

March
2015

The Hickory Farms

Newsletter

Board of Directors

President

Bruce Bernhardt 989-0751

Vice President

Chuck Stewart 425-7368

Treasurer

Dante Gilmer 978-0621

Asst Treasurer

Brand Niemann 503-8124

Secretary

Ed Wagner 425-7875

Community Grounds, Paths & Woods – Don & Sara

Lobeda 539-8472

Architectural Control

Committee

Kirk Randall 425-0210

At Large – Brian

Roethlisberger 426-9099

Mike Mehrman 323-0801

Other Volunteers

Neighborhood Watch

Vanessa Franck 483-0730

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, Ed Kiechlin

Kirk Randall (Chairman)

Carole Rogers

Stefan Schwarz

Newsletter Delivery – John

Kitzmiller, Heather Webb

Leslie Morrisette

Dante Gilmer, Sonda

Arnold, Ed Kiechlin

Claire & Sean Coleman

Debbie Buchanan

Get Email addresses at

www.hickoryfarms.org

Hickory Farms Community Association

P.O. Box 2239, Fairfax VA 22031

www.hickoryfarms.org

Are you renting your home in Hickory Farms? If so, please provide us with your landlord's name, address, phone, and email address. We are updating our files so we know where to send the bills for annual dues. Please email Kirk_Randall@hotmail.com or call 703-425-0210.

Attention all Harry Homeowners. Lowes is coming to Fairfax, where the old Kmart was located. Construction begins in the spring.

Hundreds of cars in the communities bordering Braddock Road were burglarized in January, including at least 20 in Hickory Farms. Almost every burglarized car had been left unlocked. So, now you know to keep your car locked at all times.

If you are paying more than \$66/quarter for twice-weekly trash service, you're probably paying too much. Not yet on the HF email group (see below)? If you were, you would have learned this six weeks ago by email.

After seven years of serving as the Chairman of the Architectural Control Committee, Kirk Randall is stepping down. Will you step up? You can help keep our community one of the most visually desirable in the area. Your investment in time? No more than 30 minutes a month. Really!

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 Group"



The Heart Home Team



Lisa Korade

REALTOR, ABR, MRPS

202-701-9494

LisaKorade@gmail.com

*If you are ready to buy or sell a home,
call today for a free consultation!*

NVAR Top Producer

#1 Office in Virginia

#1 Real Estate Company
in the region



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. Do not request it too early. Should it take a long time to sell your house, the information could 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 or 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.

Lawn Mowing + Landscape Maintenance specialists

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

Also available: Complete Landscape Installations, renovations and creations, Complete Tree Services including pruning, removals and planting. See our website for more information.

Professional Property Maintenance Inc.

Since 1991 703-273-9626

www.ppmlandscapes.com

**Fast/
Free
Estimates**

Try our services for **FREE!**
Sign up for Lawn mowing services
and get 1 visit free.



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)

Local (or National) History as Seen through Aerial Photos

Rich Dudley (Farm House) brought this interesting web site to our attention. Enter any address in www.historicaerials.com/ (such as "4279 Country Squire Lane 22032") and you can view aerial photos and topographic maps through the years. In 1949, you can clearly see the curve on Burke Station Road, the baseball field near Farm House Lane, the original farmhouse near the grove in the upper common grounds and the other farm house that sat near the Country Squire Lane cul-de-sac that was accessed by a gravel road where the black path now runs. Enter the name of a highly developed area such as "Tysons Corner 22102" and you can see the dramatic development of the area through the years. You can even overlay current roads to get your bearings.

Welcome Aboard, Debbie!

Debbie Buchanan has joined the group who distributes our monthly newsletters. You probably won't see her delivering newsletters to your home since she will be US mailing newsletters to absentee homeowners (largely, landlords). Debbie joins John Kitzmiller, Heather Webb, Leslie Morrisette, Dante Gilmer, Sondra Arnold, Ed Kiechlin, and Claire & Sean Coleman. Please give each one a hearty "thank you" when you spot them delivering your newsletter.



