

Volume 13 – No. 2

March 2013

The Hickory Farms

Newsletter

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John Kitzmiller 503-3443

Newsletter & Web Site

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Community Yard Sale (Fall)

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Email ("Listserv")

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Claire & Sean Coleman

Get Email addresses at

www.hickoryfarms.org

All telephone area

codes are 703-

Hickory Farms Community Association

P.O. Box 2239, Fairfax VA 22031

www.hickoryfarms.org

**Fifty percent lower water rates
may be coming to Hickory
Farms residents. See Page 4.**

**You'll notice some empty spots
in this month's Neighborhood
Watch schedule. That's
because we are losing
volunteers faster than folks are
stepping up to help the
community. If you have not
done so, please volunteer for
Neighborhood Watch. All it
takes is three hours on a Friday
or Saturday evening, once every
2½ months.**

**Call John Kitzmiller at
703-503-3443**

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"

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Architectural Control Committee Approvals

4317 Farm House - Driveway

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 Should it take a long time to sell your house, the information could become outdated.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 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

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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, they 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 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 to be mailed to you, personally deliver a \$10 check 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)

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! It's also a great way to meet your neighbors! Contact: John Kitzmiller 703-503-3443

Fri	Mar. 1	Jaime Gutierrez	Ed Wagner
Sat	Mar. 2	Dave Dempster	Dawn Dempster
Fri	Mar. 8	Susan Mulliner	Brenton Mulliner

Sat	Mar. 9	Ron Arnold	Charles Walters
Fri	Mar. 15	Harry Herchert	Ginny Herchert
Sat	Mar. 16	Kirk Randall	Chris Woody
Fri	Mar. 22	Jeff Lindsay	Larry Rogers
Sat	Mar. 23	Angel Meza	Jason Meza
Fri	Mar. 29	Eric Maribojoc	Clarisa Dacanay
Sat	Mar. 30	Bob Montgomery	George Rosenkranz
Fri	Apr. 5	---	---
Sat	Apr. 6	Pete Scala	Rose Scala
Fri	Apr. 12	Stan Lee	Jim Marshall
Sat	Apr. 13	Pam Barrett	Tom Barrett
Fri	Apr. 19	John Verheul	Tammy Verheul
Sat	Apr. 20	---	---
Fri	Apr. 26	Dave Maurer	Sanjeev Munjal
Sat	Apr. 27	David Froberg	Beverly Froberg

Telemarketing Alert!

To stop telemarketers from contacting you, follow the directions on the Fairfax County website at www.fairfaxcounty.gov/consumer/education/telemarketing.htm . Of course, some dishonest marketers will ignore the law and call you anyway. But, it's worth a shot. (3)

Home Maintenance To-Do's

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 both the screen behind the door and exhaust hose which leads to the outside. Lint is a fire hazard. 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, then 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.

Lower Water Rates MAY Be Coming to Hickory Farms

The City of Fairfax announced February 25th that it has reached an agreement with Fairfax County and its affiliate Fairfax Water that could cut our water rates by about half. This applies to everyone in Hickory Farms with the exception of Harvester Farm, Tumbleweed and two homes on Cotton Farm, who are already paying these lower water rates.

The City Council will hold hearings on March 21st at 7PM and April 6th at 9AM at the

Sherwood Community Center on Old Lee Highway (next to the park). It will likely be packed with Fairfax City residents who want to spend tens of millions of OUR dollars upgrading their aging water treatment facilities. While we have no representation in the Fairfax City government (i.e., "taxation without representation") we can have our voice heard at the public hearings. Please attend to urge the City Council members to stand firm against outcries of civic pride by city residents who want to keep their high water rates.

If you can't make it to one of these meetings, send an email to Mayor Silverthorne and City Council members encouraging them to proceed with their plan. Their email addresses are: scott.silverthorne@fairfaxva.gov ; michael.demarco@fairfaxva.gov ; dan.drummond@fairfaxva.gov ; jeff.greenfield@fairfaxva.gov ; david.meyer@fairfaxva.gov ; eleanor.schmidt@fairfaxva.gov ; and steven.stombres@fairfaxva.gov While they are all in agreement to reduce rates AT THIS POINT IN TIME, they need to be encouraged to stand firm in the face of civic pride pressure from their VOTING constituents, of which we are not.

