

Volume 11 – No. 2

March 2011

# The Hickory Farms Newsletter

## Board of Directors

President

John Kitzmiller 503-3443

Vice President

Keith Ferguson 323-1067

Treasurer

Dante Gilmer 978-0621

Secretary

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

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 (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)*

### Your \$125 dues are due now.

**If you pay after March 31, you must include a \$50 late fee. We do not mail bills. The only notification is through this newsletter. Renters, please notify your landlord. Make your check out to HFCA and mail to the above address.**

In my recent walks around the neighborhood, I've noticed a substantial amount of trash and debris has gathered in the common areas. Bottles, plastic bags, paper, etc. – it's all making for an unsightly appearance. On Saturday, March 26<sup>th</sup> I propose that we have a "Hickory Farms Cleanup Day" to get our neighborhood in shape for Spring. I'll be in the lower common area at 10 AM, ready to hand out trash bags to eager volunteers. If you have a teen that needs community service hours, this would be a great opportunity. In case of inclement weather, we'll postpone to Sunday, March 27<sup>th</sup>. Hope to see you there!  
Keith Ferguson – Grounds Coordinator

### **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.

# Pilates...

...For EVERY Body!  
Now at Twinbrooke!

Affordable Pilates mat classes & cardio classes now available at World Karate in the Twinbrooke Shopping Center (next to McDonald's). Weekday & Saturday mornings. All levels welcome!

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schedule!**



703-887-7459 ~ yourcore@cox.net  
www.toneyourcore.com

## 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 by closing, the purchaser 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 Hickory Farms Treasurer by email or telephone to arrange delivery of the Disclosure Package. Please allow *at least three weeks* prior to closing to give the Treasurer time to respond. Do not

request too early, though. If it takes a long time to sell your house, the Disclosure Package information could become stale. We suggest you request the Disclosure Package when you have a signed contract in hand.

Part 1 of the Disclosure Package contains specific information about your property. You or your agent may request either a letter or emailed Part 1. There is no charge for Part 1 of the Disclosure Package. 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 your property is not in compliance, the letter will direct the seller to bring the property into compliance before it is transferred. This could delay or even possibly cancel your home sale.

## FREE ESTIMATES

### POWER WASHING

Deck Cleaning  
Sealing & Staining  
Exterior House Wash  
Fence Washing  
Cement Washing

### CARPET CLEANING

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Wall to Wall  
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**CALL 703.915.2402**

Part 2 of the Disclosure Package contains information applicable to all homes in Hickory Farms. This 40+ page document is available for free download at [www.hickoryfarms.org/VPOAA%20Disclosure%20Package-Hickory%20Farms%20\(Part%202%20of%202\).pdf](http://www.hickoryfarms.org/VPOAA%20Disclosure%20Package-Hickory%20Farms%20(Part%202%20of%202).pdf). However, if you want a printed copy mailed to you, 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)

## One Call For All Your Home Improvement Needs!



### Handyman Central

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- Toilet & Faucet Repair
- Electrical Work
- Carpentry & Dry Wall

- Ceramic Tile
- Kitchen Remodeling
- Painting
- Door Installation

- Plumbing
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Not valid with any other offers or with prior contracts. With this coupon.

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## 703-539-8306

We're In Your Neighborhood...

- Leaking Faucets & Sinks
- Pipe Repair & Replacement
- Sewer & Drain Cleaning
- Garbage Disposals

- Water Heaters (conventional & tankless)
- Sump Pumps
- Water Main Repair

- Gas Leaks
- Gas Repairs
- Toilet Repairs
- Bathroom Remodeling

### This Month's Home Maintenance Checklist

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

**Dryer Vent Cleaning** – Clean lint from the exhaust hose; lint can cause a fire. Never use a plastic flexible vent hose – 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 should replace the tank flapper. 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 “GFI” (usually in the electrical outlet); press the test button and then reset.

## Lawn Mowing + Landscape Maintenance specialists

- Lawn Mowing
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- Lawn Fertilizing + Weed control
- Lawn Aerating + Seeding
- Bed Weeding + Shrub Pruning
- Fall Leaf Cleanups

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and get 1 visit free.



