

Volume 9 – No. 8

November 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

Secretary (Vacant)

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 (Listserv)

Heather Webb 425-1347

Ellie Coddling 426-4606

Social Committee

Patty Dudley 503-2060

Dawn Dempster 503-0561

Lynn Welch 978-4113

Architectural Control Committee

Keith Ferguson

Donna Garfield

Greg Gillette

Kirk Randall

Carole Rogers

Larry Rogers

*Email addresses are at*

[www.hickoryfarms.org](http://www.hickoryfarms.org)

All phone area codes are 703

**Hickory Farms Community Association**  
**P.O. Box 2239, Fairfax VA 22031**  
**[www.hickoryfarms.org](http://www.hickoryfarms.org)**

The streets in Hickory Farms are maintained by the State. If it has snowed and your road has not been plowed in what you consider to be a reasonable time, call the Virginia Department of Transportation (VDOT) at 703-383-VDOT.

Here's the Cliff Notes (remember them from high school?) on the October 15 Annual Meeting:

- Dues remain \$125. Late fee raised to \$50
- New fence and tree rules approved
- Board reelected
- Details on page 3

Your first heads up – Annual dues are due to be paid starting January 1. Mail your check to above address.

Fairfax County may limit truck parking on residential streets. Make your opinion known. See page 8.

Best regards  
The Editor

### **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

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	November 6	Mike Martin	Scott Buchanan
Sat	November 7	Pete Scala	Rose Scala
Fri	November 13	Stan Lee	Jim Marshall
Sat	November 14	Pam Barrett	Tom Barrett
Fri	November 20	John Verheul	Tammy Verheul
Sat	November 21	Stefan Schwarz	Christine Schwarz
Fri	November 27	Dave Dempster	Dawn Dempster
Sat	November 28	Jaime Gutierrez	Ed Wagner
Fri	December 4	Greg Gillette	Kathy Gillette
Sat	December 5	Harry Herchert	Ginny Herchert
Fri	December 11	John Kitzmiller	Brand Niemann
Sat	December 12	Dave Maurer	Sanjeev Munjal
Fri	December 18	David Froberg	Beverly Froberg
Sat	December 19	Bob Sottile	Lee Sottile
Fri	December 25	Susan Mulliner	Brenton Mulliner
Sat	December 26	Bob Cosgriff	Don Klingemann
Fri	December 25	Ron Arnold	Charles Walters
Sat	December 26	Kirk Randall	Chris Woody

*All NW volunteers – please double check the above listing for accuracy.*

### Recent Architectural Control Committee (ACC) Approvals

(All)

4324 Farm House - Replacement Windows  
4301 Still Meadow Road - Screened Porch and Patio  
4319 Farm House - Addition

### Report a Burned Out Streetlight .....

... or one that's on during daylight hours. Call 1-888-667-3000. You'll need the address of the home nearest the streetlight. It is also helpful to copy the number off the streetlight pole – something like C-415 W096.

(10)

## **Summary of October 15, 2009 Annual Meeting**

John Kitzmiller

The homeowners approved the proposed budget for 2010 of \$21,250. Annual dues remain at \$125.

The homeowners approved raising the penalty for late payment of annual dues to \$50 or the limit set by usury law, whichever is less.

The homeowners overwhelmingly approved the proposed policy regarding trees in the common areas. The new rule was published in the October newsletter.

The homeowners overwhelmingly approved the proposed policy regarding fences. The new rule was published in the October newsletter. Given the lively discussion on the new policy for fences on corner lots, the Board of Directors has consulting our attorney to make certain that the approved policy conforms to the Restrictive Covenants.

Concern was expressed that the Restrictive Covenants and Rules and Regulations regarding the appearance of property are not being vigorously enforced. The Board and ACC have notified homeowners through recent newsletters that they are pursuing such violations (see also article below).

Board of Directors members John Kitzmiller, Keith Ferguson, Dante Gilmer, Jaime Gutierrez and Kirk Randall were reelected for another term. Lee Sottile nominated herself for Board membership, was elected by the homeowners, and resigned a few days later.

### **President's Letter**

John Kitzmiller

The HFCA Board is reminding homeowners about requirements to maintain their properties in the Restrictive Covenants and Rules and Regulations. The Restrictive Covenants were in place when homeowners purchased their property and were required to have been so notified by the seller under the Virginia Property Owners Association Act. The purpose of these articles is to keep our community a desirable place to live.

The Restrictive Covenants and Rules and Regulations are all listed on the HFCA website at:

<http://members.cox.net/krandall/HF/Deed%20of%20Dedication%20and%20Declaration%20of%20Covenants.htm>

<http://members.cox.net/krandall/HF/Rules%20and%20Regulations%20and%20Due%20Process%20Procedures%20%28Dec%2097%29.htm>

Common violations are allowing tree branches and bushes to extend over sidewalks to the point that they are restricting passage. Please prune your trees and bushes near sidewalks. Keeping the sidewalk clear is also a requirement of Fairfax County.

