

Volume 13 – No. 5

July 2013

# 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 Committee

Kirk Randall 425-0210

### At Large

Kathy Sayyed 764-8716

Bruce Bernhardt 426-9446

## Other Volunteers

### Neighborhood Watch

John Kitzmiller 503-3443

### Newsletter & Web Site

Kirk Randall 425-0210

### Community Yard Sale (Fall)

Pete Scala 764-0730

### Email ("Listserv")

Debbi Buchanan  
Stefan Schwarz

### 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](http://www.hickoryfarms.org)*

There is a vacancy on the Board of Directors and the community needs your help. All you need to contribute is about 1-2 hours a month. Please contact any Board member for more information. p.2

Start accumulating your unneeded stuff to sell at this fall's community yard sale. p.4

If you see storm damage on our Common Areas, please contact Common Area coordinators Don or Sara Lobeda at 703-539-8472.

Remember that when a Common Area tree falls on your property, you and your insurance company are liable for damage on your side of the property line. HFCA is responsible for damage on its side of the property line

**There will be no August Newsletter**

## **Join the Hickory Farms email "Listserv"**

- 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"

## **Remodeling Services**

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**It Takes Just a Few Good Volunteers to Maintain a Great Neighborhood!  
Would You Be One of Them?**

Bruce Bernhardt - Board of Directors

How is it possible that Hickory Farms has been able to maintain such a beautiful, safe and welcoming community over almost 30 years? One of the main reasons for our wonderful neighborhood has been the constant stream of volunteers who have stepped forward to serve in the many volunteer positions that make up the Hickory Farms Community Association. We have the traditional positions of Board Members, including President, Vice-President, Secretary, Treasurer and At-Large Member. We also have Architectural Control Committee, Community Grounds, Newsletter and Web Site, Social Committee positions and other ad hoc committee positions, as needed. We have a Neighborhood Watch Group of volunteers that requires only a few hours every few months to monitor our community on Friday and Saturday evenings. Most important, though, has been the unbroken open and transparent transition from one volunteer to the next to keep our community one of the best places to live in Northern Virginia.

As with any volunteer organization, we are in constant need of new volunteers. If you are interested in serving in any of the Association's positions, please contact the HFCA President or any member of the Board for more information and to jump in! Don't wait for elections at the Annual Meeting. Your services are needed now and your contribution can help immediately.

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If you are not sure you can volunteer for a full position, please consider being an Assistant! Most, if not all, Board and Committee positions would welcome an Assistant Volunteer to provide the opportunity to learn the ropes, get a feel for the position before committing to a full year or more in a specific volunteer role or position.

As you have no doubt heard before, **if not you, then who? If not now, then when?** Each homeowner has a vested interest in maintaining our neighborhood to the standards established in our governing documents that include Restrictive Covenants. We all benefit from a strong, active, supportive community. Please consider being the next volunteer to step up and continue the tradition of a few good volunteers maintaining a prosperous Hickory Farms Community! If you are new to Hickory Farms and want to get to know your neighbors, there is no better way than to volunteer and serve the community. You will meet many of your neighbors in the course of your volunteer efforts.

If you have any questions about being a volunteer, please contact any of the current Board Members or Volunteers listed on page one.

**Please help make Hickory Farms even better than it is today!**

**Can You Write Spanish, Korean, Urdu, Hindi – Other Languages?**

There are some residents in the Hickory Farms community who cannot read English and, accordingly, may not be able to read this newsletter. Our newsletters provide valuable information to all residents, including for example, explaining the requirements for prior approval of changes to the exteriors of our homes (Architectural Control Committee

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Must present coupon at time of estimate.

approvals). The newsletters also remind residents about Hickory Farms and Fairfax County rules or laws that we should follow.

To encourage better communication, we'd like to encourage these folks to select a trusted English-speaking relative or friend who could receive emailed copies of the Newsletter and pass important information on to them.

However, the Editor can't write Spanish, Korean, Urdu, or Hindi. Can you translate a few sentences in English to one of these languages? To volunteer a few minutes of your time, please email the newsletter editor at [kirk\\_randal@hotmail.com](mailto:kirk_randal@hotmail.com)

### Lower Water Rates Coming – But Not Soon Enough

Folks living on Harvester Farm and Tumbleweed have been receiving water service by Fairfax County-affiliated Fairfax Water for decades. The rest of us have been served by the City of Fairfax, which has been charging nearly double the Fairfax Water rate. We have finally convinced the Fairfax City Council to exit the water business and sell their water system to Fairfax Water. I estimate that we will become Fairfax Water customers around the end of the year. However, we probably won't see an immediate reduction in rates because the City of Fairfax and Fairfax Water have agreed to freeze our rates for as long as three years. I have been paying excessive water rates for over 27 years and am disappointed to have to wait for another three for rate relief. But, I guess it is better late than never.