THE COMPANY YOU KEEP®

Deborah L. Lewis, CFP®, ChFC®, MBA, CPA
Agent, New York Life Insurance Company
3605-D Chain Bridge Road
Fairfax, Virginia 22030
(703) 352-8983
dllewis@ft.newyorklife.com
www.deborahllewis.com

Let me help you protect your family, your income and your future through comprehensive financial planning. Please contact my office if you would like more information about the products and services that we offer. - *Debbie Lewis, Country Squire Lane*

Deborah L. Lewis, Financial Adviser, offering investment and advisory services through Eagle Strategies LLC, a Registered Investment Adviser.
Registered Representative, offering securities through NYLIFE Securities LLC (member FINRA/SIPC), A Licensed Insurance Agency.

You May be Paying Too Much for Trash Service

We periodically get folks asking “Am I paying too much for trash service?” Well, if you’ve asked, you probably are. Some companies hit new customers pretty hard and they end up paying a high rate for a few years until their next door neighbor tells them that they are paying half. The big players in our area are American and AAA/Republic. You can play them against one another for the best deal. Just call them and say “Hey, my next door neighbor is paying you \$66/quarter, how about me?” They’ll usually jack down your rate and freeze it for a year or so.

I am now paying American \$66 every three months for twice weekly pickup and once a week recycling and yard debris. You may be able to get a better deal if you only want once a week trash pickup. I was successful negotiating a slightly lower rate with AAA/Republic for my elderly father in McLean. In addition to asking for only once-a-week service, we snagged for a small senior discount.

Here are the contacts:

- American 703-368-0500
- AAA / Republic 703-818-8222

Before you cancel your current provider, though, remember that most trash companies have a “pickup charge” of \$100+/- for your old trash totes when you terminate service.

Moving anytime soon? Call me today!

I can help you sell your house **QUICKLY** and at **TOP DOLLAR**.
You can count on **PERSONAL ATTENTION** and **EXCEPTIONAL SERVICE**.

Free Market Analysis!



Linda Min

703-655-3597 (direct)
703 535-3610 (office)
703 831-8813 (fax)
lindamin@kw.com



607 S. Washington St. Alexandria, VA 22314 | www.fairfaxhomesexpert.com

This May be the Coolest Nightlight I've Ever Seen

This brand new product is an automatic nightlight built right into a wall plate. It uses about two cents of electricity a year. They are a bit expensive (\$15 - less if you buy in bulk), but they should safely guide you to the restroom in the middle of the night. www.snappower.com



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

10110 Round Top Court - Roof

TOP 200 RATED EXTERIOR REMODELER IN THE NATION 5 YEARS IN A ROW!

Celebrating 20 Years In Business!

Windows/Doors

- Energy Efficient Replacement Windows & Doors

Decks/Porches

- Screened In Porches

Siding/Trim

- Insulated Siding
- Maintenance Free – Never Paint Again

Gutters & Leaf Protection

- Clog Free Gutters

Roofing

- Lifetime Warranties

Attic Insulation

- Blown In R49



703-499-8654

Call Today for Your **FREE** Estimate!

20% OFF all Hickory Farms projects!

www.SunshineContractingCorp.com

















SENIOR, MILITARY, GOVERNMENT, POLICE & FIREFIGHTER DISCOUNTS AVAILABLE

Hickory Farms Hit by Car Entry Thieves

Approximately 20 vehicles were broken into overnight on Saturday, January 17th in our neighborhood. Many neighbors relayed their situations and reports to the police over our neighborhood email distribution list (if you haven't subscribed you can find out more about it here <http://hickoryfarms.org/E-mail.htm>) which helped notify those who were not aware of the incidents to be on their guard. We have since learned that many other neighborhoods off of Braddock had similar incidents in the month of January (George Mason Forest and Briarwood to name a few).

President Bruce Bernhardt attended the West Springfield Citizens Advisory Committee monthly meeting on Tuesday, February 3rd and mentioned the alarming trend in our community. The officers there said that they, unfortunately, see these crimes of opportunity fairly frequently. They recommended locking vehicles and not keeping anything of value in your vehicle. From their experience, if there is nothing in view or in the vehicle and the doors are locked then the likelihood of a break-in is reduced.

