

Volume 05, Issue 3

March 2005

The Hickory Farms Newsletter

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*Hickory Farms Community Association
Fairfax County, Virginia*

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President's Letter

Dear Neighbors,

The Hickory Farms yard sale is quickly coming upon us. Be on the look out for dates, which will be distributed shortly via newsletters & the list server.

Speaking of the list server, I encourage you to join if you haven't already. At this point, the list server is only processing a few emails a month, and they are all directly related to the Community. The Board has used this service on occasion and a few homeowners have also utilized it to provide us with important information. To subscribe to the list server, please send an empty email (no subject line or text) to hickoryfarms-subscribe@yahoo.com

The Board has received feedback on both the garbage company and speed bumps. Please read inside for further information.

And finally, don't forget that your HOA Annual Dues are due at the end of March. The annual amount of \$100 covers the Association's upkeep of the common grounds and supports neighborhood events. The form and address to mail your dues to are enclosed inside.

Thanks, and don't hesitate to contact me if you have any questions or concerns relating to Hickory Farms.

Sincerely,

Jeff Altman, jalt0629@hotmail.com
HF HOA President

REMINDER: Hickory Farms HOA annual dues are due by March 31. Dues are \$100. Late fees are \$25, and are charged based on postmark date. If you have any questions, please contact Hickory Farms' Treasurer, Jamie Gutierrez, at jagutierrez1@cox.net.

TREASURER'S REPORT

Jaime Gutierrez

As of February 22, 2005 we have received the annual dues from 82 homeowners, this is the equivalent of 41% of the 198 homeowners in Hickory Farms. Please remember that dues must be received by March 31, 2005, if mailed, they must be postmarked on or before March 31, 2005. The By-Laws and Regulations mandate that a \$25.00 late payment fee be assessed on all annual dues not received by March 31. Please do not leave it for later and forget.

Included with this newsletter is a form to fill out and include with your dues payment. It will be very helpful if you include the lot number in this form.

NEIGHBORHOOD UPDATES

Garbage Company Update

The Board has not had much success in finding a competitive bid for our existing carrier, AAA. In addition, a number of homeowners have indicated that they are happy to stick with AAA. One homeowner checked her old records and discovered that, even at \$22 per month, we are paying less than HOA members paid in the late 1990s just prior to our recently-expired contact with AAA. At this point, as we have no formal contract, homeowners are free to switch services on their own, if they would like.

Still Meadow's Speed Bump – Update

The Board is still looking for input from homeowners about putting in a speed bump on Still Meadow. If you haven't already done so, please send your opinion, questions or thoughts to Jeff Altman at jalt0629@hotmail.com.



SPRING YARD SALE IS COMING!

Our neighborhood yard sale will be sometime in mid-May (likely May 14 or 21; date will be picked in April). Every year we get between 250 and 500 cars visiting our yard sale. This year we're going to do a yard sale in the spring, to coincide with your spring cleaning. So start putting treasures aside, cleaning them up, painting them, making them sale-able! We'll print some hints to help you in April's newsletter.

CONSTRUCTION NEAR WHEATFIELD COURT

Fairfax County will be completing some construction work behind a few houses on Wheatfield Court. The impacted homeowners have been notified.

This is storm drainage work, with a large section of pipe being replaced, the ground elevation and grade being changed to keep water from nearby homes, and the area being restored. Some walkways and fences will be removed and replaced, and trees will be taken down only if necessary. A few extra trucks will be in the neighborhood, especially during the first 2 weeks of March.

The work is scheduled to begin February 28th, with the major portion being down beginning March 8th. The contractor expects to be done by March 18th, though the contract calls for completion by April 14th. Work will be done from 7 am - 4:30 pm Monday — Friday.

Please encourage kids to stay away from the area. Though they are invited to watch the construction from a distance, please ensure that they understand the need to stay back for safety reasons. The contractor will be employing standard safety practices as well.

If you have any questions or concerns, please contact Jeff Altman at jalt0629@hotmail.com or 703-886-3456 during the work day.

