

Volume 9 – No. 4

May 2009

The Hickory Farms Newsletter

Board of Directors

President

John Kitzmiller 503-3443

Vice President

Keith Ferguson 703-323-1067

Treasurer

Dante Gilmer 978-0621

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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 Coordinators (Listserv)

Heather Webb 425-1347

Ellie Coddling 426-4606

Social Committee

Patty Dudley 503-2060

Dawn Dempster 503-0561

Lynn Welch 978-4113

ACC Members

Claire Coleman

Keith Ferguson

Donna Garfield

Greg Gillette

Kirk Randall

Carole Rogers

Larry Rogers

Email addresses are at

www.hickoryfarms.org

All phone area codes are 703

Hickory Farms Community Association
P.O. Box 2239, Fairfax VA 22031
www.hickoryfarms.org

Several participants in Neighborhood Watch have moved, leaving opportunities for others. What would you do if you volunteered? You and a partner (neighbor, spouse, or friend) patrol Hickory Farms on a Friday or Saturday night from the comfort of your car for a few hours. If you see something suspicious, you call 911. To ensure your personal safety, you may not leave your vehicle and you may not interfere with any suspicious activity. The purpose of the Neighborhood Watch is to observe and report.

With the number of people now part of NW, teams only have duty about once every six months or so. The more people that participate in the program, the less frequently each time has to patrol. If every household in Hickory Farms provided a team, then each team would only have to patrol about once every two years.

Husband and wife teams are common, as are neighborhood friends. Or, if you do not bring your own partner to NW, it's a great way to meet your neighbors by having a partner randomly assigned to you. I have recently taken Neighborhood Watch over from Dave Dempster and would love to hear from you. Please call me at 703-503-3443 and I'll fill you in on the details. John Kitzmiller (President & NW Coordinator)

The next newsletter is July.

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.

Neighborhood Watch Schedule – Neighborhood Security
John Kitzmiller

Please volunteer for this important neighborhood activity – all it takes is one three-hour Friday or Saturday evening every four 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	May 1	Bob Cosgriff	Don Klingemann
Sat	May 2	Kirk Randall	Chris Woody
Fri	May 8	Jeff Lindsay	Larry Rogers
Sat	May 9	Angel Meza	Jason Meza
Fri	May 15	Eric Maribojoc	Clarisa Dacanay
Sat	May 16	Bob Montgomery	George Rosenkranz
Fri	May 22	Mike Martin	Scott Buchanan
Sat	May 23	Pete Scala	Rose Scala
Fri	May 29	Stan Lee	Jim Marshall
Sat	May 30	Pam Barrett	Tom Barrett
Fri	June 5	John Verheul	Tammy Verheul
Sat	June 6	Bob Bentley	Nancy Bentley
Fri	June 12	Ron Cruz	Louise Cruz
Sat	June 13	Dave Dempster	Dawn Dempster
Fri	June 19	Stefan Schwarz	Christine Schwarz
Sat	June 20	Harry Herchert	Ginny Herchert
Fri	June 26	Jaime Gutierrez	Ed Wagner
Sat	June 27	Pingjun Li	Wang Chan Cheng

Golf Tournament August 7

Nancy and Bob Bentley (Cotton Farm), parents of son Tyler who was tragically killed by a drunken driver, are hosting the second annual Tyler Bentley “Life is Grand” Memorial Golf Outing, August 7 at Westfields Golf Club in Clifton. If interested, please call 703-978-0373.

Are You Replacing Siding, Windows, Gutters, or Roof?

