

Volume 11 – No. 5

July 2011

# *The Hickory Farms*

## *Newsletter*

### Board of Directors

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Vice President

Keith Ferguson 323-1067

Treasurer

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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

Sarah Maurer – Assoc. Editor

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 Control Committee

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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)*

**Important changes  
regarding the collection of  
annual dues are coming.  
The deadline for payment is  
changing from March 31 to  
January 7. p. 2**

**Start accumulating your  
valuable but unneeded stuff  
to sell at this fall's  
community yard sale. p. 5**

**Our community is  
experiencing a lot of real  
estate activity. p. 9**

### **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.

**Delinquent Assessments (Annual Dues)**  
**Annual Dues Must Be Paid By January 7, 2012**

In recent years, the number of homeowners who have paid their annual assessments (dues) late, or not at all, has increased. Halfway through the year, 16 homeowners, comprising 8% of our membership, still had not paid their 2011 annual dues. While there may be many reasons for this, the fact remains that an annual assessment of \$125 is a small price to pay to live in a magnificent community such as ours, comprising homes that are valued at a half million dollars or more, and sharing the enjoyment of our 17 acres of common areas.

At the June Board of Directors meeting, the officers were forced to consider the likelihood of actually receiving payment amounting to \$2,800 in uncollected annual dues during their consideration of authorizing maintenance of the Common Areas (\$125 Annual Dues + \$50 late fees x 16 homes). It's just not right that delinquent homeowners hold the rest of the community hostage by not paying their dues on time.

In the past, the Board has been flexible with homeowners who were delinquent, giving them more than ample time to pay their assessments, and saving as a last resort the filing of a lien against homes that were in arrears. Unfortunately, some homeowners have used this time to game foreclosures to escape payment altogether. Others, who are planning to sell their homes, just refuse to pay. Note that delinquent dues are reported *prior to closing* to the buyer, real estate agent, and the title company through the VPOAA Disclosure Package.

When homeowners don't pay their annual dues, the rest of us have to make up the difference. So, to protect the interests of the community at large, the Board has decided to tighten up the collection of annual dues, so that dues-paying homeowners aren't left on the hook by their non-paying neighbors.

Starting in 2012, assessment checks will be due January 7, rather than March 31. Letters on this subject will be mailed to each homeowner following the October 2011 Annual Meeting, to ensure that everyone is aware of the stricter enforcement procedures that are being implemented. Of course, homeowners will continue to be notified of collection deadlines through the Newsletter.

Collecting delinquent assessments is a time consuming and frankly unpleasant task that falls upon the Board of Directors and, mostly, the Treasurer. If you want the Board members to continue to serve you, then please help them out by paying your dues on time.

**Classified Ads**

Classified ads may be placed in The Newsletter at no cost to residents. Please email [kirk\\_randall@hotmail.com](mailto:kirk_randall@hotmail.com) or call 703-425-0210. Classified ads - such as pertaining to items for sale, yard sales, lost pets, etc. - are a service to Hickory Farms residents and are not intended for business or commercial use. (7)

## Lawn Mowing + Landscape Maintenance specialists

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### Are You Available 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 has recommended that we have neighborhood watch tours during the day, particularly at odd times. This keeps the bad guys on their toes, since they won't exactly know when they are being watched. You would do our community a great service if you occasionally drove around the community for a few hours and called the police if you saw any suspicious activity. Please Note: You would not be added to the regular Friday/Saturday schedule (unless you request to be added). Work whenever you want (we will not be publishing a schedule for these hours). This is a great way for retired couples to spend some quality time together to think up new ways to spoil the grandkids! John Kitzmiller 703-503-3443 [john.kitzmiller@verizon.net](mailto:john.kitzmiller@verizon.net). (1-7)

### Architectural Control Committee Approvals

4339 Farm House – Deck, slate patio, rear fence  
4349 Farm House – Front Door, Windows, Shutters  
4339 Farm House – Rear fence  
4354 Farm House – Rear & side additions, garage  
4334 Farm House – Change color doors & shutters  
10022 Wheatfield – Front Portico & Porch



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### Group Purchases Are Now Being Organized – Power Washing & Tree Work

Ron Colaprete is organizing a group purchase of power washing for vinyl or aluminum siding. As a rough estimate, power washing normally costs \$200-250, but Ron thinks he can do better if we group together. If you're interested, please give Ron your name, address, telephone, and model of your home (4 BR Colonial, Split Foyer, etc). Some siding is so heavily stained that a chemical treatment may be needed, which could entail an additional charge. Please let Ron know if your siding has that problem. Call Ron at 703-978-0382 or email [RJCOLAPRETE@gmail.com](mailto:RJCOLAPRETE@gmail.com).