This construction may begin before we receive our next edition of the Hickory Farms newsletter. If you have neighbors who might be interested in this information who are not subscribed to the list server, please let them know about the construction. And encourage them to subscribe to the list server by sending an empty email to hickoryfarms-subscribe@yahoogroups.com.

Thank you!

FAIRFAX COUNTY UPDATES

The Fairfax County Budget was presented to the Board of Supervisors on February 28th. Residents who would like more information on this can access www.fairfaxcounty.gov/dmb or call the Department of Management and Budget at 703-324-2391.

There is a Public Meeting regarding the County's Transportation Plan. Meetings and further updates can be found at www.fairfaxcounty.gov/fcdot or 703-324-1100.


Fairfax County Fire and Rescue Department will begin billing for ambulance transports on April 1, 2005. All residents should have received a flyer in the mail in February. In addition, there is a Town Hall Forum on Wednesday, March 16th, from 7 - 9pm, in the Massey Building (4100 Chain Bridge Road, level A). For more info, please email EMSTransportBilling@fairfaxcounty.gov.

Neighborhood Watch

Bob Cosgriff

As announced in the last newsletter, Marc Fogleman has stepped down as NW Coordinator and the HFCA Board is seeking a replacement to fill his seat on the Board for the remainder of the 2005 term. In the interim, I am the acting NW Coordinator as a collateral duty (but not a Board member). So if anyone has something that needs to be brought to the attention of the HFCA Board or the neighborhood as a whole, please contact me at (703) 764-0720 or at bandjcoz@cavtel.net (use "Neighborhood Watch" as the subject line so I will know the message is not spam). I will coordinate with our assigned FCPD Community Services officer as necessary to keep up on crime trends in our area.

Remember: if for some reason you are not able to keep your scheduled watch, it is your responsibility to arrange a replacement. If this is not possible, please let me know so that I can attempt to come up with some arrangement to cover the watch. As spring approaches, there will be more activity, so keeping a presence on our streets will be important.

Please contact me if you would like to be on the Watch. It is a valuable service, and is actually an enjoyable experience. It only requires a few hours a year and really contributes to keeping Hickory Farms a safe and quiet place to live. The more people involved, the less time it takes. And remember: even if you are not out in a car on patrol, you can still be on the Watch merely by looking out your window, or noticing what is going on as you walk about our neighborhood. If you see something suspicious, report it to the police at (703) 691-2131. If it is a life-threatening emergency, call  911.

And what is suspicious behavior? Here are a few ideas:

- A vehicle driving through the neighborhood repeatedly, as if looking for something
- Cars speeding through the neighborhood
- A strange vehicle parked (whether or not occupied) in a place where you usually don't see vehicles (by the common area, between two houses, by a house where you know the neighbor is away).
- A strange truck in someone's driveway (especially if things are coming out of the house. This actually did happen here)
- Groups of people in the common ground (especially after dark), and especially if you don't recognize them as being residents (adults or young people)
- Any person who appears to be acting suspicious (could even be an itinerant 'salesperson' selling whatever who is actually casing the neighborhood—or your house)

Basically, you will know suspicious behavior when you see it. It's best to call the police and let them handle it. Try to get at least three (better five) identifying characteristics. License numbers and make/model of car are best. Try to get descriptions of clothing and other physical characteristics of the person(s) involved, and time and location of occurrence (in case of cars, direction of travel). The more information you are able to observe and document, the more helpful it will be to the police. Thanks for your help in keeping Hickory Farms a peaceful and safe place!

What's New at Laurel Hill?

Bob Cosgriff

On 6 December, 2004, the Laurel Hill Adaptive Reuse Citizens Advisory Task Force submitted its recommendations for the future use of the Reformatory/Penitentiary area of the former District of Columbia Correctional Facility at Lorton. This report was the culmination of two years of Task Force meetings, numerous public meetings and several professional studies. The LHTF recommended mixed-used development on the site, to be done in phases: Reformatory first, Penitentiary second. The scale of the development reflected the sentiment of area residents not to overbuild the former prison. The housing component of development includes a specific recommendation for "workforce housing" that is set aside for police, firefighters, teachers and other public servants who are required to go through extensive training to get their certifications. The retail component would be "Main Street" style, with tenants who did not necessarily duplicate other services available in other nearby shopping areas.