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### Sidewalk Repairs & Shrubbery Trimming

If you notice damaged sidewalks or curbs in the community, please report them to the Virginia Department of Transportation. Multiple reports for the same damage may move the item higher on their priority list. VDOT will also trim shrubbery on corner properties where they obstruct a driver's vision. [www.virginiadot.org/travel/citizen.asp](http://www.virginiadot.org/travel/citizen.asp) - 1-800-367-7623 (7)

### Get Paid \$90 to Tune Up Your Heat Pump

Dominion Virginia Power will pay you \$90 to give your heat pump a tune-up. Visit [www.dom.com/dominion-virginia-power/customer-service/energy-conservation/residential-heat-pump-tune-up.jsp](http://www.dom.com/dominion-virginia-power/customer-service/energy-conservation/residential-heat-pump-tune-up.jsp)

### Architectural Control Committee Approvals

10000 Cotton Farm – Patio  
4355 Farm House – Garage Door  
10013 Cotton Farm - Shed  
4337 Still Meadow – Stone Patio  
4327 Farm House – Storm Doors

**PLEASE READ THIS  
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 Packet. 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 Packet comes in two parts, and both parts must be given to the purchaser. You or your agent should contact the Treasurer (preferably by email) to arrange for the delivery of the Disclosure Packet. Please request the Disclosure Packet three weeks prior to closing in order to give the Treasurer time to respond. As a word of advice, however, do not request it too early. Should it take a long time to sell your house, the information could become outdated. We recommend that you request the Disclosure Packet when you have a signed contract in hand.

Part 1 contains specific information about your property. You or your agent may request either a paper copy or electronic version (email is preferred, though), 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](#) (See Article VII). If not, the letter will alert the purchaser that you, the seller, need to bring the property into compliance before closing. If you do not do so, the purchaser could delay or even cancel the sale. The Board or ACC member may arrive unannounced and knock on your door to see if anyone is home before inspecting the property. If someone is home, the Board of ACC member will introduce themselves; if no one is at home, they will do a quick walk around the property. If you do not want the Board or ACC member to enter your back yard unattended (if, say, you have a dog), you must tell the Treasurer to arrange a meeting time. Do this when you make your request for your Disclosure Packet.

Part 2 contains general information applicable to all homes in Hickory Farms. This 45+ page document is available for free download by [clicking this link](#). If you want a printed copy mailed to you, personally deliver a \$10 check (made out to HFCA) to the Treasurer. Please allow ten business days from when the check is received by the Treasurer to the date Part 1 can be released, as we must allow time for your check to clear.

(3-7-11)

**What is That Black Crud on My Roof?**

Those black streaks are not tree debris. During humid weather, it begins with black algae streaks and moves on to moss, lichens, and fungus, all of which retain water that destroys shingles. Black streaks DO NOT necessarily mean you have a roof leak. You can attach zinc strips ([www.zincshield.com](http://www.zincshield.com)) just below the peak of the roof. Zinc reacts with rainwater to create a chemical which retards (but not totally prevent) new growth. You may also treat the roof with a product like Roof-Be-Clean ([www.roofbeclean.com](http://www.roofbeclean.com)) or Moss Out! Do not use a power washer or stiff brush, which will damage the shingles. And, the next time you reroof, consider using a shingle that contains an algaecide. Visit [www.inspect-ny.com/roof/ShingleMoss.htm](http://www.inspect-ny.com/roof/ShingleMoss.htm) and see Washington Post articles at

[http://articles.washingtonpost.com/2012-10-19/news/35501573\\_1\\_shingles-roof-oxygen-bleach](http://articles.washingtonpost.com/2012-10-19/news/35501573_1_shingles-roof-oxygen-bleach) & [www.washingtonpost.com/wp-srv/special/metro/urban-jungle/pages/130618.html](http://www.washingtonpost.com/wp-srv/special/metro/urban-jungle/pages/130618.html)(7/2)

### **Attention All Landlords !**

Make sure the Treasurer ([dantegilmer@hotmail.com](mailto:dantegilmer@hotmail.com)) has your current contact information so you may receive newsletters and other information such as notices of annual dues. If your property is being managed by a real estate agent, please ensure the agent's contact information is also given to the Treasurer. (7)

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

Only if you are very, very careful. Power 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 concrete cleaning product available from a home center or hardware store such as Ace Hardware on Main Street. (7)

### **Get \$125 Towards Heating/AC Duct Testing and Sealing**

Dominion Virginia Power is offering a \$125 rebate for duct testing and sealing. According to Dominion, proper sealing of your home's duct and air distribution system can significantly improve airflow, offering many benefits including:

- Reduction of energy use can save you money - properly sealed ducts often pay for themselves in energy savings
- Decrease of the risk of "backdrafting," where gases from gas-operated appliances are drawn back into living spaces
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- Reduction of the risk of pollutants entering and circulating through your home

For more information visit: <https://www.dom.com/dominion-virginia-power/customer-service/energy-conservation/residential-duct-test-seal.jsp>.

