

Volume 05, Issue 9

November 2005

# The Hickory Farms Newsletter

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*Hickory Farms Community Association  
Fairfax County, Virginia*

## **President's Letter**

Dear Neighbors,

Wow, what a busy month. October and the beginning of November have been quite busy.

Our annual meeting had 21% participation, either through attendance or proxies. The meeting covered a number of items, including next year's budget and the November 7th special Board meeting to hear the ACC appeal on the application for the property at 4296 Country Squire. Enclosed is both the Financial report as well as more info on the ACC appeal.

A special thanks to Lynn Welch, Patty Dudley, Dawn Dempster and Donna Altman for coordinating the Halloween parade and party. Another fun time was had by all!

A special note: The ACC committee is looking for members. This is a key committee in the association. The committee ensures that homeowners stay in compliance with the covenants of the Association. Without volunteers, however, they can't do their work. I encourage you to participate, whether you are new to the community or an original homeowner. We need your input.

As we enter the winter and holiday season, I wish you and your families a happy Thanksgiving (only a few weeks away) and safe travels to all.

Jeff Altman

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## **Join the Hickory Farms e-mail List**

If you were registered with the Hickory Farms e-mail group, you would have already received an electronic copy of this newsletter and received other information about our community! Visit [www.hickoryfarms.org](http://www.hickoryfarms.org) and click E-mail Service.

## HICKORY FARMS COMMUNITY ASSOCIATION

### 2005 ANNUAL MEETING

### TREASURER'S REPORT

At the end of the 2005 budget year we expect to end with a surplus of \$1,408.78 in lieu of \$342.00 as budgeted, a difference of \$1066. The main reasons for this difference are as follows:

#### INCOME

1. Late Fees received were \$300 in lieu of \$0 budgeted.
2. Revenues from VPOAA Packages were \$750 in lieu of \$250 budgeted.

These two items in the revenue column alone represents \$800 of the difference.

#### EXPENSES

1. Newsletter Printing / Postages was \$960.00 in lieu of \$1,500 budgeted.

This is the main and major difference in the expense column. This was due to the fact that two less newsletter were published and in some cases smaller in size. Newsletters that were mailed to absentee homeowners were previously sent in a manila envelope that required an additional \$0.23 cent stamp per letter, now we mail them by folding it in half and not using envelopes; this has contributed to the savings.

In analyzing all of the other line items, we have the following explanations:

#### INCOME column.

\$100 in the "OTHER" line item is to reconcile an overpayment by a home owner that paid twice and the check was deposited before realizing the overpayment. This amount was refunded and charged to the "MISCELLANEOUS" line item in EXPENSE.

#### EXPENSE column.

We experience a higher expense on legal services, the ACC board required legal advice in a case they handled, we had to incur additional cost to file suit against a homeowner who has not paid his due for several years.

Miscellaneous expenses went up due to the Halloween activity and one time expense incurred to buy play equipment for the Spring Fling and the refund as noted above.

Taxes/Fees were not expensed due to the fact that we did not have to pay any taxes.

## **NOTES ON PROPOSED 2006 BUDGET.**

### **INCOME:**

Income does not change from last year. We have not included any amount for LATE FEES because this is not a given or set amount, one must assume that everyone will pay their dues on time and this is not an assured income source.

Not knowing whether the housing bubble will continue or not, we have budgeted an increase amount from what was budgeted in 2005, but less than the actual for 2005. Again this is not something that we can be assured that will be received.

### **EXPENSES:**

The major changes are found in the Landscaping and Maintenance. These services have increased 3% from last year. Considering the cost of gasoline, we do not think that this increase is minimal. We have added additional cost to remove some trees, we experienced an increase need this past year and feel that it will continue.

The MISCELLANEOUS line item has been reduced because we transferred some of the funds to a new line item SOCIAL. This is to better reflect and track these costs.

Finally, out of 198 homeowners, 197 have paid their dues; we have one homeowner that for several years has refused to pay their dues. Every year we have place a lien on the property, but it has had little effect in prompting the homeowner to pay. The lien would only have effect when the house is sold. At the advice from the attorneys we have proceeded to file a WARRANT in court and get a judgment to force payment on the back dues, interest and legal fees. This will come up in November and hopefully get a favorable judgment and collect all of our dues.

## NEIGHBORHOOD NEWS

### Hickory Farms Halloween Parade

The second annual Hickory Farms Halloween Parade and Pizza Party was a smashing success! Approximately 65 costumed marchers, parents, and grandparents met for a parade around the lower common area. After marching to the beat of some Halloween tunes, hungry participants gathered in the upper common area to mingle and refuel with pizza and snacks. Thanks to the HF Community Association board for sponsoring the entire party this year so that there was no charge for pizza! It was a great parade and a wonderful neighborhood bonding experience as well. Thanks to everyone who came. We look forward to the third annual Hickory Farms Halloween Parade next year!