The LHTF also recommended that the County hire a Program Manager to work with the eventual development team to coordinate this long-term and complex project. Another recommendation was for a citizen oversight panel to provide a conduit for continued citizen input and involvement in the project and to ensure that the development process was objective and transparent to all County stakeholders, including the Board, citizens and the development partners.

The BOS unanimously approved the

Task Force recommendations. At its meeting on 7 February, the Board voted on implementing measures, including the establishment of the Project Manager position, approval for an Out-of-Turn Comprehensive Plan amendment to rezone the land, and the creation of the three-member Laurel Hill Project Advisory Committee. The three members are: Tim Sargeant (Mt. Vernon District, and former Chair, LHTF), Doug Wrenn (Mason District, professional planner, and former member, LHTF), and Bob Cosgriff (Braddock District, and former Vice-Chair, LHTF). I will keep Hickory Farms informed of the actions of the Advisory Committee and progress in the Laurel Hill development as a whole.

Newsletter items are due the 25th of the month. Please send in Word format only to

jmaloney@gmu.edu.

Thank you.

Heating and Air Conditioning Group Buy for Hickory Farms Homeowners – LIMITED OFFER

I have arranged for a group buy with A-1 Heating and Air Conditioning of heat pumps, air conditioners, gas furnaces, water heaters, humidifiers, and air cleaners.

Hickory Farms homeowners get a 20-23% discount from A-1's regular prices.

A-1 offers American Standard and Carrier furnaces, heat pumps, and air conditioners, Maytag and other quality water heaters, and Aprilaire humidifiers.

Call A-1 at 703-451-1100 and say you are with the Hickory Farms group deal.

March is traditionally a slow month for heating contractors; that's why A-1 is willing to cut Hickory Farms homeowners a deal. This offer expires March 31, 2005 and may not be combined with other discounts or coupons. Hickory Farms homeowners are eligible for zero down payment (payment due upon completion). A-1 guarantees your complete satisfaction.

American Standard products are rated highest for reliability by Consumer Reports. A-1 is rated very high by Consumer Checkbook Magazine for both quality and pricing. A-1 is also rated well by the Better Business Bureau and the Fairfax County Office of Consumer Affairs.

Standards for air conditioners and heat pumps are changing in January 2006, and you can then expect to pay 30% more. Upgrade now before the price increase.

The average life of an air conditioner is about 15 years (heat pumps are even less) and about ten years for a water heater. If you have an original air conditioner or heat pump, it's living on borrowed time. If you still have your original heat pump, consider yourself blessed; some of your neighbors are on their third! The newer heat pumps are much more efficient and supply air that is considerably warmer than the older ones.

One of our neighbors has already taken advantage of this offer, and they are VERY pleased. Kirk Randall 703-425-0210

Free Stove Replacement Parts

Do you still have an original Hotpoint dual oven stove? Before I trashed mine, I salvaged a number of replacement parts – coils, oven elements, knobs, etc. Free for the asking. Kirk Randall, 703-425-0210

Water Pipes Are Breaking

We seem to have another outbreak of broken water supply pipes (the pipe that runs from the street to your home). When this pipe breaks, you must pay to have it fixed, and it may cost thousands of dollars. Cover yourself with a water line insurance policy BEFORE the pipe breaks. Dominion Products (a cousin of the electricity folks) offers a water line insurance program for which most Hickory Farms would pay only \$39 per year. That's cheap! Call them at 1-866-545-9810 or visit http://retail.dom.com/products/warranty/va_waterline.jsp Dominion also has sewer line insurance. It insures the line from the edge of the house to the main sewer line for \$63 per year. Unless you have tree roots clogging your sewer line, this insurance may not be the bargain that the water line insurance is. Kirk Randall

Driving on Common Grounds – Not!