The police officers also suggested that residents who leave for or return from work in the overnight hours to take a quick drive through the otherwise quiet neighborhood and call 911 if they see anything suspicious.

Our Neighborhood Watch – which patrols our neighborhood Friday and Saturday evenings, is currently short-staffed and looking for volunteers. Please contact Vanessa Franck (703-483-0730) to volunteer. A few hours once a quarter can make a big difference to the safety of our community. Also if you would like to attend the West Springfield Citizens Advisory Council,

Solutions

*Serving the
Northern Virginia area
since 2001*

Give Solutions a Call Today for Your Answer to:

Interior Remodeling
Bathrooms ▪ Basements ▪ Kitchens
Drywall Repair & Painting ▪ ADA Compliance ▪ And More

Exterior Remodeling
Roofing ▪ Windows ▪ Siding ▪ Trim Cladding
Rotted Wood ▪ Repairs ▪ And More

703-906-6525
solutionsofva@gmail.com
Alex Hamilton, Owner
Class A License & Insured

Quality
Craftsmanship
♦
5-Year Warranty
♦
Outstanding
Service

held at the West Springfield location of the Fairfax County Police Department on Rolling Road, you can find those details at

<http://www.fairfaxcounty.gov/police/jobs/citizenadvisorycommittee.htm>

Wake-up Call for Hickory Farms

So, what can we do within Hickory Farms to protect ourselves from roving bands of thieves who strike at late night and early morning hours? Here are some easy changes we all can and should make:

- Keep all parked vehicles locked! An unlocked car is an open invitation.
- Do not store expensive electronic devices or other items in your vehicles.
- Add motion activated flood lights around carports.
- Add motion activated camera/recorders to cover critical portions of your property.
- Notice unfamiliar cars in the neighborhood at off hours and write down license plate numbers.
- **Join Neighborhood Watch!** We need to dramatically increase the number of residents participating on Friday and Saturday evenings.

Let's make it harder for outsiders to enter our community and easily make us crime victims. Together, we can eliminate "crimes of opportunity" and keep our neighborhood the excellent place it is to live!



P.O. Box 2722
Fairfax, VA 22031-2722



Cell: 571-436-6551
Bus: 703-764-0199
adcpropertyservices@gmail.com

Family owned and operated business established since 2002.
Servicing Virginia and Maryland for all of your property management needs.
As residents of Hickory Farms, you can count on us to maintain our neighborhood integrity.

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

ADC Property Services

Exceeding expectations for quality service—and by the way, we also help with buying and selling homes.

This Month's Home Maintenance Checklist

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 the toilet and sink. Locate the Ground Fault Interrupter "GFI" (usually in the electrical outlet). Press the test button and then reset.

Help Keep Our Community's Appearance One of the Best

After seven years of serving as the community's Chairman of the Architectural Control Committee, Kirk Randall is stepping down. 99% of ACC deliberations are done by email. The Chairman's involvement these days generally takes no more than 20-30 minutes per month. Kirk says he will be pleased to continue to serve on the Committee and help the new Chairman transition into the position. He has been using Microsoft Outlook as a communication media for storing applications and approvals. However, if you have another system in place, we are pretty sure there is a computer wizard in the community who could help move Kirk's historical files over to your system. Please call Kirk at 703-425-0210 to learn more.

Moving?
Contact me for a
Free Comparative Market Analysis!

For unmatched customer service and a team who is top 1% nationwide, contact me to help you get what your house is worth!
Know someone who is moving? I can help find that perfect house!



Lisa Marfori
(703) 774-6680 Direct
(703) 938-5600 Main Office
465 Maple Avenue West
Vienna, VA 22180
LisaMarfori@gmail.com



Speeding Challenges in our Neighborhood

A significant number of Hickory Farms residents have raised concerns regarding speeding vehicles within our community, at all hours of the day. In discussing those concerns with our West Springfield District Police Community Officers, we have learned quite a bit more about the problems of speeding and most importantly, **the largest group of speeders in most neighbor-hoods are residents!** We also learned there are three levels of action to reduce the speeding:

- **Education** – get drivers to focus on proactively reducing speed down to posted limits
- Traffic quieting **devices** – speed humps, speed bumps, mobile speed cameras, etc.
- Traffic ticket **enforcement**.

