

Volume 11 – No. 8

November 2011

The Hickory Farms

Newsletter

Board of Directors

President

John Kitzmiller 503-3443

Vice President

Keith Ferguson 323-1067

Treasurer

Dante Gilmer 978-0621

Secretary

Jaime Gutierrez 425-7919

Community Grounds, Paths
& Woods - Keith Ferguson
323-1067

Architectural Control Comm.

Kirk Randall 425-0210

Other Volunteers

Neighborhood Watch

John Kitzmiller 503-3443

Welcome New Neighbors

Joyce Kitzmiller 503-3443

Newsletter & Web Site

Kirk Randall 425-0210

Sarah Maurer – Assoc.

Editor

Community Yard Sale (Fall)

Pete Scala 764-0730

Email (Listserv)

Heather Webb 425-1347

Ellie Codding 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

Get Email addresses at

www.hickoryfarms.org

All telephone area
codes are 703-

Hickory Farms Community Association

P.O. Box 2239, Fairfax VA 22031

www.hickoryfarms.org

**On January 1, there will
be four vacancies on the
Board of Directors.**

Please volunteer.

**If we can't get sufficient
Board members to manage
our community affairs, we
may have to hire a
management company,
which could easily double
our annual dues.**

**Please call John Kitzmiller
at 703-503-3343.**

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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- Sump Pumps
- Water Main Repair
- Gas Leaks
- Gas Repairs
- Toilet Repairs
- Bathroom Remodeling

It's Leaf Raking Time

Leaf raking season is back! If we lived just a few blocks north in Fairfax City, we could rake our leaves into the street and city workers would vacuum them up for us. 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, trash collectors are required to pick up at least six bags of leaves on a given yard debris pickup day. However, if you put out more than six, the extras may not be taken.
- If the trash collector doesn't take all of your bags on your yard debris pickup day, please don't just leave them in the street or the parkway (the 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.** Please 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)

**Architectural Control Committee
Approvals**

4358 Farm House - Addition – Metal
Roof & Chimney
4359 Farm House – Front Door

To Report a Burned Out Streetlight

...

... or one that's on during daylight
hours, please call 1-888-667-3000.
You'll need the address of the home
nearest to the streetlight, as well as the
number off the streetlight pole –
example: C-415 W096. (10)



Learn Tai Chi

Classes are taught by Hickory Farms
resident Dante Gilmer.

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and improving balance, coordination,
flexibility and focus.

10am Sundays & 11:10/12:10 Wednesdays
Our studio is just minutes from Hickory
Farms at 11226 Waples Mill Road
(at the intersection just before Fair Oaks Mall)

703.862.2192.

www.stillwatertaichi.com

**Please Read
If You Plan To Sell Your Home Soon**

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 Virginia state law. ***If you do not give a copy of this document to the purchaser, they could delay closing or even cancel the sale.***

The Disclosure Package comes in two parts; both parts must be given to the purchaser. You or your agent should contact the Treasurer to arrange for the delivery of the Disclosure Package. Please request the package three weeks prior to closing in order to give the Treasurer time to respond. As a word of advice, however, do not request it *too* early. Should it take a long time to sell your house, the Disclosure Package information could become stale. We recommend you request the Disclosure Package when you have a signed contract in hand.

Part 1 contains specific information about your property. You or your agent may request either a hard copy or electronic version. There is no charge for either. Please note that before Part 1 is sent to you, 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](#). Otherwise, the letter will alert the purchaser that you (the seller) needs to bring the property into compliance before closing. If you do not do so, the purchaser could delay or even cancel the purchase.

