

Volume 13 – No. 8

November 2013

The Hickory Farms Newsletter

Board of Directors

President

Vacant

Vice President - Vacant

Treasurer

Dante Gilmer 978-0621

Secretary

Ed Wagner 425-7875

Community Grounds, Paths

& Woods – Don & Sara

Lobeda 539-8472

Architectural Control

Committee

Kirk Randall 425-0210

At Large

Chuck Stewart 425-7368

Bruce Bernhardt 426-9446

Other Volunteers

Neighborhood Watch

Kathy Gillette 503-3158

Newsletter & Web Site

Kirk Randall 425-0210

Community Yard Sale (Fall)

Pete Scala 764-0730

Email ("Listserv")

Debby Buchanan

Stefan Schwarz

Social Committee - Vacant

Architectural Reviews

Keith Ferguson, Donna

Garfield, Greg Gillette

Kirk Randall (Chairman)

Carole Rogers

Newsletter Delivery – John

Kitzmiller, Heather Webb

Leslie Morrisette

Dante Gilmer, Sondra

Arnold, Ed Kiechlin

Claire & Sean Coleman

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

We held our annual meeting on October 15th. The revisions to the Rules and Regulations were approved by a vote of 64% for and 36% against. Annual Dues will remain at \$150. Dante Gilmer, Ed Wagner, Don/Sara Lobeda, Kirk Randall, and Bruce Bernhardt agreed serve another year on the Board and were, accordingly, elected to the Board along with new member Chuck Stewart.

Kathy Gillette volunteered to take over Neighborhood Watch, replacing John Kitzmiller who led the group for several years. And, Kathy Sayyed and John have both stepped down from the Board after several years of service. Thank you, Kathy Gillette, Kathy Sayyed, Chuck, and John.

You can join the Board. Just call Don, Ed, Don, Dante, Kirk, Don/Sara, or Bruce.

To avoid a fine, please mail your \$150 Annual Dues check to the above address no later than January 7. See page 4.

Are you good with numbers? How about volunteering as the Deputy Treasurer, assisting Dante Gilmer?

Join the Hickory Farms email 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://groups.yahoo.com/group/HickoryFarms/> -- Click "Join this Group"

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Hickory Farms Needs Your Participation! Do You Care Enough to Step Up?

Bruce Bernhardt, At-Large Member, Board of Directors

Since the start of Hickory Farms in 1975 until today, there has been an unbroken line of volunteers who have stepped forward to serve in multiple positions that directly benefit all the residents of our community. There are currently 198 properties within the Hickory Farms Community Association (HFCA). At our Annual Meeting held on October 15th, to which all 198 homeowners were invited, only 36 homeowners participated (more by proxy than in person). That represents fewer than one out of every five of our property owners were engaged enough to participate. Six homeowners (3%) volunteered to serve on the Board of Directors. John Kitzmiller stepped down as President after over 8 years of service, as well as Kathy Sayyed. Thanks to both for all your support of our neighborhood over all those years!

We are blessed to live in such a beautiful, well maintained and friendly neighborhood. However, our neighborhood will not stay a great place unless a few more homeowners invest some of their individual time and talent by stepping up and joining the few organizations that keep this such a special place to live, raise a family and live your life. Additional volunteers are needed to serve on the HFCA Board of Directors, Architecture Control Committee, and Neighborhood Watch Committee, just to name a few. No prior experience is needed. What is needed is a willingness to work for the community and a commitment to make and keep Hickory Farms one of the best neighborhoods in Fairfax County.

If you are new to Hickory Farms or haven't met many of your neighbors, there is no better way to meet people and learn about the neighborhood than to serve as a volunteer within the Association. If you are a veteran of Hickory Farms with prior service, please consider another go! We have always been and are committed to remaining a volunteer run



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| ✓ Rent Collection | ✓ Disbursement of Funds as |
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Community Association. Our Annual Dues are one of the lowest in the County and even the thought of not finding enough volunteers and having to pay a management company to perform the functions of the Board of Directors is painful to contemplate. Hiring a management company could lead to a doubling or tripling of our Annual Dues.

Each of the current Board Members, such as President, Vice-President, Secretary, Treasurer, Common Grounds, ACC Chairman and Directors At Large, are eager to match up and work with Associates to look over their shoulders and see how each position works and provide insight to the workings of our Association.

Bottom Line – please respond to this call for volunteers by contacting any of the current Board of Directors. Their telephone numbers are on the front page of this newsletter.

When you purchased your home, you received the benefit of those who have come before to make this the community what it is today. Now is the time for each of you to make it even better for yourself and your neighbors!

