

May
2016

The Hickory Farms Newsletter

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Get Email addresses at

www.hickoryfarms.org

All telephone area

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Hickory Farms Community Association

P.O. Box 2239, Fairfax VA 22031

www.hickoryfarms.org

Special 40th Anniversary History Issue

Please welcome our newest advertisers, Family Hair Care and Clover Services. Family Hair Care (Holly) already serves many Hickory Farms residents and welcomes your new business. And, please call Clover Services for your plumbing, heating, and cooling needs.

If you notice damaged sidewalk or street curbs anywhere in Hickory Farms, call 800-367-7623 or visit

<http://virginiadot.org/travel/citizen.asp>

Only one in eight Hickory Farms homes participates in Neighborhood Watch. NW helps keep our community safe. It only takes four hours of your time every 2-3 months. Please call Vanessa Franck at 703-483-0730 to join.

Got a compliment or gripe about how the neighborhood is being run? Attend the next Board meeting on May 17.

There will be no June Newsletter.

Join the Hickory Farms email/listserv 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://www.hickoryfarms.org/E-mail.htm> -- Click "Join Group"



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Common Area Courtesies

Vehicles - The Common Areas (woods, fields, and walking paths) are for the enjoyment of all Hickory Farms residents their guests. This invitation 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 grass). If you see anyone driving on the Common Areas, please call 911

Dumping of Yard Debris - The Common Areas are part of everyone's back yard. However, yard debris such as grass clippings and branches are being dumped in several spots. Please do not dump debris in the Common Areas. For one thing, it is a violation of our Rules and Regulations. Besides being unsightly, these dumping areas attract rats and other wild animals. Your trash service will pick up yard debris separately for recycling from spring through fall, and it will pick up yard 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. The woods can't decompose more debris than it generates itself, meaning the clippings and branches you dump in the Common Areas overloads the area's ability to decompose the material. (5)

Family Hair Care

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[Click Here](#) for a map - only 7 minutes from Hickory Farms

Please call Holly at 703-539-8393 and mention that you are from Hickory Farms.

What is “Nextdoor?” Should You Join?

Kirk Randall, Editor

Some folks have been invited to join an Internet-based service called Nextdoor. Nextdoor is a social networking service for neighborhoods. It allows users to connect with people who live in their neighborhood and nearby neighborhoods. Nextdoor complements – but does not replace - our own email-based networking service, our Listserv, which is moderated by our own Stefan Schwarz. Brand new Cotton Farm homeowner Bryan Crabtree is moderating the Hickory Farms Nextdoor Group. Nextdoor is a great way to find a babysitter or report a found cat, much like we currently do with the Hickory Farms Listserv, except that you can expand your messages to nearby communities such as George Mason Forest and Green Acres. The Fairfax police department recently partnered with Nextdoor and has been sending out alerts to affected neighborhoods. They also assign officers to a group of neighborhoods that you can directly reach out to and ask questions. You might consider joining Nextdoor as a useful community resource. You can learn more about it at

https://nextdoor.com/member_resources/ and can join directly by visiting <http://www.nextdoor.com>

Are You Bothered by Barking Dogs?

Fairfax County’s new noise ordinance addresses barking dogs. The law, which became effective in February, states that barking, howling, meowing, squawking or quacking animals between 10 PM and 7 AM when they can be heard inside a home with its doors and windows closed, or if these sounds can be heard between 7 AM and 10 PM for more than five minutes consecutively or non-consecutively during a 10-minute period. To report a violation, please call 703-691-2131.

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**Got a Gripe or Compliment on How the Neighborhood is Being Run?
Attend the Next Board of Directors Meeting on May 17.**

Homeowners are welcome to attend any Board meeting. Please contact President Bruce Bernhardt at 703-989-0751 or email him at bnbnjb06@cox.net to make arrangements to attend in person or to pass on your concerns about community issues.

(1-5-9)

Your Exterior Remodeling Project May Need Approval

If you are changing the exterior appearance of your home (siding, windows, additions, etc.) or property (fences, sheds, etc.) you probably need the approval of the Architectural Control Committee. You must get 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 [Application for Architectural Review](#) and [Approval of Your Exterior Renovation Project – How to Get It](#) at www.hickoryfarms.org. You may also find [Tips for Choosing a Contractor](#) helpful. If you do not have internet access, please call the chairperson of the Architectural Control Committee, whose phone number is listed on the front page.