The common areas are for everyone's enjoyment. This does NOT include, however, the use of motorized vehicles like mopeds and motor scooters. Our insurance doesn't cover them and they tear up the grounds and grass. Our rules don't allow them. So, if you ride one of these vehicles, please find somewhere else where it is legal to ride them.

Attention – Sunshine / Alside Products Purchasers

In 2004, a number of Hickory Farms homeowners purchased Alside brand siding and windows from Sunshine Contracting. Several folks have asked about warranty information. The information package we received early on in the project contained siding and window warranty information. If you can't locate it, you may drop by my home at 4279 Country Squire Lane and get copies. The information is in a bag on my front stoop. Unfortunately, I only have limited quantities of some material. However, I have placed printable copies of the documents on the Hickory Farms web page at www.hickoryfarms.org (From the home page, click Home Maintenance and Appearance.) In addition to window and siding warranties, I have brochures on controlling household condensation and the operation and maintenance of your windows.

The siding warranty needs to be completed by you, signed by Sunshine, and returned to Alside. I presume that since each window has a coded UPC label, the information is already on file with Alside and they don't need to be separately registered. While you do not need to return the window warranty to Alside, you should retain a copy of the warranty document for your records.

Place the following in an envelope: completed siding warranty registration card and a stamped envelope addressed to Alside, Siding Warranty Registration Department, P.O. Box 2010, Akron OH 44398-9946.

Mail the card and envelope Sunshine so that they may sign the card and forward it to Alside. Sunshine's address is: Sunshine Contracting, Attn: John Enos, 12741 Darby Brooke Ct., Suite 201, Woodbridge VA 22192

Also, you might keep the following contact information in your records (as well as the Sunshine contract as your proof of purchase): Sunshine Contracting, 703-499-8654, Ryan Sabo (Owner), 12741 Darby Brooke Ct., Suite 201, Woodbridge VA 22192. Contact information for the local Alside Supply Center is 8397 Terminal Road, Lorton VA, 703-550-0895. Alside's Akron, Ohio Corporate Headquarters 877-872-4369 & 800-922-6009 – www.alside.com Kirk Randall

Wild Animals and Rabies

Rabies is transmitted through animal bites or other contact with a rabid animal's saliva through a break in the skin or through mucous membrane. Animals that are most likely to carry rabies are skunks, cats, bats, raccoons and foxes. If you see a wild animal that appears sick or injured or you think it may have rabies, please call Animal Control at 703-830-3310. An officer will come to the area and attempt to capture the animal. The animal may have to be destroyed and tested for rabies.

If your pet was possibly exposed to the virus and is current on his/her immunizations, your pet will need to receive a booster shot and you will have to keep it quarantined for 90 days. If your pet is not current with the vaccine, it will be quarantined for six months.

In order to help prevent them from contracting rabies, have your pets sleep indoors, walk them on a leash, and feed them inside. And, keep their immunizations up to date. (From Fairfax County)

Did You Miss Last Summer's Siding – Window – Roof Group Buy ?

March is the slow time of the year for many contractors, and they want to keep their crews busy. So, Sunshine Contracting is offering the same special deals to those few folks who didn't replace their siding, windows, or roof last summer. Premium vinyl double pane replacement windows are \$400 (up only \$10), gutters/downspouts \$4.21/foot, roofs as little as \$2,300 (up a bit because of material price increases), and siding as little as \$4,900. Call John Enos at

Sunshine at 703-499-8654.

Architectural Control Committee is required for siding replacement BEFORE construction begins. Any other change to the exterior appearance of the house also requires ACC approval. Most approvals are received in 1-2 weeks. So, if you're seriously interested, submit your ACC request ASAP. An ACC application appears in most newsletters and is available at www.hickoryfarms.org

Are you On the List?