It is sad to note that the City is not officially inviting Fairfax County customers to participate in their review process and are apparently relying on the press to notify the Fairfax County customers about the opportunity to speak to the proposed asset sale. Indeed, the City's February 22nd letter to City residents states that the City Council's goal is to make a decision that is in the "best interests of all City residents." We are ignored for notice purposes.

We currently pay about \$450 per year for Fairfax City Water. Our more fortunate neighbors on Harvester Farm pay about \$240. If the City Council bends to public pressure and decides to refurbish its water facilities, our rates will increase to AT LEAST \$900 per year.

The City's announcement speaks of a three year transition period. Given the minimal due diligence that needs to be done by the parties, I personally think that is a worst case scenario. So, let's hope things move smoothly and we are paying lower rates by this time next year.

Fairfax Connection (featuring yours truly) -

www.connectionnewspapers.com/news/2013/feb/25/city-fairfax-wants-get-out-water-business/

Washington Post - www.washingtonpost.com/blogs/the-state-of-nova/post/fairfax-city-ready-to-join-fairfax-countys-water-utility-county-water-wars-may-be-near-an-end/2013/02/25/c5cda150-7fa3-11e2-8074-b26a871b165a_blog.html

Fairfax County & Fairfax Water www.fairfaxcounty.gov/news/2013/joint-statement-city-of-fairfax-water.htm

The Gazette - www.gazette.net/article/20130225/NEWS/130229325/1124/fairfax-city-reconsiders-sale-of-water-system&template=gazette

Fairfax Patch - <http://fairfaxcity.patch.com/articles/fairfax-city-considers-new-offer-from-fairfax-water>

City of Fairfax - www.fairfaxva.gov/water/

Birds of Hickory Farms

Bob Cosgriff

Believe it or not, spring is right around the corner. As the days lengthen, birds begin to get ready for the all-important mating season. Different birds start at different times. In fact, by the time you read this article, birds of prey such as hawks, owls and eagles will be well along in rearing their broods. The reason—food sources such as mice, voles, rabbits will be abundant as March and April roll around. Similarly, longer days and warmer temperatures bring out insects on which a great many songbirds depend. Each species is well-calibrated to begin nesting at the right time to ensure reliable food sources for themselves and their chicks.

You will see more birds and more different species of birds as warm weather approaches. These range from long skeins of migrating geese and ducks heading north high overhead to small flocks of backyard birds. Songbirds will also become more vociferous as males set up territories and try to attract females. Neo-tropical migrants will begin arriving in March and April, with the main influx in May. Early arrivals will include White-throated Sparrow, Tree Swallow, Eastern Bluebird, Chipping Sparrow and American Robin. Later on, many species of warblers will pass through. I have already seen bluebirds in my backyard this year. These were probably in the area over the winter and thus will have a head-start on nesting. Box selection and egg-laying typically begins by late March or early April.

Last year, the Hickory Farms bluebird trail was improved by Junior Girl Scout Troop 2046. The girls constructed eight new boxes which were added to eight others that had been in place for years. We reported the trail census to the Virginia Bluebird Society. The official VBS report showed that last year was a good year for bluebirds in Fairfax County: 2,011 bluebirds and 3,523 total birds fledged on the 49 trails that reported data. This is up from 1,664 bluebirds and 2,974 total birds fledged on 47 trails reporting data in 2011. Ours was one of two new trails reporting for 2012. We had a total of six fledged bluebirds. We also had seven fledged tree swallows, a beautiful and beneficial bird. The 2012 results indicated that we actually had too many boxes for the area, so this year, I have removed some of oldest boxes and relocated others, leaving a total of 11 boxes in place in what should be the best locations for bluebird and swallows.

In the September 2012 newsletter, I reported that I had added Blackburnian Warbler to our neighborhood list. Since then, I have seen two other new birds for Hickory Farms: Canada Warbler at my birdbath in September and an adult Bald Eagle flying over the neighborhood on Christmas Day (another Bald Eagle was seen from W.T. Woodson at Thanksgiving flying over the cemetery and headed for the neighborhood, but the “Christmas Eagle” flew directly over Hickory Farms). Our neighborhood total is now **106** species and hopefully we can add one or two more in 2013.

The HF Newsletter is published January, March-May, July, and September-December. E-mail submissions to the Editor by the 25th of the prior month. For past issues and information for advertisers, see www.hickoryfarms.org --> Newsletters. The Editor, subject to review by the Board of Directors, may reject or edit any submission. Advertisers in this newsletter are not endorsed by the HFCA. The editor is Kirk Randall 703-425-0210 – kirk_randall@hotmail.com