In 2004, when I organized the community group purchase for these products, I wrote up some information for homeowners to consider when purchasing these products. If you're considering hiring a contractor to install one of these products, the following article may be helpful. Visit

<http://members.cox.net/krandall/HF/Purchasing%20Siding,%20Gutters,%20Roofs%20and%20Windows.htm>

This Month's Home Maintenance Checklist

See the complete list at www.hickoryfarms.org → Home Maintenance and Appearance (All)

Gutter Cleaning – Clean out your gutters. Overflowing gutters lead to ground erosion and wet basements. If you are surrounded by trees, you may have to do this both Spring and Fall.
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)
Deck Cleaning – Clean and seal your wood deck, if needed
Termites and Insects – Have your home inspected by a professional. Most pest control companies will inspect for free. Termite inspections recommended every 3 years.
Dehumidifier Setup – Set up your dehumidifier for the humid summer – if you use one.
Furnace & Heat Pump Filter Change – Replace paper/fiberglass filters. Vacuum or wash electronic filter elements. A dirty filter makes your fan work harder, using more electricity.

[Scenic Remodleing Ad Here]

Recent Architectural Control Committee (ACC) Approvals

(All)

4328 Still Meadow - Siding & shutters
4281 Country Squire - Flagstone sidewalk

Common Grounds

Keith Ferguson

I took over the grounds position on the HFCA board this year from the capable hands of Rich Dudley. I wanted to take the time to let you know what's been happening with the grounds, and some projects we have in line for the future.

First, Green Leaf Landscaping is again handling the general maintenance of the common grounds, including grass cutting and planting flowers at the community entrances. I don't live on one of the common areas, but from what I can tell, they are doing an excellent job. If you have any concerns about their service, please let me know so I can contact them right away. If you like what you see, they are available for cutting your personal lawn – I believe Umar Sadiq, the company president quoted me a price of \$29 per cut.

One thing that we are currently working on is repair of the asphalt path in the lower common area. The lower part of the path has developed some nasty potholes, and some buckling due to tree roots. We're in the process of getting bids from contractors for the repair work. As part of that work, we are asking the contractors for recommendations on alleviating the wetness problem that builds up in that area as well, which results in the path being covered in moss.

I've contacted VDOT about the state of the sidewalks in the neighborhood. I personally listed over 40 issues with the sidewalks that I thought needed repair – from areas that are little more than gravel, to uneven areas that are tripping hazards. A VDOT representative came to the neighborhood to survey the sidewalks, and informed me that they would be repairing the "worst" areas within "a few weeks".

Please feel free to contact me if you have any issues or concerns about the grounds in general. You may call me at 703-323-1067 or email ktferguson@cox.net.

Common Grounds Annual Clean Up May 16 - 9 AM

After a long winter, our common grounds need some sprucing up. Can you and your children help? There are a couple of areas I'd like to work on:

- General trash pickup in the neighborhood
- Trimming back of plants from the various pathways, specifically the thorny vines
- Tidying up of the upper common area

When I say "tidying up of the upper common area", I've noticed a lot of the bamboo broken and lying around, in addition to other brush. I'd also like to trim up the stand of boxwoods

that are 100 feet or so off of Farm House Lane. They're a bit overgrown, and provide a nice hiding spot for illicit activity. It is not uncommon to find beer bottles and other paraphernalia back in there.

Hopefully we can get things looking sharp for the Spring Fling on the following day. We'll meet at 9:00 AM in the upper common area – please bring any tools you think will be handy, and if you have a truck and are willing to make a run to the landfill, that would be great as well. Keith Ferguson

Does Your Student Need Community Service Hours?

He or she can help out at the May 16 Common Grounds Clean Up Day! See above article. If they can't make that date, please contact me at ktferguson@cox.net or call 703-323-1067 to arrange other projects. Keith Ferguson

Can I Store My Boat or Trailer in My Driveway ?

Not if it stays there more than seven consecutive days and sits forward of the house. The Restrictive Covenants (Our "Constitution") states: "No boats, trailers, tents or any structure of a portable nature, or portable vehicle other than automobiles shall stay parked forward of any dwelling for a period exceeding seven days." (5)

Hickory Farms Home Sales & Listings

Arlene Da Cruz

Address	Model	BR	BA	List Price	Sold Price	Seller Subsidy	Days on Market	Date Sold	Notes
4316 Farm House	Split Level	4	2.5	475,000				For Sale	New storm windows, carpets, flooring, stove & microwave.
4326 Farm House	Colonial	4	3.5	439,800				Under contract	Bank owned - "as is"
10111 Roundtop	Split Foyer	4	3	474,000				Under contract	New carpet & kitchen appliances. Freshly painted. Newer deck
4272 Harvester Farm	Colonial	4	3.5	499,999				Under contract	New hardwood floors, new roof and energy saving windows.
4280 Country Squire	Split Level	3	2.5	524,888				For Sale	Swimming pool.