If you were registered with the Hickory Farms e-mail group, you would have already received an electronic copy of this newsletter and learned about other information about your community! Join now by sending a blank e-mail to hickoryfarms-subscribe@yahoo.com

Flooring, Tile, & Carpet Contractor Chosen – Are You Ready!

A group buy is now available to Hickory Farms homeowners and residents for hardwood and tile flooring, carpeting, countertops, and banisters. The company is Chase Floors and Tile in Fairfax. 703-385-8112. www.chasefloorsandtile.com Chase has been in Fairfax for nearly ten years. Their showroom is at 11114 Lee Highway, very close to the Borders bookstore. The installers are employees of Chase and are bonded and insured. A BBB search shows no pending issues, and 1 resolved incident over the past 3 years. They said they have had only 1 incident over 8 years, but I haven't independently confirmed this.

Workmanship – Lifetime warranty on the installation

Discounts – \$1.00 off per square foot of hardwood material – 15% off complete carpet purchase – 15% off tile (material only)

Price Match Offer – Chase will match prices of competitors if it is an apples-to-apples comparison. That is, if the product is installed with a lifetime warranty.

Availability of Service – Immediate. Ask for Sami or Mike and say you're with Hickory Farms. Work can be scheduled quickly. At this time there is no deadline to act, but Chase may cut the deal at any time.

Additional Services – Countertops, banisters, and other flooring materials available. They have a special offer of Brazilian cherry for \$5.99 per square foot, installed. That's less than what the wood usually costs alone.

Contacts – Contracts will be done individually. Experiences, both positive and negative, are encouraged to be shared. Please contact me at rmikula2000@yahoo.com or 703-323-0917.

If you are seriously interested in hardwood flooring, Kirk Randall (703-425-0210) has extra copies of consumer information on the subject.

For those who may wish to use an alternative vendor, I've heard recommendations for Clawes Carpet in the Twinbrook Shopping Center. I did contact them, but did not hear a follow-up in a timely manner.

Robert Mikula (project coordinator) PS - Kirk had Mirage hardwood floors installed by Chase in February and is very pleased.

Group Purchase of Tree Removal / Trimming Services

Over 30 homeowners are participating. JL Tree Service is offering rock bottom prices. Call Michelle or Steve Edwards at 703-753-5001 for a quote, and identify yourself as with Hickory

Farms. These prices are good only until the cold weather ends and JL's normal priced business picks up. Mike Martin (Hickory Farms Board Member and Tree Trimming Project Coordinator) – xaviar13@yahoo.com (preferred) or 703-323-3995

**The Hickory Farms Web Page is Now Online at
www.hickoryfarms.org.
Check it out!**

Hickory Farms Community Association 2005 Assessment Notice

Please pay by March 31, 2005

The 2005 Hickory Farms Community Association (HFCA) annual assessment is \$100. The assessment is used for maintenance of the common grounds; insurance for the association and Board members; semi-annual neighborhood picnics; the Neighborhood Watch program; and, the costs of managing and operating your Association.

You can help conserve your Association's financial resources—and your own—by submitting your payment in a timely manner. Payments postmarked after the due date will be considered late and will be charged an additional \$25 late fee. In the event an owner's check is returned, the owner will reimburse HFCA for any expenses incurred for the returned check.

This year's assessment of \$100 is due March 31, 2005

The HFCA is committed to maintaining and improving the equality of life in Hickory Farms, to maintaining our property values and to resolving issues of concern to our neighbors. Assessments (and late fees) are collected in accordance with your By-laws to cover Association expenses, which are outlined and approved by the homeowners at each Annual Meeting.

If you are not a property owner and are not responsible for paying the assessment, please forward this notice to the property owner promptly.

Please complete the coupon below, detach and mail it with your check to the address on the coupon.

HFCA 2005 ANNUAL ASSESSMENT

The Assessment of **\$100** is payable by **March 31, 2005**.

Please make your check payable to **HFCA** and mail to:

HFCA
P.O. Box 2239
Fairfax, VA 22031-2239

Your name: _____

Lot Number: _____

Address: _____