Kirk Randall is organizing his biennial tree work group purchase for this winter, when rates are significantly lower than other seasons. If interested, please email your name and address to [kirk\\_randall@hotmail.com](mailto:kirk_randall@hotmail.com) (that's an underline between names) or call 703-425-0210. He'll contact you in the late fall.

# FREE ESTIMATES

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## Plan Now for the Annual Community Yard Sale

Hickory Farms holds a Community Yard Sale every fall, generally on a Saturday morning in September or October. With a large number of participants, we attract many costumers, so this is a great opportunity to clean up your basement or garage! We split the costs of advertising and fliers, which typically runs about \$10 each. Look for more details in the next Newsletter. Meanwhile, start collecting and pricing your unneeded valuables. Questions? Pete Scala 703-764-0730 [scalapr@verizon.net](mailto:scalapr@verizon.net)

(7)

## 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! And, it's a great way to meet your neighbors! John Kitzmiller 703-503-3443

Fri	July 1	Jaime Gutierrez	Ed Wagner
Sat	July 2	Dave Dempster	Dawn Dempster
Fri	July 8	Susan Mulliner	Brenton Mulliner
Sat	July 9	Ron Arnold	Charles Walters
Fri	July 15	Bob Cosgriff	Don Klingemann
Sat	July 16	Kirk Randall	Chris Woody
Fri	July 22	Jeff Lindsay	Larry Rogers
Sat	July 23	Angel Meza	Jason Meza
Fri	July 29	Eric Maribojoc	Clarisa Dacanay
Sat	July 30	Bob Montgomery	George Rosenkranz
Fri	August 5	Mike Martin	
Sat	August 6	Pete Scala	Rose Scala
Fri	August 12	Stan Lee	Jim Marshall
Sat	August 13	Pam Barrett	Tom Barrett
Fri	August 19	John Verheul	Tammy Verheul
Sat	August 20	Harry Herchert	Ginny Herchert
Fri	August 26	Dave Maurer	Sanjeev Munjal
Sat	August 27	David Froberg	Beverly Froberg
Fri	September 2	Jaime Gutierrez	Ed Wagner
Sat	September 3	Dave Dempster	Dawn Dempster



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- Water Main Repair
- Gas Leaks
- Gas Repairs
- Toilet Repairs
- Bathroom Remodeling

**Advertising Salesperson Needed – Need Intern/Volunteer Hours?**

Every dollar received through advertisements in The Newsletter frees up a dollar to be spent on your community. We could use more advertising. Would you volunteer to solicit advertisers? We have already identified a number of companies that are familiar with this kind of advertising; we just need you to give them a call and close the sale. Please email [kirk\\_randall@hotmail.com](mailto:kirk_randall@hotmail.com) or call 703-425-0210.

**Should I Power Wash My Sidewalk, Patio, or Driveway?**

Only if you are very, very gentle. Pressure washers – especially gas powered ones - deliver enormous water pressure to the concrete, powerful enough to actually dig out the rock aggregate which is part of the concrete mix. Once that begins, the concrete will begin to crumble, a process called spalling. However, if you really want to clean your concrete using a power washer, use it at the lowest power setting and keep the wand at least 1½ feet from the concrete. Better yet, use a cleaning product available at your local Ace Hardware or Home Depot.

(7)

## Is Your Driveway Settling?

It is not uncommon that driveways settle where they meet the garage or carport floor. Drops of as much as four inches are not uncommon. Breaking up the old concrete and replacing it with new can be quite expensive. An alternative is a process called pump jacking, where a filler material is pumped under the existing concrete, thereby raising it. One outfit that offers this service, and is highly rated by Angie's List, is A-1 Concrete Leveling. 703-481-6868.

## Reporting Crimes

The internet-based Fairfax County Police Citizen Reporting System (CRS) is designed to make it easier and more convenient for you to file a police report without leaving home; however, not every crime can be reported using the Citizen Reporting System.

[www.fairfaxcounty.gov/police/crs/](http://www.fairfaxcounty.gov/police/crs/)

Please use the on-line reporting service for the following crimes:

- Alcohol Violations
- Check and/or Credit Card Case
- Civil Disputes
- Destruction of Property
- Disorderly Conduct
- Identity Theft
- Larceny up to \$5000
- Loitering
- Lost Property
- Noise Violations
- Obtaining False Identification
- Police Service
- Solicitor Violations
- Suspicious Events/Persons/Vehicles
- Trespassing
- Telephone Harassment/Threats
- Vehicle Tampering

CRS is NOT appropriate for the following crimes:

- Larceny over \$5,000
- Larceny by force
- Larceny with a stolen drivers license, passport or social security card.
- Check, Credit card cases, stolen values over \$5,000
- Incidents occurring within past 30 minutes
- Violent crimes, completed or attempted
- Sex crimes, completed or attempted
- Theft or loss of a firearm
- Stolen vehicles, completed or attempted
- Stolen license plate

- Breaking and entering your home or business, completed or attempted
- Crimes committed due to race, religion, ethnic or national origin, disability and/or sexual orientation
- Aggressive driving

What is the purpose of filing a report with CRS?

