

Volume 10 – No. 8

November 2010

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 (Chairman)

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

**The Board of Directors and Editor
wish you a wonderful Thanksgiving.**

**The Hickory Farms Neighborhood
Watch is low on personnel because
participants moving out of the
neighborhood in recent years haven't
been replaced with new men and
women. So, NW is now looking for a
few good women and men. All it takes
to help keep our neighborhood safe is
three hours of your time on a Friday or
Saturday evening every three months
or so. Please call John Kitzmiller at
703-503-3443 to learn more about
Neighborhood Watch.**

Please Patronize Our Advertisers!

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.

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- Toilet Repairs
- Garbage Disposals
- Bathroom Remodeling

Neighborhood Watch Schedule

John Kitzmiller

Please volunteer for this important neighborhood activity – all it takes is one three-hour Friday or Saturday evening every three 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 5	Eric Maribojoc	Clarisa Dacanay
Sat	November 6	Bob Montgomery	George Rosenkranz
Fri	November 12	Mike Martin	Scott Buchanan
Sat	November 13	Pete Scala	Rose Scala
Fri	November 19	Stan Lee	Jim Marshall
Sat	November 20	Pam Barrett	Tom Barrett
Fri	November 26	John Verheul	Tammy Verheul
Sat	November 27	Stefan Schwarz	Christine Schwarz
Fri	December 3	Jaime Gutierrez	Ed Wagner
Sat	December 4	Harry Herchert	Ginny Herchert
Fri	December 10	Dave Maurer	Sanjeev Munjal
Sat	December 11	David Froberg	Beverly Froberg
Fri	December 17	John Kitzmiller	Brand Niemann
Sat	December 18	Greg Gillette	Kathy Gillette
Fri	December 24	Susan Mulliner	Brenton Mulliner
Sat	December 25	Ron Arnold	Charles Walters
Fri	December 31	Bob Cosgriff	Don Klingemann

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Recent Architectural Control Committee (ACC) Approvals

(All)

10111 Spinning Wheel – Paint front door & trim

4372 Harvester Farm - New Front Stoop and Walk

10023 Wheatfield – Remove shutters (i.e., no shutters), paint front door

This Month's Home Maintenance Checklist

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

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/reset buttons.

Outside Water Faucet Shutdown – Turn off outside water faucets using the inside shutoff valves. Open the faucets to drain remaining water. Drain water hoses before storage.

Have You Remodeled Inside Your House?

If so, would you share photos with your neighbors who might be considering a similar project? Would you serve as a coordinator of such a sharing project? If so, please call Kirk Randall at 703-425-0210 or email Kirk_Randall@Hotmail.com

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We Had a Great Community Yard Sale - Thanks to Pete Scala

Once again, we had tremendous weather for the 16 houses (one more than last year) that participated in this year's yard sale. We got lots of shoppers. There were about 200 cars that brought shoppers to the association, so that's good. Maybe not as many shoppers as in years past, but with this economy, that may not be surprising. Nearly everyone said they did well selling things. So that was good, too. Since we didn't have any volunteers handing out maps at the entrances, we avoided the \$20/volunteer payments. This means that homeowners only had to pay \$6.00 to participate this year.

I spoke to several shoppers, and several homeowners had the same observation: people said they like to come to the HFCA yard sale because they know there will be a bunch of houses, and because we provide a map for them (Kirk Randall's great idea, many years ago)!

On the down side, one homeowner complained that everyone was trying to bargain her down, and she didn't sell as much as she wanted. Oh, well, maybe she can sell it on Craigslist!

Thanks to everyone who signed up, making this another successful yard sale. Start planning for next year!

Thanks, Pete, for another great sale.

Shooting and Hunting In Hickory Farms – Not!

With hunting season soon upon us, Hickory Farms residents need to know that the discharge of guns within the Hickory Farms subdivision is illegal. See [Chapter 6 of the Fairfax County Code](#). This includes BB guns, air rifles, and paint ball guns. If you see anyone who appears to be in possession of a gun with the intent to shoot, call the Fairfax County Police at 9-1-1 immediately.

Bows and arrows, however, are allowed. A person may shoot a bow and arrow on their own property. However, if the arrow could land on another person's property, the owner of that property must first give his or her permission. Rest assured that the Board of Directors would never give anyone permission to shoot their arrows into Hickory Farms Common Grounds. If you see any person shooting an arrow in such a manner that could endanger people, you should call Fairfax County Police at 9-1-1 immediately.

Fairfax County Code also prohibits hunting within 100 yards of a road, thereby making illegal all hunting activities within our community, whether on private or Common Grounds.

If you see what you perceive to be a dangerous situation, trust your instincts and call the police. Let them sort out what's legal and what's not. (11)

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 at 703-324-1300 (11)

Rules and Regulations Revised at October's Annual Meeting

The proposed revision to Section 4(l) of the Hickory Farms Rules and Regulations was adopted by the Board of Directors and homeowners. The change was to address feedback from our attorney regarding the section approved at the 2009 Annual Meeting. The intent of the revision was to clarify the regulation concerning front yard fences, which are, and always have been, prohibited in Hickory Farms.

Also considered was an amendment to Section 4(i) regarding fence colors. In the current regulation, homeowners are encouraged, but not required, to use natural wood and white colors (Note that ALL fence applications, including colors, must nonetheless be approved in advance by the Architectural Control Committee). The proposed regulation would have changed the recommendation into a requirement that these be the only colors permitted. After discussion, the Board of Directors and homeowners decided to not amend the regulation, meaning that homeowners are still "encouraged" to use natural wood and white fence colors. The ACC will continue to review fence colors on a case-by-case basis. Finally, the Board of Directors and homeowners adopted the proposed restriction on portable storage containers which limits their use to no more than thirty consecutive days. This period may be extended only with the approval of the Board of Directors.

It's Leaf Raking Time Again

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)

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 PDF document is available for [free download](#). 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. (3-7-11)

Holiday Tunes for Tots Concert December 1 & 2 – And Grownups, Too!

The Woodson High School Band Department invites you to attend a Holiday Tunes for Tots Concert specifically intended for preschool and early elementary students. The concerts are offered on two dates, Wednesday December 1 and Thursday December 2 at 10:00 AM in the school gymnasium. Grandparents can't make a daytime concert? There will also be an evening performance on Wednesday, December 1 at 7PM in the school auditorium. This performance is geared for both the young and young at heart! Admission to all performances is only \$3/person, and all performances have handicap access. For more information, please contact Laurie McManus at HolidayTunesForTots@gmail.com or 703-352-7715.

Are You Paying Too Much for Trash Service?

My father in McLean was just billed \$146 by AAA trash for three months' service. I was stunned as I have been paying American \$75 for over two years. I called AAA at 703-818-8222 and politely complained. They immediately offered to match the American price for a year, thereby saving my father over \$280. You might consider taking advantage of our competitive market for trash service.

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.

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