it’s against the law. I have heard many times how much people enjoy the “undeveloped” nature of our common grounds. To me, that includes sharing it with the wildlife that make their homes there. Foxes are little to no danger to humans, and help control the rodent population. A rabid animal such as a fox or raccoon is another story of course, and if you see any animal you suspect of being rabid, call Fairfax County at 703-691-2131. For more information on “backyard wildlife”, see www.fairfaxcounty.gov/parks/resources/nrp_backyardwildlife.htm.

Living on Harvester Farm Lane, I don’t necessarily see the bulk of the common grounds every day, and I appreciate everyone keeping me informed of any issues. Please don’t hesitate to contact me if you have any concerns about the common grounds.

Transitions

Andrew Noviello, son of Ben and Tamara (Farm House), recently graduated with honors from Woodson High School. He will be attending the College of William and Mary in the fall.

Send news regarding Hickory Farms *resident* weddings, new neighbors, births, graduations, birthdays (80, 85, 90, etc), and wedding anniversaries (55, 60, 65, etc.) to kirk_randall@hotmail.com. Be sure to name the street the honoree lives on. (All)

How Does Your Home and Yard Look?

Over the summer, members of the Board of Directors and the Architectural Control Committee will walk the community, checking that properties comply with our Restrictive Covenants (Our “Constitution”) and our Rules and Regulations. (Both of these documents are available at www.hickoryfarms.org) So, before that happens, please check your property for any outstanding issues. Some problem areas that are common in the community include:

- Trees and bushes blocking the sidewalk
- Peeling paint (especially shutters, doors, exposed exterior walls & woodwork)
- Work that received ACC approval but did not comply with the application document
- Trash containers stored in front of the house (side or back yard only, please)
- “Stuff” stored in front of the house (side or back yard only, please)
- Vehicles parked on front yards
- Exterior painting or new siding (where color was changed) that was not approved by ACC.
- Unapproved fences, including wire fences and wood fence color changes
- Personal property stored on Common Grounds

After the walk through, the Board and ACC will contact homeowners about any outstanding issues. Thanks for your cooperation - The Board & ACC

This newsletter is published monthly, except February, June, and August. E-mail submissions to The Editor by the 25th of the prior month. For past issues and information for advertisers, see 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.