Also, trailers are being parked in front of houses well beyond the seven day limit specified in

the Restrictive Covenants. Please move these trailers immediately.

Many fences are in disrepair and need maintenance.

Finally, it is against our Rules and Regulations to store trash containers in front of the house.

This is the last notice via newsletter before individual letters are mailed to homeowners. Thank you for your help in keeping our neighborhood a great place to live.

### **This Month's Home Maintenance Checklist**

See the complete list at [www.hickoryfarms.org](http://www.hickoryfarms.org) → Home Maintenance and Appearance (All)

<b>Dehumidifier Shutdown</b> – Clean out the dehumidifier bucket and vacuum the coils when you shut it down for the season.
<b>Smoke Alarms &amp; Carbon Monoxide Detectors Check</b> – Replace smoke detector batteries (don't wait for them to die). Press test buttons on smoke alarms and 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.
<b>Water Heater Flushing</b> – Drain the hot water heater to remove sediment that makes the heater run inefficiently. Turn the gas valve to the “pilot” setting. Shut off the cold water supply valve. Connect a hose from the water heater drain valve to the nearby floor drain or outdoors. Open a nearby sink hot water faucet to prevent a vacuum. Open the water heater drain valve. When the water starts running cold, close the heater drain valve and remove the hose. Open the cold water supply valve. When water flows freely from the open sink faucet, turn off the faucet. Turn the gas control to the “On” setting.
<b>Furnace &amp; Heat Pump Fall Checkup</b> – Schedule a fall service checkup or do it yourself.

### **Do You Need Tree Work Done?**

I will be organizing a group purchase of tree trimming and removal services in January, when prices are usually lower. Last year, our group purchase contractor saved us one third to one half the cost of the other bidders. If interested, please send your contact information and a detailed description of the work you want done to [kirk\\_randall@hotmail.com](mailto:kirk_randall@hotmail.com) or call 703-425-0210.

### **Parking on the Yard – Short Term Only**

A vehicle may be parked on the front yard for **no more than 48 hours** to allow residents to unload, work on the vehicle, or clean it. Report violations to Fairfax County Zoning 703-324-1300 (11)

### **Woodson Band Concert for Kids Dec 3 & 4 – 10 AM**

Woodson High's Holiday Tots Concert - for kids ages 3-7. Held in the gym. Admission \$3.

## City of Fairfax Water Survey

Many Hickory Farms residents get sewer service from Fairfax County and water service from the City of Fairfax. A few get both services from Fairfax County. If you only get one sewer/water bill, then this message is *not* for you.

According to a recent survey, we are paying almost twice the price for Fairfax City water when compared with Fairfax County's water utility.

[www.fcwa.org/rates/rate%20comparison%202009.pdf](http://www.fcwa.org/rates/rate%20comparison%202009.pdf) This could be costing each homeowner as much as \$150 extra per year. The Board of Supervisors has only just recently become aware of this issue and has asked County staff to investigate. Part of the investigation is an online customer survey being conducted by County staff through November 15 at [www.fairfaxcounty.gov/news/2009/consumer-protection-seeks-input-water.htm](http://www.fairfaxcounty.gov/news/2009/consumer-protection-seeks-input-water.htm) Please participate in the survey. If you are concerned about the City of Fairfax possibly overcharging Fairfax County water customers, you may also want to contact Supervisor John Cook's assistant who is working on this issue, Rosemary Ryan, at 703-425-4048 or [Rosemary.Ryan@fairfaxcounty.gov](mailto:Rosemary.Ryan@fairfaxcounty.gov) and give her your thoughts.

## **If You Plan To Sell Your Home, *Please Read***

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 Package. ***This is required by law. If you do not provide a copy of this document to the purchaser, the purchaser could delay closing or cancel the sale.***

The Hickory Farms Disclosure Package was revised in 2009 to reflect changes in the law. Hickory Farms distributes the Disclosure Package in two parts, and both parts must be given to the new homeowner at time of closing (at the latest).

Part 1 contains specific information on your property. In your request, you or your agent may specify a letter or email containing Part 1 information. Please contact the Hickory Farms Treasurer by telephone or email to arrange delivery. Please allow *at least* three weeks prior to closing to give our part time/volunteer Board member time to respond. There is no charge for Part 1 of the Disclosure Package. Please do not request Part 1 too early, though. If it takes a long time to sell your house, the information could become stale. We suggest you request the information when you have a signed contract to sell your house.

Please note that before Part 1 of the Disclosure package is released, 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](#) . If your property is not in compliance, the release of Part 1 may be delayed, thereby jeopardizing the sale of your property.