- Primarily for insurance and police information purposes
- Case will not be investigated
- Assists in preventing future crimes by providing statistics on trends, locations and times of violations.
- May assist in the identification and return of stolen property recovered as the result of other investigations.

### **Please Read If You Plan To Sell Your Home Soon**

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 Virginia state law. ***If you do not give a copy of this document to the purchaser, they could delay closing or even cancel the sale.***

The Disclosure Package comes in two parts (both parts must be given to the purchaser). You or your agent should contact the Treasurer to arrange for the delivery of the Disclosure Package. Please request the package three weeks prior to closing (to give the Treasurer time to respond). As a word of advice – do not request it too early. Should it take a long time to sell your house, the Disclosure Package information could become stale. We recommend you request the Disclosure Package when you have a signed contract in hand.

Part 1 contains specific information about your property. You or your agent may request either a hard copy or electronic version, for which there is no charge. Please note that before Part 1 is sent to you, 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 not, the letter will alert the purchaser that you the seller needs to bring the property into compliance before closing. If you do not do so, the purchaser could delay or even cancel the purchase.

Part 2 contains general information applicable to all homes in Hickory Farms. This 40+ page document is available for free download by [clicking this link](#). If you want a printed copy mailed to you instead, personally deliver a \$10 check to the Treasurer or send it to P.O. Box 2239, Fairfax, VA 22031-2239 (In-person delivery is preferred as the P.O. box is checked only once a week). Please allow ten days business days from when the check is received 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)



## Recent Home Sales Activity

Address	Model	Bed rooms	Baths	Listing Price	Sold Price	Seller Subsidy	Days on Market	Status - Date Sold
(1) 4332 Still Meadow	Split Foyer	4	3	\$489,000			70	Withdrawn
4332 Still Meadow	Split Foyer	4	3	\$2,850	\$2,850		70	Rented 5/31/11
(2) 10005 Tumbleweed	Colonial	5	3.5	\$525,000	\$515,000	\$5,000	70	Sold 5/27/11
(3) 10031 Wheatfield	Colonial	4	2.5	\$545,000			64	Under contract settlement 6/30
(4)10002 Tumbleweed	Colonial	5	2.5	\$529,000	\$529,000	\$2,000	4	Sold 4/29/11
(5) 4339 Farm House	Colonial	4	2.5	\$499,000	\$504,000	0	4	Sold 6/6/11
(6) 4363 Farm House	Split Level	4	3	\$454,000			47	Active
(7) 4296 Country Squire	Split Level	5	4	\$749,000			33	Active
(8) 4351 Harvester Farm	Split Foyer	4	3	\$499,888			38	Active
(9) 4352 Harvester Farm	Colonial	5	2.5	\$504,900			33	Active

- (1) Many upgrades, hardwood floors, new A/C, fenced backyard, new paint, 2-car garage.
- (2) Upgraded kitchen and baths, stainless appliances, granite, hardwood floors, new carpets, fenced backyard.
- (3) Tiled entry foyer, new HVAC system, 3-lvl deck newly painted, fully fenced level backyard, 2-car garage
- (4) Upgraded kitchen w/granite and stainless steel appliances, remodeled baths, new paint, new windows, new siding and gutters, new HVAC system. Large deck.
- (5) Totally remodeled with granite counters, and stainless steel appliances. New windows, hardwood floors, new deck, and fully finished lower level.
- (6) New carpet and hardwood floors throughout. Vaulted ceilings.
- (7) Expanded split level is the largest home in Hickory Farms. Corner lot, Corian counters, hardwood floors, huge deck, storage galore, new roof, siding, heat controlled windows.
- (8) Silestone counters, rear addition, expanded master bed w/sitting area, cul-de-sac home, designer paint and lighting.
- (9) Price recently reduced. 2-car garage, walk-out basement, backs to woods and stream, deck, selling "as-is" but in good condition.

This material is provided by Arlene Da Cruz, a full service Realtor and Hickory Farms homeowner. Arlene is associated with Weichert Realtors ([www.arlenedacruz.com](http://www.arlenedacruz.com)), She assists both home buyers and sellers and also manages rental properties. 571-436-6551 [arlenemyrealtor@gmail.com](mailto:arlenemyrealtor@gmail.com) (1-4-7-10)

### Mowing Your Lawn? Flip Flops Not Allowed!

Some of our neighbors have been mowing their lawns while wearing flip flops. If you slip, your foot could end up being shredded by the lawnmower blade. Please put on sturdy shoes before mowing your lawn.



The Hickory Farms 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.

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