To view the listings of homes currently for sale, visit
<http://matrix.mris.com/Matrix/Public/Email.aspx?ID=30482286192>

Material provided by Arlene Da Cruz -- a full service Realtor and Tumbleweed Ct resident. Arlene is associated with Weichert Realtors (www.arlenedacruz.com), She assists both home buyers and sellers, as well as manages rental properties for homeowners. Call 571-436-6551 or email arlenemyrealtor@gmail.com (1-4-7-10)

Bird Sightings Around Hickory Farms

Bob Cosgriff

Bluebirds nesting in lower common area. Tree Swallows building in both upper and lower commons. I got bird #100: Winter Wren in lower common (along the grass path at the top of the tree "island") confirming a possible in 2006. Another fine bird this year is the Blue-headed Vireo (near where the Winter Wren was seen). By all accounts, this year's migration is earlier and more substantial than in several previous years, so go out and enjoy this wonder of nature at its height in May.

Your *Exterior* Remodeling Project *May* Need Approval

If you are changing the exterior appearance of your home, you may need Architectural Control Committee approval. Please don't run the risk of holding up the start of your project awaiting ACC approval; submit your proposal to the ACC as early as possible. You *must* have ACC approval before you begin the project. If you are in doubt as to whether approval is required for your particular project (and some do not require approval), please read the *Application for Architectural Review*. If you are still doubtful, call the chairperson of the ACC (see page 1 of this newsletter for contact information). You might also log into our community web page – www.hickoryfarms.org – to read the following helpful documents: [How to Get ACC Approval for Your Renovation Project](#) and [Tips for Choosing a Contractor](#). The official *Application for Architectural Review* is attached to this newsletter, and may also be [viewed on the web in PDF format](#).

(1-5-9)

If You See Something Suspicious in Common Areas

Folks from outside our neighborhood sometimes visit our common areas. If you notice situations that seem out of place, such as numerous cars parked next to the common areas with groups of people loitering or walking back to wooded areas, please call the Fairfax County Police immediately. While our Neighborhood Watch patrols our streets on Friday and Saturday nights, we sometimes find groups of people using our commons on weeknights for drinking, drug use, or other purposes. ***Our common areas are private property and are not to be used by non-HFCA residents, unless they are accompanied by and guests of a resident.***

(5)

Yes, it's finally Spring, so come join our annual Fling!

Good food & friends abound, & lots of games around.



We'll have Volleyball, Baseball, Soccer and Croquet
Or bring your own favorite game to play!

May 17, 2009

Upper Common Area (Big Field Side)

4:30 pm - Sundown

(rain date - May 31)

HFCA will provide paper goods, sodas, & entrées (burgers, dogs and fixin's)

Please bring a dish to share - see your street's assignment:

- Appetizers - Country Squire, Wheatfield & Tumbleweed
- Side Dishes - Farm House & Harvester Farm
- Desserts - Cotton Farm, Still Meadow, Round Top & Spinning Wheel

Don't forget your blankets and chairs!

Adults - BYOB

Please RSVP 703-503-2060 or DudleyTrade@verizon.net for food count!

Please Don't Dump on Common Grounds

The common grounds are part of everyone's back yard. However, in several areas, yard debris such as grass clippings and branches are being dumped. PLEASE do not dump debris in the common areas. Besides being unsightly, these dumping areas draw rodents and other wild animals into our neighborhood. Your trash service will pick up yard debris separately for recycling from spring through fall. It will even pick up debris as part of your trash service during the winter. If you have been putting debris in the common areas, please move it out to the street on debris day or haul it to the Fairfax County dump on West Ox Road. Although it may be wooded area, the woods can't decompose more debris than it generates itself. In other words, the clippings and branches you dump in the common area overloads the area's ability to decompose the material. (5)

How Does Your Home and Yard Look?