### November 7th Special Board Meeting

A packet was handed out to all homeowners in advance of the special November 7th Board meeting. The sole agenda item at this meeting will be to hear the appeal of the homeowners of 4296 Country Squire Lane. The ACC rejected their application to expand their home, and the Board will hear their appeal, the ACC's reasoning, and gain input from the Community. At the time this newsletter was put together, this meeting had yet to occur. Results of the meeting will be published in the next newsletter, as well as through the email list server.

### ACC Committee Volunteers

As stated in the President's letter, the Architecture Control Committee is looking for volunteers for 2006. All members are encouraged to participate. The committee ensures that homeowners' actions stay within the rules and spirit of the covenants we all agreed to when we bought into this community. Without volunteers, however, we will be unable to adequately rule on and enforce these covenants. Please consider volunteering. If interested, please contact Jeff Altman at 703-978-0309 or [jalt0629@hotmail.com](mailto:jalt0629@hotmail.com)

### Special Permit for Calvary Memorial Park

Residents should have received notice from Jane Kelsey & Associates (a land use consultant) relating to work that is being done by the cemetery on Burke Station Road. The work that is being done covers the following:\* Creation of additional parking within their property\* Adding a sign on Braddock Road to identify the entrance into the complex

\* Work within the grounds, including special memorial sections in several areas further away from Braddock and Burke Station\* Expansion of storage facility, where work is done on cemetery equipment (trucks, etc). This facility is currently behind trees and unseen from the road, and will remain as such. Please contact Jeff Altman (703-978-0309 or [jalt0629@hotmail.com](mailto:jalt0629@hotmail.com)) if you have any questions. The Memorial Park's family representative walked Jeff through the plans and he can either answer your questions or provide you with a point of contact to get your questions answered.

### Yard Service group purchase?

Interested in participating in a group purchase of yard service? Also, a volunteer is needed to organize this, if there is sufficient interest. Please send an email if either interested in participating or organizing this venture to [JAlt0629@hotmail.com](mailto:JAlt0629@hotmail.com)

## NEIGHBORHOOD WATCH

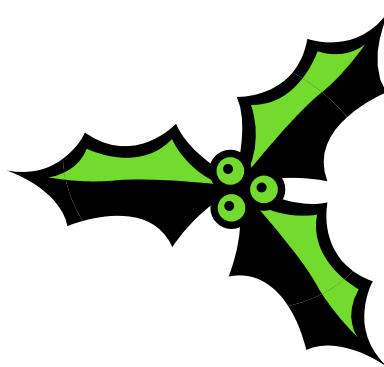
Below is the watch schedule for the remainder of the year. Please contact Dave Dempster at 703-503-0561 (ddhokies@cox.net) with any questions or to volunteer for this important neighborhood activity.

Fri	Nov 4	Pete Scala	Rose Scala
Sat	Nov 5	Rich Pernicano	Steve Mathews
Fri	Nov 11	Pam Barrett	Tom Barrett
Sat	Nov 12	Stan Lee	Jim Marshall
Fri	Nov 18	Stefan Schwarz	Christine Schwarz
Sat	Nov 19	Debbi Buchanan	Scott Buchanan
Fri	Nov 25	Dave Dempster	Dawn Dempster
Sat	Nov 26	John Verheul	John Cotner
Fri	Dec 2	Bob Bentley	Nancy Bentley
Sat	Dec 3	Ron Cruz	Louise Cruz
Fri	Dec 9	Larry Russe	Chris Russe
Sat	Dec 10	Jaime Gutierrez	Ed Wagner
Fri	Dec 16	Bill Galinis	Diana Galinis
Sat	Dec 17	Harry Herchert	Ginny Herchert
Fri	Dec 23	Pingjun Li	Wang Chan Cheng
Fri	Dec 30	Dave Maurer	Sanjeev Munjal
Sat	Dec 31	Jay Kistler	Mike Martin

Graduations, births, anniversaries, other special announcements to share? Newsletter items are due the 25<sup>th</sup> of the month. Send in a Word attachment to [jmaloney@gmu.edu](mailto:jmaloney@gmu.edu).