In support of the education approach, we have posted “SLOW DOWN” signs at key speeding locations within our neighborhood (and there will be more!). The homeowners also passed the following resolution at our Annual Meeting in October:


SLOW DOWN! Resolution

Whereas, the safety of our community is of great interest to our association, and Whereas, our residents enjoy walking, bicycle riding, and playing in their yards, and Whereas, the safety and enjoyment of our community is diminished by drivers who speed through the neighborhood, and Whereas, the Fairfax County Police inform us that the majority of speeding in a neighborhood is done **by its own residents**, and Whereas, our District Supervisor, John Cook, and the entire Board of Supervisors of Fairfax County, has made combating speeding a district and county priority, and Whereas, our voluntary adherence to the speed limit and safe driving practices will provide an important means of addressing this issue,

Be it now resolved, that the members of the Hickory Farms Community Association hereby declare Hickory Farms to be a "**Safe Driving Community**" in Fairfax County, and call on all members of our community to **slow down, obey the speed limit**, and **employ safe driving practices** for the safety and quite enjoyment of our residents. Approved this 21st day of October, 2014.

Don't Let Your Water Pipes Freeze During Extreme Cold Weather

Water freezing in cold and hot water pipes can cause serious problems. While the freezing takes place the pipe begins to swell and may burst. In most cases, the actual break doesn't occur until the water begins to thaw.

- If you haven't done so already, shut off water to your outdoor faucets, and drain these pipes if possible. The cutoff valves are usually in the basement or crawl space. Cover your outside faucets during the cold months with inexpensive foam covers such as shown in the nearby picture.
- 
- Do you have a bathroom or kitchen sink that faces an outside wall? Is the temperature forecasted to drop below 20 degrees? If so, then open the cabinet doors below the sink so room air can warm up the pipes. This is especially at nighttime, when outside temperatures are the coldest. If it's forecasted to get bitterly cold, turn both the hot and cold faucets on to a slow trickle during the duration of the cold spell. Pipes generally don't freeze if water is moving through them.
 - The first sign of a frozen pipe is a loss of water. If that happens, completely open the cold-water faucet closest to the frozen pipe. That will relieve pressure and reduce the chance of a break. Frozen pipes often have a telltale bulge where ice has formed. A common culprit is the main water pipe that enters a home from outside, often into a laundry room or unheated crawl space.
 - A drop in water pressure may be a sign that the pipe is in the process of freezing. Run water (hot if possible) through the pipes to clear out any ice that may be forming.
 - If a pipe freezes, first shut off the water valve that serves that pipe (and the water

heater if it's the hot water pipe). Then slowly thaw out the frozen pipe using a hair dryer. Never use a flame or blow torch to thaw out a frozen pipe! It thaws the water too quickly and weakens the pipe and you could burn down your house, to boot.

- Do you know where the master water valve is located? It's usually in the basement; attached to the water line that enters the house through the floor or wall. If a pipe bursts, turn off the master water valve immediately.
- Keep the name of a good plumber on file. You'll need to call them immediately. Talk to the plumber about insulating the pipe to prevent future freezes. You can purchase inexpensive pipe insulation from Home Depot, Ace, and Lowes. (1)

Fairfax County Office of Consumer Affairs Offers Information Sessions

Getting Your TV Over the Internet: Alternatives to Cable Service - Tuesday, March 3.

Fairfax County Government Center, 11:30 a.m. – 12:30 p.m. Today's TVs, computers, and mobile devices offer options to watch movies and TV programs via streaming video over the Internet, using services such as Netflix, Hulu, or YouTube, and forthcoming program packages from HBO, Dish, and Apple. "Cord-cutters" are looking at replacing, or supplementing, their cable television subscriptions with such "over-the-top" video services. The Fairfax County Department of Cable and Consumer Services will discuss the benefits and limitations of these options and of devices such as "smart TVs," Roku, Blu-Ray players, Xbox, and Amazon Fire. No registration required.