Part 2 contains information applicable to all homes in Hickory Farms. This 36-page document is available for [free download](#) at [www.hickoryfarms.org](http://www.hickoryfarms.org). However, if you want a printed copy, please send a \$10 check, payable to HFCA, to P.O. Box 2239, Fairfax, VA 22031-2239 or the Treasurer's home (this is quickest, as the post office box is checked at most once a week). Please allow ten days business days from receipt of the check by the Treasurer to the date the Disclosure Package can be released, as we must allow time for your check to clear.

[Click Here](#) to download Part 2 of the Hickory Farms VPOAA Disclosure Package (This document is in PDF format).

(3-7-11)

## **Limited DMV Services Offered at Fairfax City Hall**

Limited DMV services are available 8:30-4:30 weekdays at Fairfax City Hall on Armstrong Street. Services include license plates, handicapped permits, and title and registration transactions. This office does not issue drivers licenses or identification cards. You can usually get your business done in under 20 minutes!

(4-10)

## Babysitters and Other Youth Services

Youths who are residents of Hickory Farms may offer services to their neighbors. If you wish to offer services such as snow removal, raking leaves, lawn mowing, babysitting, general home maintenance, etc., **your parent** should e-mail or write (no phone calls, please) The Editor, [Kirk\\_Randall@Hotmail.com](mailto:Kirk_Randall@Hotmail.com), giving the youth's name/age, telephone number, and a list of services to be offered. This list is published January, April, July, October. (1-4-7-10)

Victoria Hebeisen (15) 703-978-0045	Experienced babysitter of infants, toddlers, and school-aged children, weeknights to 10 PM and weekends to 1 AM. References available.
Corine Johnson (14) 703-272-3302	Experienced babysitter of all ages weekends until 1 AM. References available.
Cari Moore (12) 703-323-3699	Babysitting/mother's helper.
Cathy Moore (14) 703-323-3699	Babysitting/mother's helper, pet sitting, dog walking.

## Disposing of Your Leaves

*Please Don't Rake Your Leaves Into the Street !*

Fall is leaf raking time. If we lived just a few blocks north in Fairfax City, we could just rake our leaves into the street and city workers would vacuum them up. But, alas, we live in Fairfax County, so **please don't rake your leaves into the street !** Here's the skinny on disposing of your leaves (and other yard debris) in our community.

- Under Fairfax County ordinance, the trash collector, at its option, is required to pick up at least six bags of leaves on a yard debris pickup day. If you put out more than six, however, the extras may not be taken.
- If the trash collector doesn't take all of your leaves on your yard debris pickup day, please don't just leave them in the street or the parkway (that strip of grass between the street and sidewalk) for the next week's pickup. The bags kill the grass if left on the parkway, or block the mailman if left near the mailbox.
- Under Fairfax County Ordinance, **you should not use black plastic bags for yard debris such as leaves**. You are supposed to use clear plastic bags. The trash collector may refuse to take black bags because its workers can't tell whether you put garbage or yard debris such as leaves in the bags.

(11)

## Fairfax County May Limit Commercial Truck Parking on Residential Streets

The Board of Supervisors is considering banning commercial vehicles from parking in all residential neighborhoods. This action follows previous meetings over the past year about problems with large vehicles parking in neighborhoods. The proposed code changes are intended to better define commercial vehicles in the County Code, in order to improve parking enforcement and respond to complaints about large/commercial vehicles parking on residential streets. The changes are summarized below.

- Changes code requirement for taxicabs and limousines: One resident of each single family dwelling unit may park one vehicle licensed and registered in the Commonwealth of Virginia as a taxicab or limousine
- Expands definition of commercial vehicle restricted from parking in a residential area to include:
  - Any vehicle licensed as a common or contract carrier or limousine (except as above)
  - Vehicles that exceed size and weight limits: more than 21 feet long, more than 8 feet high including appurtenances, width of 102 inches or more, or gross vehicle weight of 12,000 or more pounds. Vehicles exempted from these size and weight limits are: commercial vehicles used by public service company, watercraft or motor home, school buses, vehicles driven by or used for transporting persons with disabilities, vehicles for cable television service, moving vehicles for 48 hours, vehicles for propane gas service. These "excepted" vehicles can park in a residential area unless restricted elsewhere in the Code, e.g., boats and motor homes are not allowed to park in areas that are Community Parking Districts
  - Vehicle carrying commercial freight in plain view
  - Trailer or semitrailer except camper, boat or single axle utility
  - Any vehicle with 3 or more axles

If you have an opinion on this proposal – either pro or con – contact our Supervisor, John Cook, at 703-425-9300 or [braddock@fairfaxcounty.gov](mailto:braddock@fairfaxcounty.gov) , and give your opinion.

This newsletter is published monthly, except February, June, and August. E-mail submissions to The Editor by the 25<sup>th</sup> of the prior month. For past issues and information for advertisers, see [www.hickoryfarms.org](http://www.hickoryfarms.org) --> Newsletters.

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