(1-5-9)

Architectural Control Committee Approvals

4317 Farm House – Roof, gutters with downspouts and leaf guards; trim/capping
4313 Still Meadow – Shed

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Please Thank Your Newsletter Delivery Crew

Through rain, snow, sleet, hail, etc., our delivery crew makes sure you get your newsletter each month. Please thank them the next time you see them.

- Ed Kiechlin 10022 Wheatfield
- Debbi Buchanan 10110 Round Top
- Sondra Arnold 10113 Round Top
- Dante Gilmer 4359 Farm House
- Heather Webb 10119 Spinning Wheel
- Leslie Morrissette 4339 Farm House
- Claire & Sean Coleman 10007 Cotton Farm
- John Kitzmiller 4363 Harvester Farm

Get Your Soil Tested for Only \$10
 Kirk Randall, Editor

Are your plants, trees, or grass not growing as well as you would like? Virginia Tech's Cooperative Extension service can do a complete soil analysis for only \$10. Pick up an information packet at the City of Fairfax Library's Information Desk (not the check-out area). Too much of a good thing can be bad for your lawn. I've been dutifully dumping lime on my yard for years and learned that I now have 3-5 times the recommended levels of calcium and magnesium. It's time to cut back.



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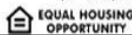
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- ✓ Seller pays realtor commissions
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\$800,000 home = \$4,000* cash closing credit
- ✓ We give \$1,000 per \$100,000 on new construction homes
Example: \$800,000 Home Purchase = \$8,000* cash credit at closing

*Based on 3% commission

Ken Danger - Realtor
(202) 352-3225
Long Time Hickory Farms Resident

Linda Min - Realtor
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Was I Smart to Purchase a Home in Hickory Farms?

Opinion by Kirk Randall

Financial advisors will caution that your house should serve as your home, first and foremost, and an investment second. In other words, unless you're a professional real estate investor, don't buy a house intending to make a financial windfall.

That caution notwithstanding, let's look at the numbers for Hickory Farms. Farm House resident Jack Cotner - the second oldest Hickory Farms original homeowner (years living here, not age!) - graciously supplied the builder's price list which may be seen at the end of this month's newsletter. Let's assume that the average sales price for a home in Hickory Farms in 1977 was \$85,000 (\$75,000 base price plus \$10,000 in options) and the average sales price in 2016 is estimated to be about \$575,000. That equates to a 5.0% annual price increase over the past 39 years.

Now, bear in mind that most of us have spent many tens of thousands, if not hundreds of thousands, of dollars improving our homes. This, property taxes, and other homeowner expenses will reduce our rate of return.

But, compare home ownership with renting. Back in the 1970s, an investor in a rental home would have had a good chance of having a positive cash flow by charging about 1% of the home's market value as monthly rent (\$850 in 1977). Well, rest assured that no Hickory

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Farms landlord in 2016 is getting \$5,750 in monthly rent these days (1% of the \$575,000 value); they are getting around \$2,500-2,750. I estimate that a tenant would have paid \$787,000 in rent over these 39 years to live in one of our homes, not including utilities and renter's insurance.

There are many ways to slice and dice the rent vs. buy decision (just check the internet), but my spouse and I are glad we bought. We purchased our home in 1986 for around \$144,000 and have spent well over \$75,000 in upgrades over the ensuing years, I still think it was a solid purchase. Assuming there isn't another financial collapse (keep your fingers crossed!), we should be able to sell our home at a profit when we empty-nesters decide to downsize.