Architectural Control Committee Approvals

10111 Spinning Wheel - Front Door
4359 Harvester Farm - Front Porch Railing
4322 Farm House – Shed Replacement

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WINDOWS



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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 may 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)



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Annual Assessment (Dues) Payments Are Due No Later Than January 7

The deadline for paying your \$150 Hickory Farms 2013 Annual Assessment is January 7. Please send your check to: HFCA, P.O. Box 2239, Fairfax, Virginia 22031

Checks that are not postmarked or in the physical possession of the Treasurer by January 7 will be considered late and will be assessed a \$50 late fee. Checks that are received late and do not include the late fee will be returned for non-payment. On February 1, delinquent accounts will be turned over to the Association's attorneys for collection. At this point, the amount owed by a delinquent homeowner will be the \$150 dues, the \$50 late fee, and attorney fees. So, please send your dues check while it is still on your mind. Please note that the Treasurer does not begin cashing checks until January 2. (11-12-1)

Parking on the Yard – For 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, and/or clean it. Report violations to Fairfax County Zoning at 703-324-1300.

(11)

Remodeling Services

Bathroom & Kitchen Remodels – Decks
Kitchen & Bathroom Tile – Painting
Hardwood & Tile Floors – Drywall – Carpentry
Replacement Windows & Doors – Trim

Four Years Serving Hickory Farms Homeowners

Hickory Farms References Available – Low Prices

Services by David Alvarado
571-313-9550

PLEASE READ THIS 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 Packet. 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 Packet comes in two parts, and both parts must be given to the purchaser. You or your agent should contact the Treasurer (preferably by email) to arrange for the delivery of the Disclosure Packet. Please request the Disclosure Packet 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 information could become outdated. We recommend that you request the Disclosure Packet when you have a signed contract in hand.

Part 1 contains specific information about your property. You or your agent may request either a paper copy or electronic version (email is preferred, though), for which there is no charge. 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](#) (See Article VII). If not, the letter will alert the purchaser that you, the seller, need to bring the property into compliance before closing. If you do not do so, the purchaser could delay or even cancel the sale. The Board or ACC member may arrive unannounced and knock on

your door to see if anyone is home before inspecting the property. If someone is home, the Board of ACC member will introduce themselves; if no one is at home, they will do a quick walk around the property. If you do not want the Board or ACC member to enter your back yard unattended (if, say, you have a dog), you must tell the Treasurer to arrange a meeting time. Do this when you make your request for your Disclosure Packet.

Part 2 contains general information applicable to all homes in Hickory Farms. This 45+ page document is available for free download by [clicking this link](#). If you want a printed copy mailed to you, personally deliver a \$10 check (made out to HFCA) to the Treasurer. Please allow ten business days from when the check is received by the Treasurer to the date Part 1 can be released, as we must allow time for your check to clear. (3-7-11)

This Month's Home Maintenance Checklist

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.

Neighborhood Watch Schedule

Kathy Gillette

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 Kathy Gillette at 703-503-3158

Fri	Nov. 1	John Verheul	Tammy Verheul
Sat	Nov. 2	Zhong Cheng Wang	Tong Wang
Fri	Nov. 8	Dave Maurer	Sanjeev Munjal
Sat	Nov. 9	David Froberg	Beverly Froberg
Fri	Nov. 15	Jaime Gutierrez	Ed Wagner
Sat	Nov. 16	Dave Dempster	Dawn Dempster
Fri	Nov. 22	Susan Mulliner	Brenton Mulliner
Sat	Nov. 23	Ron Arnold	Charles Walters
Fri	Nov. 29	Harry Herchert	Ginny Herchert
Sat	Nov. 30	Chris Woody	Angela Woody
Fri	Dec. 6	Jeff Lindsay	Larry Rogers
Sat	Dec. 7	Angel Meza	Jason Meza
Fri	Dec. 13	Eric Maribojoc	Clarisa Dacanay
Sat	Dec. 14	Bob Montgomery	George Rosenkranz
Fri	Dec. 20	John Coyne	Linda Coyne
Sat	Dec. 21	Pete Scala	Rose Scala
Fri	Dec. 27	Stan Lee	Jim Marshall
Sat	Dec. 28	Pam Barrett	Tom Barrett

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, see www.hickoryfarms.org --> Newsletters. The Editor, subject to review by the Board of Directors, may reject or edit any submission. Advertising in this newsletter does not constitute endorsement. The editor is Kirk Randall 703-425-0210 – kirk_randall@hotmail.com