Over the summer, members of the Board of Directors and the Architectural Control Committee will walk the community, checking that properties comply with our Restrictive Covenants (Our "Constitution") and our Rules and Regulations. (Both of these documents are available at www.hickoryfarms.org) So, before that happens, please check your property for any outstanding issues. Some problems areas that are common in the community include:

- Trees and bushes overhanging or blocking the sidewalk
- Peeling paint (especially shutters, doors, exposed exterior walls & woodwork)
- Work that received ACC approval but did not comply with the application document
- Trash containers stored in front of the house (side or back yard only, please)
- Vehicles parked in front yards
- Exterior painting (where color was changed) that was not approved by ACC. For example, decks, fences, trim.
- Unapproved fences, including wire fences and wood fence color changes.

After the walk through, the Board and ACC will contact homeowners about any outstanding issues. Thanks for your cooperation - The Board & ACC

Will Your Child Start Public School in the Fall?

Oak View Elementary serves Hickory Farms. Call 703-764-7100 to make arrangements for your child to attend. (5)

Fairfax Swimming Pool Opens Memorial Day Weekend

Join the Fairfax Swimming Pool (home of the Fairfax Frogs Swim and Dive Teams)! This is our community pool and is only a block or so away on Roberts Road. See the sign in front of the pool for membership information or visit www.fairfaxpool.com . (5)

Driving on Common Grounds – Please Don't

The common areas (woods, walking paths, and upper and lower grounds) are for the enjoyment of all Hickory Farms homeowners and their guests. This does not include the use of motorized vehicles such as mopeds and motor scooters. Our insurance doesn't cover them and they tear up the grounds and grass. *Our rules do not allow driving on common grounds.* (5)

Isn't It Worth 4 Hours Every 4 Months to Help Keep Hickory Farms Safe?

Hickory Farms is a Neighborhood Watch community. Every Friday and Saturday night, two volunteers slowly drive through Hickory Farms and look for suspicious activity. The car is marked with bright "Neighborhood Watch" signs. When the volunteers see something suspicious, they call 9-1-1 (This hardly ever happens). Volunteers are to *never* get involved with troublemakers. Neighborhood Watch helps keep Hickory Farms a safe and secure place to live. Police studies have shown that communities with Neighborhood Watch have less crime than those that do not.

While everyone in Hickory Farms benefits from Neighborhood Watch, not everyone participates. Won't you please join the Neighborhood Watch patrol? The more neighbors who join, the less often each of us needs to patrol. Four hours every four months is all it takes to make the program work. Husbands and wives frequently patrol as a team to get a few hours of quality time together. Sometimes, a parent and his or her high school age student will volunteer. And, if your significant other can't volunteer, you'll be paired with a similarly situated neighbor.

To volunteer for Neighborhood Watch, please contact the Neighborhood Watch coordinator listed on page 1. (5)

Transitions

Chris Garfield, son of Donna and Jim (Spinning Wheel), is graduating from Virginia Tech with a degree in Mechanical Engineering.

Barin Chakrabarti and **Bilal Sayyed** have both tendered their resignations to the HFCA Board. Barin has moved out of Hickory Farms, and Bilal's employment precludes his Board membership. The remaining members of the Board express their thanks to both for their past work and look forward to working with them again.

Margarete Rosenkranz, daughter of Nancy and George (Spinning Wheel), is graduating from The Catholic University of America with a BSBA in Financial Management.

Send news regarding Hickory Farms *resident* weddings, new neighbors, births, graduations, birthdays (80, 85, 90, etc), and wedding anniversaries (55, 60, 65, etc.) to kirk_randall@hotmail.com. Be sure to name the street the honoree lives on. (All)

[Order Out of Chaos Ad Here]

Are You New to Hickory Farms ?