### Neighborhood Watch

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 4	Susan Mulliner	Brenton Mulliner
Sat	March 5	Ron Arnold	Charles Walters
Fri	March 11	Bob Cosgriff	Don Klingemann
Sat	March 12	Kirk Randall	Chris Woody
Fri	March 18	Jeff Lindsay	Larry Rogers
Sat	March 19	Angel Meza	Jason Meza
Fri	March 25	Eric Maribojoc	Clarisa Dacanay
Sat	March 26	Bob Montgomery	George Rosenkranz
Fri	April 1	Mike Martin	Scott Buchanan
Sat	April 2	Pete Scala	Rose Scala
Fri	April 8	Stan Lee	Jim Marshall
Sat	April 9	Pam Barrett	Tom Barrett
Fri	April 15	John Verheul	Tammy Verheul
Sat	April 16	Harry Herchert	Ginny Herchert
Fri	April 22	Dave Maurer	Sanjeev Munjal
Sat	April 23	David Froberg	Beverly Froberg
Fri	April 29	Jaime Gutierrez	Ed Wagner
Sat	April 30	Dave Dempster	Dawn Dempster

## **Handyman Services**

**Home and yard services at the  
lowest prices.**

**Tree & shrub removal/trimming**

**Power wash decks & siding**

**Car detailing**

**Lawn mowing & mulching**

**Leaf raking & removal**

**Haul trash/construction debris**

**Snow shoveling**

**I have done quality work  
throughout Hickory Farms.**

***You call, I haul!***  
**Anthony Barbour**  
**571-471-2107**

## **There's a New Cop on the Block**

You may have noticed a police vehicle with GMU colors running radar on Roberts Road, near the entrance to Masonvale. According to the GMU Police Chief, his officers have jurisdiction on streets adjacent to the university, including Roberts Road. The Chief says that they are issuing tickets to speeders. So, be sure to watch your speed!

## **Have You Noticed any Damaged Common Grounds Trees?**

Please let Common Grounds Coordinator Keith Ferguson know. 703-323-1067.

## **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 poop, 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 else'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."

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## **Are You a New Resident in Hickory Farms?**

Please let me welcome you to our neighborhood.  
Joyce Kitzmiller 703-503-3443  
(PS - I'm your neighbor on Harvester Farm – not a salesperson!)

## Architectural Control Committee Approvals

4353 Harvester Farm – Fence

### More Unsung Heroes

Not all of your neighborhood volunteers are listed on this newsletter's masthead. Another group of unsung heroes hand delivers your monthly newsletter. So, check the name of your delivery person and give him or her a big "thank you" the next time you see them.

Ed and Patrick Kiechlin 10022 Wheatfield	Wheatfield Country Squire
Dante Gilmer 4359 Farm House	4301-4329 Still Meadow
Heather & Derek Webb 10119 Spinning Wheel	4330-4344 Still Meadow Spinning Wheel
Stefan, Christine, Jimmy and Samantha Schwarz 4322 Farm House	Farm House Round Top
Claire & Sean Coleman 10007 Cotton Farm	Cotton Farm (except 10003 & 10005)
John Kitzmiller 4363 Harvester Farm	Harvester Farm - Tumbleweed 4306 Burke Station 10003 & 10005 Cotton Farm

### Yard Cleanup!

After the heavy snows and winds we have had this winter, a lot of trees and branches have suffered. Please take a look around your property, both on the ground and in the trees, to see what damage might have been done, what cleanup is required, and what might require attention by a tree surgeon. If your previously healthy tree was damaged by a storm, and NOW falls into a neighbor's yard, you may be liable, because you should have known the tree was damaged. An ounce of prevention and all that. John Kitzmiller

The Hickory Farms Newsletter is published January, March, April, 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 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. Advertisers are not endorsed by the HFCA.

# Annual Dues Notice

## We Do Not Mail Bills for Annual Dues

### Hickory Farms Community Association

**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's expenses, 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: \_\_\_\_\_

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