Full disclosure: The author is a retired financial economist and feels obliged to tell you that the stock market earned 11% on average (including dividend reinvestment) over these same 39 years, which is more than double of what Hickory Farms homeowners earned. So, even though you may have made a killing on your retirement assets such as your 401-K or IRA during this high-growth period, a competent financial advisor would have advised you to diversify through assets such as stocks and bonds as well as real estate (for example, your home in Hickory Farms)

Original Hickory Farms Homeowners - Still Here after All These Years
Kirk Randall & Bob Cosgriff

Sep-76	4373 Farm House Ln	Dennis Faust
Dec-76	4349 Farm House Ln	Jack Cotner
Mar-77	10115 Spinning Wheel Ct	Todd Faxon
Apr-77	4336 Farm House Ln	Noel & Charlotte Clinger
May-77	4353 Farm House Ln	Minnie French
Jul-77	4344 Farm House Ln	Larry Novack
Sep-77	4319 Farm House Ln	Harry & Ginny Herchert
Sep-77	4327 Farm House Ln	James & Gerrie Lewis
Sep-77	4339 Still Meadow Rd	Mike & Ginny O'Shea
Oct-77	4329 Still Meadow Rd	Yong Colaprete
Nov-77	4320 Still Meadow Rd	John Amos
Nov-77	4327 Still Meadow Rd	Allan & Carla Shoap
Aug-78	10006 Cotton Farm Rd	Eva Chang
Aug-78	10010 Cotton Farm Rd	Nancy Sanderhoff
Aug-78	10012 Cotton Farm Rd	Mary Ritenour
Dec-78	10019 Cotton Farm Rd	Nancy Doolin
Aug-79	10003 Cotton Farm Rd	Bob & Judy Cosgriff
Sep-79	4377 Harvester Farm Ln	Fairfax Memorial Park
Oct-79	4380 Harvester Farm Ln	Joan Pressler
Sep-80	4361 Harvester Farm Ln	Jaime & Carmen Gutierrez
Mar-82	4286 Country Squire Ln	Frank Denny
Aug-82	10025 Wheatfield Ct	Cleveland & Janice Lott
Sep-82	10022 Wheatfield Ct	Ed & Sally Kiechlin

Please Share a Memory from Those Early Years 1976-1982

Jot down of your memories of those early years and send them to kirk_randall@hotmail.com and we'll try to include them in an upcoming newsletter.



Sept 1979 – Geoff Cosgriff
(Bob and Judy's son)

Sept 1979 – 4355 & 4357
Harvester Farm are under
construction behind Geoff Cosgriff
(standing in front of his home at
10003 Cotton Farm)

Sept 1977 - 4322, 4320, 4318 (not
yet visible) & 4316 Farm House



Photos are courtesy Bob Cosgriff and James Lewis. Got old photos of the community?
Contact Kirk_Randall@Hotmail.com or call 703-425-0210

Is It Time to Clean & Repaint Your Wrought Iron Stair Rail & Guardrail?

Kirk Randall, Editor

Most Hickory Farms were constructed with wrought iron railings, which are showing their age. I made mine look better than new by having them sandblasted and painted at Sandblast America in Manassas (6974 Wellington Road 703-392-5570). The "paint" is actually what is known as a powder coated finish, which is applied electrostatically and then cured under heat to allow it to flow and form a "skin". The result is a silky smooth finish that will last for decades. How much? The handrail costs about \$10 per foot to treat and the sloped stair guardrail is \$18 per foot. Taller guardrails run \$21-25 per foot. I spent about \$200 and it was worth every penny. A good color choice is Millennium Black Semi-Gloss #44/90051. Be sure to touch up the screws with gloss black Rustoleum paint before you reinstall the pieces. And, tell Joe at Sandblast America that you're from Hickory Farms in Fairfax.



Deborah L. Lewis, CFP®, ChFC®, MBA, CPA
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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 (Your Hickory Farms Neighbor)**

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.

This Month's Home Maintenance Checklist

- | |
|--|
| Gutter Cleaning – Clean out your gutters! Overflowing gutters lead to ground erosion and wet basements. |
| Deck Cleaning – Clean and seal your wooden deck, if needed |
| Termite Inspection – Houses the age of Hickory Farms will have been attacked by termites by now. If your home has never been treated, get it inspected! Many pest control companies will inspect for free; termite inspections are recommended every three years. |
| Dehumidifier Setup – Set up your dehumidifier for the summer (if you use one)! |

If You Notice Something Out of the Ordinary in our Common Areas

Folks from outside our neighborhood frequently 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 911. While our Neighborhood Watch patrols our streets on Friday and Saturday nights, we sometimes find groups of people using our Common Areas on weeknights for drinking, drug use, or other inappropriate purposes. Our Common Areas are private property and are for resident and use only. Guests must be accompanied by a resident at all times . (5)

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May I Store My Boat or Trailer in My Driveway ?