(4-10)

Please call me to welcome you to our neighborhood.

Joyce Kitzmiller 703-503-3443

(PS - I'm your neighbor on Harvester Farm – not a salesperson!)

This newsletter is published monthly, except February, June, and August. 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 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.

Hickory Farms Community Association Application for Architectural Review

Emailing your application (cut and paste this into your email message) to the Chairman of the Architectural Control Committee (Kirk_Randall@Hotmail.com is Chairman) is preferred. You may also hand deliver your completed application to any member of the ACC or mail it to PO Box 2239, Fairfax, VA 22031 (Mailing could delay delivery to the ACC by several days). Electronic versions of photos and plans, attached to your email, are preferred, but please use the lowest resolution when scanning to conserve precious disk space. Please read [How to Get ACC Approval for Your Renovation Project](#) at www.hickoryfarms.org before submission. You do *not* need to submit the "Architectural Review Guidelines" part with your application.

Today's Date :

Name :

Phone :

Address :

Email Address :

Proposed Start Date (Must be at least 30 days past the date received by the ACC) :

Expected Completion Date :

Project Description :

I understand that the HFCA has thirty (30) days to deny or request additional information on this application or, in accordance with the HFCA covenants, the application will be considered approved. I further understand that the thirty (30) day period will commence upon HFCA's receipt of this application or upon receipt of all additional information requested by the HFCA and that I may not start construction until approval is received.

INSTRUCTIONS:

1. Ensure project complies with all Fairfax County residential building codes and Hickory Farms Community Association (HFCA) covenants. The Board of Directors cannot waive those requirements.
2. Prepare a specific description and/or sketch of the proposed improvement in sufficient detail (color, dimensions, materials, etc.). If a county permit is required, provide evidence of compliance.
3. Provide a site plan and indicate where the improvement is to be located on the property.
4. Deliver to Committee Chairperson.

Architectural Review Guidelines

Projects that do not alter the outward appearance of structures on your property DO NOT require review by the Architectural Control Committee, including:

- Repainting your home the same color and shade. Includes doors, storm doors, windows, storm windows, trim, gutters,

and shutters.

- Replacing your roof with the same type, style, color and shade of shingles.
- Replacing your gutters with the same type, style, and color.
- Replacing your driveway or sidewalk in the same size and material type.
- Replacing your windows with the same color and shade and appearance and style. (i.e. six pane over six pane divided lites)
- Replacing a door with the same type style, color and shade. (Includes a garage door)
- Planting of flowers, shrubs, trees, or creating planting areas.
- Replacing your fence with the same style, height, and color and shade.
- Replacing a storage shed with the same type including size, materials, and color and shade.
- Installing a television antenna or satellite dish on your roof.

Examples of alterations or repairs that alter the outward appearance of structures on your property including, and DO require review by the Architectural Control Committee, include:

- Repainting your home a different color or shade.
- Includes doors, storm doors, windows, storm windows, trim, gutters, and shutters.
- Replacing your roof with other than the same style, type, and color or shade of shingles.
- Replacing your gutters with other than the same type, style, or color.
- Replacing your driveway or sidewalk with materials different than the original.
- Enlarging your driveway or sidewalk.
- Replacing your windows with other than the same color or shade or appearance and style. (i.e. installing a bay window)
- Replacing an entrance or garage door with other than the same size, type, color or shade. (i.e. steel with wood)
- Installing or replacing a fence with other than the same style, height, or color or shade. Includes painting a previously approved fence that was left natural.
- Constructing a storage shed, changing the color or shade of a previously approved shed, or painting a shed that was previously approved to be left natural.
- Replacing the siding on your home.
- Any additions to your home including room, garage, porch, or deck.
- Completely or partially enclosing a carport.
- Installing a permanent basketball hoop or any type of batting cage.
- Installing a "pole" light fixture.
- Installing storm windows or door.
- Installing any type of swimming pool or water garden.
- Installing a television antenna or satellite dish anywhere on your property other than on your roof.

If you are unsure whether your project needs review, please contact any ACC member