

Volume 10 – No. 5

July 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)*

Hopefully, the recent heat wave was the first and last of the season!

Please have a safe and happy Fourth of July.

The next issue of the Newsletter is September.

### **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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The advertisement features a cartoon plumber in a green suit and hat, holding a red funnel and a red and white striped hose. The background is a green circle on a white background.

### Voice Your Opinion on Deer Management

In an effort to assess the public's opinion on deer management in Fairfax County, a survey seeking the public's opinion is now available at <http://www.fairfaxcounty.gov/survey/deermanagement.htm>.

Residents are encouraged to complete the survey concerning their thoughts and observations on the prevalence of deer, as well as ongoing and future attempts to address issues surrounding them. The survey will be posted until August 1, 2010.

To learn more about deer management in Fairfax County, visit <http://www.fairfaxcounty.gov/living/animals/wildlife/management/deer-management.htm> or contact Fairfax County Wildlife Biologist Vicky Monroe at 703-324-0240.

## Lawn Mowing + Landscape Maintenance specialists

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### 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	July 2	Stan Lee	Jim Marshall
Sat	July 3	Pam Barrett	Tom Barrett
Fri	July 9	John Verheul	Tammy Verheul
Sat	July 10	Stefan Schwarz	Christine Schwarz
Fri	July 16	Jaime Gutierrez	Ed Wagner
Sat	July 17	Harry Herchert	Ginny Herchert
Fri	July 23	Dave Maurer	Sanjeev Munjal
Sat	July 24	David Froberg	Beverly Froberg
Fri	July 30	John Kitzmiller	Brand Niemann
Sat	July 31	Greg Gillette	Kathy Gillette
Fri	August 6	Susan Mulliner	Brenton Mulliner
Sat	August 7	Ron Arnold	Charles Walters
Fri	August 13	Bob Cosgriff	Don Klingemann
Sat	August 14	Kirk Randall	Chris Woody
Fri	August 20	Jeff Lindsay	Larry Rogers
Sat	August 21	Angel Meza	Jason Meza
Fri	August 27	Eric Maribojoc	Clarisa Dacanay
Sat	August 28	Bob Montgomery	George Rosenkranz

## Hickory Farms Special - On All Windows, Siding, Roofing, Decking or Fencing Projects:



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### **Recent Architectural Control Committee (ACC) Approvals**

(All)

10019 Cotton Farm - Shed  
4370 Harvester Farm - Brick Patio  
10011 Cotton Farm - Replace Storm Doors & Paint Front Door  
10007 Cotton Farm – Roof Replacement & Skylight  
4313 Still Meadow – Patio and Fence  
4282 Country Squire – Shed

### **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 sale 703-764-0730 [scalapr@verizon.net](mailto:scalapr@verizon.net)

(7)

**Hickory Farms Home Sales & Listings**  
Arlene Da Cruz

	<b>Model</b>	<b># Bed room</b>	<b># Bath</b>	<b>List Price</b>	<b>Sold Price</b>	<b>Seller Subsi -dy</b>	<b>Days on Market</b>	<b>Status / Date Sold</b>	<b>Notes</b>
4291 Country Squire La	Split Level	4	2.5	\$440,000			103	Active	This is a short sale, being sold "as is" and subject to Bank approval
4363 Farmhouse La	Split Level	4	3	\$459,900			77	Active	Well maintained home with cathedral ceilings and cherry wood floors throughout. Walk out lower level w/full bath.
10000 Tumbleweed Ct	Split Level	4	2.5	\$475,000	\$450,000	\$ -	7	Sold - 5/24/10	Updated and upgraded, 4 levels, redesigned and expanded kitchen. Well maintained home.
4316 Farm House Lane	Split Level	4	2.5	\$459,333	\$436,000	\$ -	297	Sold - 5/7/10	New storm windows, carpets, flooring, washer, dryer, stove & microwave. Fab flat lot.
4285 Country Squire La	Colonial	4	2.5	\$2,600	\$2,500	\$ -	12	Rented - 6/16/10	Large 4 bed with fenced back yard. One car garage.

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)

**Got a Gripe? Change the Rules.**

The October Annual Meeting is our opportunity to review and revise our [Rules and Regulations](#). Members of the Board of Directors and the ACC have proposed a few provisions that may be presented to the membership for their consideration. Do you have a proposal? Send it to President John Kitzmiller or, if you are a member of the email group, circulate your proposal to [HickoryFarms@yahoo.com](mailto:HickoryFarms@yahoo.com) for community comment.

**If You Plan To Sell Your Home, Please Read**

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).

Part 1 contains specific information on your property. In your request, you or your agent 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/volunteer Board member time to respond. There is no charge for Part 1 of the Disclosure Package. Please do not request Part 1 too early, though. If it takes a long time to sell your house, the information could become stale. We suggest you request the information when you have a signed contract to sell your house.

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](#) . If your property is not in compliance, the release of Part 1 may be delayed, thereby jeopardizing the sale of your property.

Part 2 contains information applicable to all homes in Hickory Farms. This 36-page PDF document is available for [free download](#). However, if you want a printed 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. (3-7-11)

### **Are You Getting Unwanted Newspapers?**

To request a stop-order for The Washington Examiner, call 703-846-8500 or visit <http://circulation.washingtonexaminer.com/examinerintranet/stopdeliveryreq.cfm>

### **Board and ACC Complete Compliance Survey**

Late last year, we announced that the Board of Directors and the Architectural Control Committee would be conducting a survey to ensure homeowner compliance with our community's standards of appearance. Based on the results of recent property surveys by members of the Board and ACC, the President and ACC Chairman sent compliance request letters to 47 homeowners, who were given 60 days to comply with the request for action. FYI, the compliance issues fell into the following categories (Note that some homes had more than one issue):

- Trash containers not permitted in front of house (19)
- Trees/bushes obstructing sidewalk (15)
- Fences in need of repair (10)
- Misc. property maintenance and appearance issues (15)

## 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.
Cari Moore (12) 703-323-3699	Babysitting/mother's helper.
Cathy Moore (14) 703-323-3699	Babysitting/mother's helper, pet sitting, dog walking.

## 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.

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.

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