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

Student Yellow Pages

If you wish to offer services such as snow removal, raking leaves, lawn mowing, babysitting, general home maintenance, etc., **your parent or guardian** should contact the Editor at 703-425-0210 or email Kirk_Randall@Hotmail.com, giving the information shown in the table.⁽¹²⁻⁵⁻⁹⁾

Anna Rashkover (15) 703-426-2451	Babysitting, dog sitting & dog walking
Bridgette Buchanan (13) 703-307-7323	Pet sitting
Cody Dempster (14) 703-503-0561	Yard work (raking leaves, lawn mowing, etc.) snow shoveling, housework
Dylan Mehrman (14) 478-230-5066	Lawn mowing
Erika Maaseide (13) 703 865-4469	Babysitting

Kent Codding (14)	703-317-7319	Lawn mowing, light landscaping, snow shoveling
Mason Danger (13)	703-403-5751	Lawn mowing, snow shoveling
Mikey D'Alessandro (13)	571-577-7255	Pet sitting, dog walking, snow shoveling
PJ D'Alessandro (15)	703-785-0876	Lawn mowing, snow shoveling
Zach Buchanan (17)	703-307-7323	Yard work (raking leaves, lawn mowing, etc.) snow shoveling, housework

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.

<i>Fri</i>	May 6	Harry Herchert	Ginny Herchert
<i>Sat</i>	May 7	Rick Loranger	Judy Loranger
<i>Fri</i>	May 13	Jeff Lindsay	Larry Rogers
<i>Sat</i>	May 14	Angel Meza	Jason Meza
<i>Fri</i>	May 20	Eric Maribojoc	Clarisa Dacanay
<i>Sat</i>	May 21	Bob Montgomery	George Rosenkranz
<i>Fri</i>	May 27	John Coyne	Linda Coyne
<i>Sat</i>	May 28	Pete Scala	Rose Scala
<i>Fri</i>	Jun 3	Jim Marshall	
<i>Sat</i>	Jun 4		
<i>Fri</i>	Jun 10	Debbi Buchanan	
<i>Sat</i>	Jun 11	Matt Franck	Vanessa Franck
<i>Fri</i>	Jun 17		
<i>Sat</i>	Jun 18	John Kitzmiller	
<i>Fri</i>	Jun 24	Ed Wagner	
<i>Sat</i>	Jun 25	Pam Barrett	Tom Barrett
<i>Fri</i>	Jul 1		
<i>Sat</i>	Jul 2		
<i>Fri</i>	Jul 8	David Froberg	Beverly Froberg
<i>Sat</i>	Jul 9	Jason Zhao	Laura Feng
<i>Fri</i>	Jul 15		
<i>Sat</i>	Jul 16	Wendy Chen	Tony Dong
<i>Fri</i>	Jul 22	John Verheul	Tami Verheul
<i>Sat</i>	Jul 23	Dave Dempster	Dawn Dempster
<i>Fri</i>	Jul 29	Dave Maurer	Sanjeev Munjal
<i>Sat</i>	Jul 30	Brian Roethlisberger	

Birds of Hickory Farms

Bob Cosgriff

This article was written just before the peak of the spring migration, which means that it will not contain a long list of beautiful birds, such as warblers, vireos, grosbeaks, orioles, and tanagers that typically appear in Hickory Farms during the last week of April and the first two weeks of May.

And wouldn't you know it? No sooner had I submitted my input for the last newsletter, stating that no winter finches had been seen this year, then a Purple Finch couple showed up (3/18/16) for a brief stay. As for early arrivals, the Chipping Sparrows appeared with the vernal equinox (well, a day later) on March 21st. You can identify 'chippers' by their much smaller size, jaunty red caps, unstreaked breasts, and persistent, insect-like trilling that gives them their descriptive name.

Yard Count Update: March (17) showed a slight uptick in average daily species from January (15) and February (14), and April (16) seems to be continuing that trend. Slate-colored Junco, the most numerous bird all winter, has already left for its northern breeding grounds, and the dapper White-throated Sparrow will shortly depart also. April's new birds were Brown Thrasher and Ruby-crowned Kinglet, a delightful little bird, a hyper-active, tiny feather ball whose red crown feathers, despite the royal-sounding name, is seen only when the bird is agitated by a rival or a human venturing too close.