Part 2 contains general information applicable to all homes in Hickory Farms. This 40+ page document is available for free download by visiting [http://www.hickoryfarms.org/VPOAA%20Disclosure%20Package-Hickory%20Farms%20\(Part%202%20of%202\).pdf](http://www.hickoryfarms.org/VPOAA%20Disclosure%20Package-Hickory%20Farms%20(Part%202%20of%202).pdf) If you would prefer a hard copy to be mailed to you, please deliver a \$10 check to the Treasurer or send it to P.O. Box 2239, Fairfax, VA 22031-2239 (Please note: in-person delivery is preferred as the P.O. box is checked only once a week). Please allow ten business days from when the check is received 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)

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New Board of Directors Members are Needed

The demands are not great, especially when shared among other members. Former Board members and those homeowners that have never served on the Board are invited to join. We would especially welcome members that are new to Hickory Farms, so fresh ideas can be introduced. Anyone willing to at least explore being on the Board is invited to join us at the next Board meeting. Please call John Kitzmiller at 703-503-3443.

Shooting and Hunting In Hickory Farms – Prohibited!

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, please immediately call the Fairfax County Police at 9-1-1.

Bows and arrows, however, are allowed. A person may shoot a bow and arrow on their own property. If the arrow could potentially land on another person's property, however, the owner of that property must first give their 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, please immediately call Fairfax County Police at 9-1-1.

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)

This Month's Home Maintenance Checklist

<p>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.</p>
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Neighborhood Watch

Our Neighborhood Watch crew needs replenishment. The Neighborhood Watch patrols Hickory Farms on Friday and Saturday nights, serving as the eyes of the community. Those patrol members are NOT police wanna-be's. They are expected to do no more than contact authorities if they observe something suspicious. Such a simple activity as driving around the neighborhood helps to keep everyone safer. Please call John Kitzmiller at 703-503-3443.

2012 Budget & Dues Increase Affirmed at October 2012 Annual Meeting

Hickory Farms Community Association				
2011 & 2012 Budgets				
INCOME	2011 Estimated thru Dec 31	2012 Adopted by Board		Difference %
Annual dues	24,625	29,700	5,075	21%
Late Fees	730	0	-730	-100%
Prior Year's Dues	225	0	-225	-100%
Legal Fees/Costs	313	0	-313	-100%
Newsletter Advertising	994	500	-494	-50%
Interest on Investments	46	45	-1	-1%
Total Income	26,932	30,200	3,268	12%
EXPENSES				
Tax Preparation/Audit	265	280	15	6%
Director's Insurance	1,488	1,560	72	5%
Liability Insurance	272	300	28	10%
Surety Insurance	260	300	40	15%
Legal Fees	1,228	2,400	1,172	95%
Landscape/Maint.	18,750	21,000	2,250	12%
Miscellaneous	95	400	305	321%
Social Functions	400	400	0	0%
Newsletter Printing	2,000	2,500	500	25%
Taxes/Fees	25	50	25	100%
Postage	200	200	0	0%
Neighborhood Watch	95	0	-95	-100%
Total Expenses	25,078	29,390	4,312	17%
Surplus (Deficit)	1,854	810	-1,044	-56%
Annual Dues	125	150	25	20%
Dante Gilmer - Treasurer				

Neighborhood Watch

John Kitzmiller

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! Contact: John Kitzmiller 703-503-3443

Fri	November 4	Jaime Gutierrez	Ed Wagner
Sat	November 5	Dave Dempster	Dawn Dempster
Fri	November 11	Susan Mulliner	Brenton Mulliner
Sat	November 12	Ron Arnold	Charles Walters
Fri	November 18	Bob Cosgriff	Don Klingemann
Sat	November 19	Kirk Randall	Chris Woody
Fri	November 25	Jeff Lindsay	Larry Rogers
Sat	November 26	Angel Meza	Jason Meza
Fri	December 2	Eric Maribojoc	Clarisa Dacanay
Sat	December 3	Bob Montgomery	George Rosenkranz
Fri	December 9	Mike Martin	Scott Buchanan
Sat	December 10	Pete Scala	Rose Scala
Fri	December 16	Stan Lee	Jim Marshall
Sat	December 17	Pam Barrett	Tom Barrett
Fri	December 23	-----	-----
Sat	December 24	-----	-----
Fri	December 30	-----	-----
Sat	December 31	-----	-----

The Hickory Farms 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, 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. Advertisers are not endorsed by the HFCA.