

Volume 10 – No. 2

March 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)**

Whew - what a month!

Ellie Coddling and Heather Web earned every penny we pay them - \$0! - by moderating our email service during and after the Blizzard of 2010. They kept us up-to-date on the status of snow plowing and allowed us to exchange ideas on how to attack the ice damming that hit many of us. It is at times like these that the email communication service for our community really pays off. If you haven't joined yet, visit

<http://groups.yahoo.com/group/HickoryFarms/> and Click "Join this Group."

Thanks again for all your volunteer work, Heather and Ellie!

The Editor

**Please pay dues by the 31<sup>st</sup> to avoid a \$50 late fee.**

### **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.

# This is Your Bill for Annual Dues

## We Do Not Mail Bills for Annual Dues

### Hickory Farms Community Association Annual Dues Notice

The \$125 annual dues assessment is due starting January 1.

Payments received after March 31 will be assessed a \$50 late fee.

Dues are used to maintain the common grounds, insure the association and Board members, hold neighborhood picnics, support Neighborhood Watch, and fund all other expenses 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 a \$50 late fee. If a check is returned for insufficient funds, the homeowner must reimburse any expenses incurred by the HFCA.

The HFCA is committed to maintaining and improving the quality 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 the Association's By-laws to cover HFCA, which are outlined and approved by the homeowners at each Annual Meeting.

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

Please return the completed coupon below with your check.

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### HFCA ANNUAL DUES

Make your check payable to **HFCA** and send it to:

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

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

(1-3-12)

## 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	March 5	John Kitzmiller	Brand Niemann
Sat	March 6	Bob Sottile	Lee Sottile
Fri	March 12	Susan Mulliner	Brenton Mulliner
Sat	March 13	Ron Arnold	Charles Walters
Fri	March 19	Bob Cosgriff	Don Klingemann
Sat	March 20	Kirk Randall	Chris Woody
Fri	March 26	Jeff Lindsay	Larry Rogers
Sat	March 27	Angel Meza	Jason Meza
Fri	April 2	Eric Maribojoc	Clarisa Dacanay
Sat	April 3	Bob Montgomery	George Rosenkranz
Fri	April 9	Mike Martin	Scott Buchanan
Sat	April 10	Pete Scala	Rose Scala
Sat	April 16	Stan Lee	Jim Marshall
Fri	April 17	Pam Barrett	Tom Barrett
Sat	April 23	John Verheul	Tammy Verheul
Fri	April 24	Stefan Schwarz	Christine Schwarz
Fri	April 30	Dave Dempster	Dawn Dempster

# 15% OFF MARCH ROOFING SPECIAL

❖ 25 & 30 YEAR WARRANTIED SHINGLES

❖ ICE AND WATER SHIELD TO HELP PREVENT ICE DAMMING

❖ ALL NEW FELT PAPER, FLASHING, RIDGE VENTS

❖ 5" OR 6" SEAMLESS GUTTERS AND GUTTER GAURDS

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### Recent Architectural Control Committee (ACC) Approvals

(All)

- 4333 Farm House – Siding, trim, and replacement windows
- 4279 Country Squire – Rear atrium window, two side windows
- 4379 Farm House – Side yard fences
- 4334 Farm House – Rear addition

### Ice Damming Hits Hickory Farms Hard

The Blizzard of 2010 was the “perfect storm” for ice damming – lots of snow on roofs and cold temperatures that lasted many days. Some folk experienced serious damage to their homes. Others had their roofs shoveled (at costs from \$150 to \$650) to stop the ice damming, while others mopped up the wet mess inside their homes. Thanks to information exchanged through the Hickory Farms email listserv, I had an opportunity to update my feature article on ice damming, which can help guide you to fixing your house to prevent it in the future. To read the article, visit [www.hickoryfarms.org](http://www.hickoryfarms.org) → Home Maintenance and Appearance → Ice Damming.

## **Please Clean Up After Your Dog**

Please be considerate of your neighbors by cleaning up after your dog. Use a plastic bag to clean up your dog droppings, whether they are in a neighbor's yard or our common grounds. Then, please dispose of your bag with your trash, not in a storm drain, someone's yard, or common area. Not only is this the neighborly thing to do, but it is required by Fairfax County law, which states that "the owner or custodian of any dog shall be responsible for the removal of excreta deposited by such dog on the property of another, including public places." (3-9)

## **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)

## This Month's Home Maintenance Checklist

See the complete list at [www.hickoryfarms.org](http://www.hickoryfarms.org) → Home Maintenance and Appearance (All)

**Fire Extinguisher Check** – Visually check that each fire extinguisher is fully charged. You should have fire extinguishers in the garage, kitchen, and basement.

**Dryer Vent Cleaning** – Clean lint from the exhaust pipe; lint can cause a fire. Never use a plastic pipe – it could melt.

**Bathroom Check** – Check faucets and showers for leaks. Test toilets for leakage by placing a few drops of food coloring in the tank. Wait a few hours. If you see coloring in the bowl, you need to have your tank flapper replaced. Check caulking around bathtubs and showers for areas where water may leak and cause damage. Check for leaks under toilet and sink. Locate the Ground Fault Interrupter (usually in the electrical outlet in one of the bathrooms); press the test button. (2 times/year)

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.

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.