Month	Obs. Days	Avg.	Low	High	New	Year Total
March	31	17	10	21 (2x) 6	34	
April	19*	16	11	21	2	36

(*April's count is short because we went to catch the trans-Gulf migration hit the coast of Texas at birding hotspots east of Houston. Some of these same birds (or same species, anyway) will be the ones hitting our area in early May!)

My "yard count" methodology is that of a "point count"—any bird seen or heard in/over our yard or within a certain range (approximately 50 yards from the point in the yard where I am standing) can be counted. Thus, my "yard" actually includes my immediate neighbors' yards and the woods across the street. This makes sense, since they are all part of the same general habitat type and the birds move freely within the general location of my house. Common overflying birds include both Turkey and Black vultures, Canada Geese, American Crow, Great Blue Heron, and the big hawks—Red-tailed and Red-shouldered, as well as the tiny Chimney Swifts of summer. All that being said, the vast majority of the birds recorded have actually been seen/heard while in or flying directly over our property.

Bluebird Trail Update: We had one bluebird nest in the upper common grounds, with three eggs laid sometime between March 25 and March 30th. Unfortunately, when the box was checked on 1 April, the eggs were found pierced, probably by a House Sparrow, and the nest was abandoned by the bluebirds. On the plus side, there is another bluebird nest in the lower common grounds with eggs laid sometime after 1 April. As of the input of this article on 20 April, there were no Tree Swallow nests. As was the case last year, the obnoxious House Sparrow seems to be very much in evidence in Hickory Farms, so it will be a struggle for bluebirds and swallows to gain a foothold. Other birds that might take a bluebird box include Carolina Chickadee, Tufted Titmouse, and House Wren. I'll keep you posted in the June newsletter. For now, keep your eyes and ears open for the sights and sounds of the spring migration as it passes through Hickory Farms.

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, visit www.hickoryfarms.org/Newsletters.htm. The Editor, subject to review by the Board of Directors, may reject or edit any submission. Publication of advertising contained herein does not constitute endorsement by HFCA. Group purchases are organized by individual homeowners and are not endorsed by the HFCA.

HICKORY FARMS

July 7, 1978

HARRY FELDSTEIN
Phone 323-9300

Price List

- The Wheatfield - \$68,950 (Split Foyer)
Three Bedrooms - 2 Full Baths - Full Basement - Storm Windows Included
- The Surrey - \$69,950 (Cape Cod)
Two Bedrooms - 1 Full Bath - Full Basement - Storm Windows Included
- The Harvester - \$78,500 (Split Level)
Three Bedrooms - 2 1/2 Baths - Paneled Recreation Room - Carport - Storm Windows Included
- The Country Squire (Two Story Colonial)
 - Type A - \$79,500
 - Type B - \$80,400
 - Type C - \$80,400
 Four Bedrooms - 2 1/2 Baths - Paneled Family Room - Full Basement - Carport - Storm Windows Included

- Lot Premiums
 - Corner Lot ---\$500
 - Park Lot ---\$1500

HICKORY FARMS - OPTIONAL EXTRAS

July 7, 1978

- THE WHEATFIELD - Economy Package A: \$6800
Includes: Single car garage, Paneled recreation room, powder room in lower level, R-30 ceiling insulation, no-wax kitchen & foyer floor covering, and attic fan
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- THE HARVESTER - Economy Package \$2400
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- THE COUNTRY SQUIRE - Economy Package \$2400
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OPTIONAL EXTRAS - IF PURCHASED SEPARATELY

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 - Double Garage in lieu of Carport -- ~~\$3400~~
 - Double Carport in lieu of Single Carport \$2400
 - No-Wax Kitchen and Foyer Floor Covering -- \$550
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 - Attic Fan - \$190
- The Wheatfield
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 - Single Garage --\$3600
 - Double Carport --\$3800
 - Double Garage --\$5200
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 - R-30 Ceiling Insulation --\$460
 - Attic Fan - \$190
- The Wheatfield
 - Paneled Recreation Room --\$2450
 - Powder Room in Lower Level - \$850
 - Full Bath with tub in lower level - \$1350

Base 80,400
1,500
3,400
2,400

87,700