

Volume 14 – No. 2

March 2014

The Hickory Farms

Newsletter

Board of Directors

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Bruce Bernhardt 426-9446

Vice President

Chuck Stewart 425-7368

Treasurer

Dante Gilmer 978-0621

Secretary

Ed Wagner 425-7875

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& Woods – Don & Sara
Lobeda 539-8472

Architectural Control Committee

Kirk Randall 425-0210

At Large

Mike Mehrman 323-0801

Other Volunteers

Neighborhood Watch

Kathy Gillette 503-3158

Newsletter & Web Site

Kirk Randall 425-0210

Community Yard Sale (Fall)

Pete Scala 764-0730

Email ("Listserv")

Stefan Schwarz

Social Committee - Vacant

Architectural Reviews

Keith Ferguson, Donna

Garfield, Greg Gillette

Kirk Randall (Chairman)

Carole Rogers

Newsletter Delivery – John

Kitzmilller, Heather Webb

Leslie Morrissette

Dante Gilmer, Sondra

Arnold, Ed Kiechlin

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

Great news from the Board of Directors!

**Bruce Bernhardt has agreed to be
the President of our homeowners
association.**

**Chuck Stewart has agreed to be
Vice President.**

**Bruce and Chuck are looking
forward to working with the Board
to keep Hickory Farms known as
one of the best neighborhoods to
live in the area.**

Join the Hickory Farms email Group

- 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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Hickory Farms Email Service (“Listserv”)

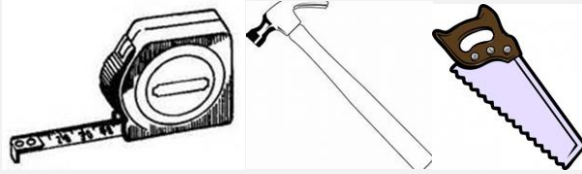
Stefan Schwarz,
 HFCA listserv moderator -
Sdschwarz13@yahoo.com

After almost three years as the moderator for the Hickory Farms Listserv, I determined we were receiving numerous bouncing messages daily from various homeowner addresses. I knew during my tenure as moderator that many of the homeowners have switched email addresses, some homeowners have left the development and some were using the listserv for their personal business. It got to the point where I was cleaning out the bouncing folder daily and something needed to be done.

Though as I mentioned in my initial email on January 25th that the easiest way would have been to purge all of the addresses and have everyone re-register, I wanted to make it as easy as possible on all of the HFCA residents. A day later, I realized a mistake had been made affecting approximately 15 logins that were removed accidentally, of which I believe all have now been re-subscribed.

By the time of this reading, the February 25th completion date has passed and all remaining unaccounted for logins have been removed. If you are one of those who have been removed and would like access to the listserv, please send a direct email to:

Remodeling Services by David Alvarado Cortez



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571-313-9550 Christopher120982@Hotmail.com

sdschwarz13@yahoo.com and indicate your name and street address, so I can verify that you do live in Hickory Farms and own a home here. If you are renting, please state that in the email so I am aware of that information when I subscribe you.

Please note that when you switch email addresses and re-register, let me know what address or addresses are no longer valid. It makes my job a lot easier.

As for list etiquette, please try to remember to REPLY TO SENDER when the information you are sending is specifically for the person who sent a specific request. (Remember, “Reply to Sender” is not a button next to your Reply button on your email program. It is a link at the bottom of the email itself) If it is a request for, say, an electrician or a service needed, then it is okay to reply to the listserv as that is potentially helpful information for others in our community. This is particularly important when one asks you to reply to sender. I know when I requested “REPLY TO SENDER” in both of my initial emails, at least 30 did not comply even after spelling it out in the second email. Some indicated it was not possible to REPLY TO SENDER, but if you cannot REPLY TO SENDER using the button, you can always copy and paste in the email address from the sender in the original email. It is not only courteous to the moderator but makes his job easier when reviewing and verifying messages to the listserv.

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Lastly, though there are rare times when I don't have access to approve your messages and new list members, there are occasional times where I do not have access for a day or so. I will always try to get list membership and messages posted as soon as possible, but if you don't see it posted within 2-3 days, feel free to resend it. For whatever reason, I have not been getting notified as quickly when messages are sent to the listserv (mine included), and sometimes they fall through the cracks.

Thanks so much for your participating in the HFCA Listserv.

**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

ADC Property Services

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Fairfax, VA 22031-2722



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- | | |
|------------------------|--|
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| √ Market Property | √ Accurate and Detailed Accounting Reports |
| √ Tenant Screening | √ Disbursement of Funds as Directed by Owner |
| √ Rent Collection | √ Accurate Year End Statements |
| √ Periodic Inspections | |
| √ Property Maintenance | |

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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)

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Please Clean Up After Your Dog

Please show consideration to your neighbors by cleaning up after your dog! Whether it's in a neighbor's yard or our Common Areas, please use a plastic bag to clean up your dog's waste. Please **DO NOT** dispose of the bag in a storm drain, a neighbor's yard, a neighbor's trash can, or our common areas. Not only is disposing it in your own trash the neighborly thing to do, it is also required by law. Thank you for your consideration! (3-9)

Architectural Control Committee Approvals

4317 Farm House - Replacement Windows
4339 Still Meadow – Replacement Fence
10031 Wheatfield – Gutters
10007 Cotton Farm - Retaining Walls
10031 Wheatfield - Window Replacement & Cladding
4340 Farm House - New Doors



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Neighborhood Watch Schedule

Kathy Gillette

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 Kathy Gillette at 703-503-3158

Fri	Feb 28	John Coyne	Linda Coyne
Sat	Mar 1	Pete Scala	Rose Scala
Fri	Mar 7	Stan Lee	Jim Marshall
Sat	Mar 8	Pam Barrett	Tom Barrett
Fri	Mar 14		
Sat	Mar 15	Stefan Schwarz	Christine Schwarz
Fri	Mar 21		
Sat	Mar 22	Brian Roethlisberger	(need partner)
Fri	Mar 28		
Sat	Mar 29	Jason Zhao	Laura Feng
Fri	Apr 4	John Verheul	Tami Verheul
Sat	Apr 5	Zhong Cheng Wang	Tong Wang
Fri	Apr 11	Dave Maurer	Sanjeev Munjal
Sat	Apr 12		
Fri	Apr 18	Jaime Gutierrez	--
Sat	Apr 19	Dave Dempster	Dawn Dempster
Fri	Apr 25	Susan Mulliner	Brenton Mulliner
Sat	Apr 26	Ron Arnold	Charles Walters

This Month's Home Maintenance Checklist

Chimney & Fireplace Cleaning – Have a chimney sweep check and clean the chimney – if you used the chimney during the winter.

Furnace Humidifier Shutdown – Drain and clean the humidifier water pan. Turn off the water supply valve. Work the float arm back and forth to dislodge crud. Scrape off mineral buildup.

Air Conditioner & Heat Pump Spring Checkup – Schedule your spring checkup. Use a hose to spray debris off the outside compressor unit.

Test Smoke Alarms & Carbon Monoxide Detectors – We recommend that you replace smoke detector batteries and don't wait for them to die. Press test buttons on carbon monoxide detectors. Open each unit and vacuum dust that could interfere with operation. Carbon monoxide detector batteries are usually not replaceable by the user; replace the unit when indicated on the unit's instructions. Check the date on each alarm. Most older smoke and carbon monoxide alarms should be replaced after seven years. Replace them with alarms that are guaranteed for ten years.

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. Advertising in this newsletter does not constitute endorsement. The editor is Kirk Randall 703-425-0210 – kirk_randall@hotmail.com