

November  
2015

# The Hickory Farms Newsletter

## Board of Directors Members & Officers

### President

Bruce Bernhardt 989-0751

### Vice President

Chuck Stewart 425-7368

### Treasurer

Brenda Denny 623-3779

### Secretary

Ed Wagner 425-7875

### Common Areas – Don

Lobeda 539-8472

### Neighborhood Watch

Vanessa Franck 483-0730

### Records Management

Brand Niemann 503-8124

### Newsletter & Web Site

Kirk Randall 425-0210

### Community Yard Sale (Fall)

Pete Scala 764-0730

### Architectural Control

#### Committee - Brian

Roethlisberger 426-9099

At Large – Mike Mehrman  
323-0801

Dante Gilmer 978-0621

## Valued Volunteers

### Email ("Listserv")

Stefan Schwarz

### Social Committee – Vacant

### Architectural Reviews

Brian Rothlisberger (Chair)

Keith Ferguson

Donna Garfield

Ed Kiechlin, Kirk Randall

Carole Rogers

Stefan Schwarz

### Newsletter Delivery – John

Kitzmiller, Heather Webb

Leslie Morrissette

Dante Gilmer, Sondra

Arnold, Ed Kiechlin

Claire & Sean Coleman

Debby Buchanan

Get Email addresses at

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

All telephone area  
codes are 703-

*Hickory Farms Community Association*

*P.O. Box 2239, Fairfax VA 22031*

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

**We held our annual meeting on October 20<sup>th</sup>. Something new was added this year, a drawing of members present for FREE Annual Dues for 2016. It proved to be quite popular in that it attracted the largest Annual Meeting crowd in many years.**

**To avoid a late assessment charge, please mail your \$150 Annual Assessment check to the above address no later than January 7, 2016. You should also receive a BRIGHT GREEN bill in the mail in the next few weeks.**

**Send your Architectural Control Committee applications to Brian Roethlisberger, our new ACC Chairperson, at [rbergers@hotmail.com](mailto:rbergers@hotmail.com) or call 703-426-9099**

### **Join the Hickory Farms email/listserv Group**

- Get up-to-the-minute news on neighborhood happenings
- Ask your neighbors to recommend a contractor/repairman
- Locate a lost and found item
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Visit <http://www.hickoryfarms.org/E-mail.htm> -- Click "Join Group"

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## Our 2015 Annual Meeting

We had a very productive Annual meeting at the Green Acres Center on October 20<sup>th</sup>. We recorded the highest member participation rate in many, many years; about 30 members attended in person and a like number were represented by proxy.



Wheatfield Court resident Cathy Basl, shown here with President Bruce Bernhardt, was the lucky winner of our raffle of FREE Annual Dues for the forthcoming year.

The proposed amendment to the Rules and Regulations regarding storage containers was approved. Storage containers and portable storage units may now be kept on a homeowner's property for no more than seven calendar days. And, the reference to the word "pod" was deleted, which should make the PODS Corporation, who claims the word "pod" is their trademark, pleased.

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An amendment to the Hickory Farms By-Laws regarding the number of members of the Board of Directors was approved, changing the number proscribed from exactly seven to at least five. Speaking of which, we now have a record 12 Directors and Officers to help keep our community humming. We can thank President Bruce Bernhardt's excellent recruiting skills for that.

Another amendment to the Rules and Regulations that would delete a \$10 per day assessment for properties that are not in compliance with our legal documents was deferred. Although the legal opinion of our attorneys is that such an assessment is not in compliance with our legal documents, the Members preferred that the specific language in the proposed rule be vetted by the attorneys before it may be approved. According to the Board, this \$10 assessment has not been imposed in recent decades.

There was some switching of positions among the Board members and Officers. Wheatfield Court resident Brenda Denny is our new Treasurer, having replaced long-time resident Dante Gilmer. And Brian Roethlisberger is the new Chairperson of our Architectural Control Committee, having taken over from Interim Chairperson Keith Ferguson.

Please be sure to thank Brenda, Keith, Brian, and Dante the next time you see them.

A complete listing of Directors and Officers is posted at [www.hickoryfarms.org](http://www.hickoryfarms.org) and on the masthead of this Newsletter.

For more information about the substance of the Annual Meeting, please read the minutes which will be posted on [www.hickoryfarms.org](http://www.hickoryfarms.org) -> Meeting Minutes -> 2015 by mid-November.



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| √ Property Maintenance |  |

## **ADC Property Services**

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### **In Hickory Farms, Halloween is for Treats - and Sometimes Tricks**

A few years back a band of vandals passed through Hickory Farms in the late evening after the Trick-or-Treaters had returned to home. They slashed the tires of dozens of cars that were parked on the street and, for the most part, ignored cars parked in carports and on driveways. After Trick-or-Treating is done, we encourage you to move your cars from the street to your garage or carport.