Protecting Your Personal Information from Data Breaches & Identity Theft - Thursday,

March 5. George Mason Regional Library, Little River Tnpk, Annandale. 7 p.m. – 8 p.m. Protecting your personal and financial information whether shopping in line, online, or by mail, requires awareness, alertness, and knowledge. To make sure you are doing everything possible to keep your information safe and secure, join Consumer Affairs for tips, tools, and resources you can use to reduce your risk for fraud and identity theft. This event is free for all, but registration is suggested. Register online or call 703-256-3800.

Neighborhood Watch Schedule

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 Vanessa Franck at 703-483-0730.

Fri	Mar 6	Stan Lee	Jim Marshall
Sat	Mar 7	Pam Barrett	Tom Barrett
Fri	Mar 13	Ed Wagner	Chuck Stewart
Sat	Mar 14	Stefan Schwarz	Christine Schwarz
Fri	Mar 20	David Froberg	Beverly Froberg
Sat	Mar 21	Brian Roethlisberger	
Fri	Mar 27	Matt Franck	Vanessa Franck
Sat	Mar 28	Jason Zhao	Laura Feng
Fri	Apr 3	John Verheul	Tami Verheul
Sat	Apr 4	Dave Maurer	Sanjeev Munjal
Fri	Apr 10	Jamie Gutierrez	
Sat	Apr 11	Dave Dempster	Dawn Dempster
Fri	Apr 17	Susan Mulliner	Brenton Mulliner
Sat	Apr 18	Ron Arnold	Charles Walters
Fri	Apr 24	Harry Herchert	Ginny Herchert
Sat	Apr 25	Rick Loranger	Judy Loranger
Fri	May 1	Jeff Lindsay	Larry Rogers
Sat	May 2	Angel Meza	Jason Meza
Fri	May 8	Eric Maribojoc	Clarisa Dacanay
Sat	May 9	Bob Montgomery	George Rosenkranz
Fri	May 15	John Coyne	Linda Coyne
Sat	May 16	Pete Scala	Rose Scala
Fri	May 22		
Sat	May 23		
Fri	May 29		
Sat	May 30	Wendy Chen	Tony Dong

Birds of Hickory Farms

Bob Cosgriff (Cotton Farm Road)

The exceptionally cold weather we encountered in January and February disturbed our ordinary routines of work and school and kept most people inside for days on end. But despite the snow, wind and below-freezing temperatures, Hickory Farms was full of birds. Starting on New Year's Day, I began my annual "Yard Year Count" and as of 24 February, a total of 35 species had visited or flown over my yard. The first bird of the year was the Slate-colored Junco. (In 2013 and 2014, the first birds were Downy Woodpecker and Carolina Wren, respectively.) The last to visit was a beautiful male Eastern Towhee (2/23). In total, 29 species were seen in January, and six additional species in February.

Most of this year's visitors are common year-round species, such as Northern Cardinal, Mourning Dove, Carolina Chickadee, Carolina Wren, Tufted Titmouse, Song Sparrow, White-breasted Nuthatch, and Downy, Hairy and Red-bellied woodpeckers. Winter-only visitors include Slate-colored Junco and White-throated Sparrow. Special sightings include American Goldfinch, Eastern Bluebird, Eastern Towhee, Hermit Thrush, Northern Flicker, Northern Mockingbird, Pileated Woodpecker and Yellow-rumped Warbler. A total of five of six possible woodpeckers were seen, along with three hawks—Red-shouldered, Red-tailed and Cooper's—and both Black and Turkey vultures.

In January, with 19 observation days (due to being out of town for 12 days), the daily average count was 15 species. In February, with 21 observation days (through 2/24), the daily average count was 18 species. This increase is not due to migration, but most likely to more species seeking out supplementary food and water due to the snowy weather.

By the time you read this article, spring will be only a few weeks away. That means that the wintry weather will be behind us and we can look forward to the impending arrival of migratory birds in March and April, peaking in early May. This will swell the count of backyard birds. Last year, I tallied 44 species, and I missed the peak in the first two weeks of May by being away on an extended birding trip. This year, I'm hoping for 50 or more species! Stay tuned for updates on the yard count and the Hickory Farms bluebird trail in subsequent newsletters!

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