### **Quiet Hours – The Fairfax County Noise Ordinance**

The Fairfax County noise ordinance generally implements quiet hours between 9PM and 7AM. However, trash and recycling may be picked up as early as 6AM. Construction or demolition equipment also may not be used outside before 9AM on Sundays and federal holidays. Trucks may not be loaded or unloaded outside within 100 yards of a home between 9PM and 6AM. If you are being disturbed, please first speak with your neighbor. If that doesn't work, call the Fairfax Police non-emergency number at 702-691-2131. See [www.fairfaxcounty.gov/code/noise/](http://www.fairfaxcounty.gov/code/noise/) (7)

## **Do You Have Original Hickory Farms Builder Documents?**

Homeowners sometimes ask about our original home sales brochures, maps, etc. If you have any that you can share so we may scan them, please email [kirk\\_randall@Hotmail.com](mailto:kirk_randall@Hotmail.com)

### **The Birds of Hickory Farms**

Bob Cosgriff

This spring migration was a bit strange because of the cooler, wetter weather compared to previous years. Neo-tropical migrants arrived later and in smaller numbers during the last week of April and the first two weeks of May this year, whereas last year the migration peaked earlier in relative terms. Nonetheless, our bluebird trail of 10 boxes is showing the best results ever: two Eastern Bluebird families of five chicks each (one family each in the lower and upper common grounds) have already fledged, and we have three more active nests (two with eggs, one with hatchlings) as of this report. We also have had four Tree Swallow nests, two each in the lower and upper common grounds. One nest resulted in two fledglings. Unfortunately, the other three fully-grown chicks died in the nest, either of hyperthermia or some sort of avian parasite as there was no sign of having been attacked by a predator or other bird trying to take over the box. The other three nests are viable, and by the time you read this, two of the broods (five chicks each) will have fledged and another will be almost ready to fledge. Once each tree swallow brood leaves its nest, I will clear out the box to encourage a second nesting ("double-clutch") in July and August for these beautiful and beneficial birds. We also have one House Wren family that fledged during on 21 June.

We have added a new bird to the Hickory Farms species list, namely, Indigo Bunting. The male is a beautiful, all-blue bird, and the twittering sound he makes is one of the familiar sounds of summer in Virginia. It's surprising to me that this is the first sighting in Hickory Farms given how common this species is in Virginia. Our overall neighborhood total is now 109 species since I began keeping records in 1979. I am also keeping a 2013 backyard list which has reached 50 species as of the date of this article. These are impressive numbers for a neighborhood in the midst of such a densely populated area as Fairfax County. This demonstrates the value of preserving natural habitat, such as that which is found in our beautiful common areas and backyards.

Among the less common birds seen in the neighborhood this year, in addition to the Indigo Bunting, are Brown Thrasher, Rose-breasted Grosbeak, Scarlet Tanager, Great-crested Flycatcher, Pileated Woodpecker, Fox Sparrow, Chipping Sparrow, Pine Siskin, and Purple Finch (not to be confused with the more common House Finch). Warblers noted in the neighborhood this spring include Black-throated Green Warbler, American Redstart, Northern Parula, Chestnut-sided Warbler, and Blackpoll Warbler. Red-tailed, Red-shouldered, Cooper's and Sharp-shinned hawks have all been seen. Although the spring migration is over, there is still much to observe, so I hope you will get out to see, hear and enjoy the many beautiful birds that call Hickory Farms home over the summer.

## Plan Now for the Fall 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 Schedule

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! Call John Kitzmiller at 703-503-3443

Fri	July 5	Jaime Gutierrez	Ed Wagner
Sat	July 6	Dave Dempster	Dawn Dempster
Fri	July 12	Susan Mulliner	Brenton Mulliner
Sat	July 13	Ron Arnold	Charles Walters
Fri	July 19	Harry Herchert	Ginny Herchert
Sat	July 20	Chris Woody	---
Fri	July 27	Jeff Lindsay	Larry Rogers
Sat	July 28	Angel Meza	Jason Meza
Fri	Aug. 2	Eric Maribojoc	Clarisa Dacanay
Sat	Aug. 3	Bob Montgomery	George Rosenkranz
Fri	Aug. 9	John Coyne	Linda Coyne
Sat	Aug. 10	Pete Scala	Rose Scala
Fri	Aug. 16	Stan Lee	Jim Marshall
Sat	Aug. 17	Pam Barrett	Tom Barrett
Fri	Aug. 23	John Verheul	Tammy Verheul
Sat	Aug. 23	Zhong Cheng Wang	Tong Wang
Fri	Sept. 6	Dave Maurer	Sanjeev Munjal
Sat	Sept. 7	David Froberg	Beverly Froberg
Fri	Sept. 13	Jaime Gutierrez	Ed Wagner
Sat	Sept. 14	Dave Dempster	Dawn Dempster
Fri	Sept. 20	Susan Mulliner	Brenton Mulliner
Sat	Sept. 21	Ron Arnold	Charles Walters
Fri	Sept. 27	Harry Herchert	Ginny Herchert
Sat	Sept. 28	Chris Woody	---

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