## COMMUNITY NEWS

**W.T. WOODSON H.S. BANDS and COLOR GUARD FRUIT SALE:** Enjoy fresh Florida oranges, grapefruit and other citrus items in time for the holidays! The students will deliver the fruit to your home or you can send a gift to your out-of-town family and friends. Sales run from Oct. 5 to Nov. 9, 2005. If you don't hear from a band member, contact Linda Skoro at 703-978-1944 or Meg Brennis at 703-425-6586, and we'll get an order form to you, and you'll have your fresh fruit in December. Or visit the band website at: [www.woodsonband.org](http://www.woodsonband.org) and click on "band info/forms." Your support helps the W.T. Woodson Band programs. Thank you.



### Holiday Happening Craft Show

November 12 10 am – 4 pm

W.T. Woodson High School  
9525 Main St., Fairfax, VA  
703-321-8373

The 13th annual Woodson "Holiday Happenings" Craft Show will take place Saturday, November 12 from 10 - 4. Admission is free. The craft show is sponsored by PTSA and is one of our biggest fundraisers. We have over 100 crafters selling their handmade wares, everything from jewelry, ornaments, clothing to paintings, accessories and many other delights!

**HICKORY FARMS COMMUNITY ASSOCIATION**  
**2005 Income / Expenses - Projected to End of Year**

	2005 BUDGET	Actual to Date - Oct.	Projected End of Year	Projected November	Projected December
<b>INCOME</b>					
Annual dues	\$19,800.00	\$19,700.00	\$19,700.00	\$0.00	\$0.00
Interest - Checking	\$12.00	\$11.42	\$11.42	\$0.00	\$0.00
Interest - CDs	\$145.00	\$164.03	\$200.03	\$18.00	\$18.00
VPOAA Packages	\$250.00	\$750.00	\$750.00	\$0.00	\$0.00
Prior Year Dues	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Late Fees	\$0.00	\$300.00	\$300.00	\$0.00	\$0.00
Legal Costs/Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$0.00	\$100.00	\$100.00	\$0.00	\$0.00
Total Income	\$20,207.00	\$21,025.45	\$21,061.45	\$18.00	\$18.00
<b>EXPENSES</b>					
Tax Preparation/Audit	\$250.00	\$255.00	\$255.00	\$0.00	\$0.00
Bank Charges	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Director's Insurance	\$1,290.00	\$1,290.00	\$1,290.00	\$0.00	\$0.00
Liability Insurance	\$900.00	\$862.00	\$862.00	\$0.00	\$0.00
Surety Insurance	\$300.00	\$289.00	\$289.00	\$0.00	\$0.00
Legal Fees	\$400.00	\$666.97	\$666.97	\$0.00	\$0.00
Landscape/Maintenance	\$14,300.00	\$11,585.00	\$14,110.00	\$1,175.00	\$1,350.00
Miscellaneous	\$300.00	\$411.36	\$741.36	\$80.00	\$250.00
Neighborhood Watch	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00
Newsletter Printing/Postage	\$1,500.00	\$960.60	\$1,160.60	\$100.00	\$100.00
Taxes/Fees	\$250.00	\$0.00	\$0.00	\$0.00	\$0.00
VPOAA Packages	\$100.00	\$68.07	\$68.07	\$0.00	\$0.00
Postage	\$175.00	\$192.67	\$209.67	\$17.00	\$0.00
Total Expenses	\$19,865.00	\$16,580.67	\$19,652.67	\$1,372.00	\$1,700.00
Budget Overage	\$342.00		\$1,408.78		
CASH ON HAND			\$7,435.00		
CERTIFICATES OF DEPOSIT					
CD #1			7,003.28		
CD #2			7,041.08		
CD #3			7,007.96		
Total Savings			21,052.32		

## HICKORY FARMS COMMUNITY ASSOCIATION

## PROPOSED 2006 BUDGET

2006  
BUDGET**INCOME**

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Annual dues	\$19,800.00
Interest - Checking	\$15.00
Interest - CDs	\$200.00
VPOAA Packages	\$500.00
Prior Year Dues	\$0.00
Late Fees	\$0.00
Legal Costs/Fees	\$0.00
Other	\$0.00
Total Income	\$20,515.00

**EXPENSES**

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Tax Preparation/Audit	\$255.00
Bank Charges	\$0.00
Director's Insurance	\$1,290.00
Liability Insurance	\$900.00
Surety Insurance	\$300.00
Legal Fees	\$500.00
Landscape/Maintenance	\$15,000.00
Miscellaneous	\$150.00
Social	\$400.00
Neighborhood Watch	\$50.00
Newsletter Printing	\$1,000.00
Taxes/Fees	\$250.00
VPOAA Packages	\$80.00
Postage	\$200.00
Total Expenses	\$20,375.00
Budget Surplus (Deficit)	\$140.00