(10-11)

### **Did You Know? A Bit of Hickory Farms History**

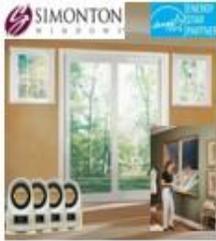
Hickory Farms was incorporated October 20, 1975, and construction began shortly afterward. Homeowners began moving in during late summer of 1976. Dennis Faust has lived longer in Hickory Farms than any other current resident. He moved into his Cape Cod style home on unpaved, dusty, Farm House Lane in September. John & Kathryn Cotner (also on Farm House) moved in the following December. Charles & Frances Faxon (Spinning Wheel) and Noel & Charlotte Clinger (Farm House) arrived the following Spring.

Have you ever wondered why all of the homes on Round Top Court are different models? Those were the builder's model homes. The builder's office was at 10114 Round Top Court, where the carport had been enclosed to be used as the sales office. It still is.

Take a look at the attached listing of the many property features the builder advertised at the time.

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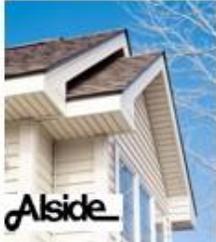
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### Happening Now - Review of Your Property for Compliance With the Hickory Farms Rules and Regulations

Every few years, the Architectural Control Committee and the Board of directors conduct a review of homeowner properties for violations of our Rules & Regulations and Restrictive Covenants. The last review occurred in 2011. Sometime after Labor Day, ACC and Board members will be walking our streets – individually or in groups – looking for such violations. Once the review process is complete, homeowners will be notified of their violations and given ample time to remedy the problem. So, now is a great time to inspect your property and bring it up to compliance. Although this is not a comprehensive list, here are some of the issues that our officers and volunteers have noted in past reviews: boats, trailers, tents, and temporary structures in place for more than seven calendar days; fences in disrepair (fix it or tear it down); cluttered carports; trees or bushes obstructing the sidewalk; vehicles parked on the lawn; exterior items in need of repair (peeling paint, driveway, siding, shutters, doors, roof, fences, etc.); trash containers stored forward of the house; grass not mowed to height of less than eight inches; temporary structures used as sleeping quarters; wire fences.

We all have an economic stake in maintaining our community, as provided by our founding documents, which has resulted in excellent, ever increasing resale values over the past 40 years!

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Northern Virginia Team | Main Office Address: 640 Warrior Drive #105 Stephens City, VA 22665

### Annual Assessment Payments Are Due No Later Than January 7

The deadline for paying your \$150 Hickory Farms Annual Assessment is January 7. Please send your check to HFCA, P.O. Box 2239, Fairfax, Virginia 22031. Please be sure to include on the check itself the house number and street name of the lot for whose Assessment you are paying. Checks that are not postmarked or in the physical possession of the Treasurer by January 7 will be considered late and will be charged a \$50 late assessment charge. 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 that point, the amount owed by a delinquent homeowner would be the \$200 plus attorney fees and court costs. These procedures are in accord with the Hickory Farms Bylaws, which have no provision for waiver. Please note that the Treasurer does not begin cashing checks until January 2<sup>nd</sup>, and it may be as late as February for your check to clear because our bank limits the number of checks we can process in one month.

(11-12-1)

### Are You Searching for a Particular Article in a Past Issue of the Newsletter?

Use the following Google query: keyword(s) site:www.hickoryfarms.org

(11)



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Deborah L. Lewis, Financial Adviser, offering investment and advisory services through Eagle Strategies LLC, a Registered Investment Adviser. Registered Representative, offering securities through NYLIFE Securities LLC (member FINRA/SIPC), A Licensed Insurance Agency.

### **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. 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

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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 or 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)

### Citizen's Police Academy Now Accepting Applications

Interested in learning more about local law enforcement? The Citizen's Police Academy is now accepting applications for the Spring 2016 session that will meet from March 10th to May 14th, 2016. Applications are also being accepted for the Fall 2016 session that will meet from September 15th to November 19th, 2016.

The Citizen's Police Academy is designed to give participants a glimpse behind the badge

and to provide information about training, policies, and the many units and divisions within the Fairfax County Police Department. Classes are held on ten consecutive Thursday nights, from 6:30 p.m. to 10:00 p.m. Graduation is held on a Saturday from 8:00 a.m. to 12:30 p.m. For more information, visit [www.fairfaxcounty.gov/police/services/citizens-police-academy.htm](http://www.fairfaxcounty.gov/police/services/citizens-police-academy.htm)

### Neighborhood Watch Schedule

***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 Vanessa Franck at 703-483-0730.

Fri	Nov 6	Rick Loranger	Judy Loranger
Sat	Nov 7	Jeff Lindsay	Larry Rogers
Fri	Nov 13	Angel Meza	Jason Meza
Sat	Nov 14	Eric Maribojoc	Clarisa Dacanay
Fri	Nov 20	Bob Montgomery	George Rosenkranz
Sat	Nov 21	John Coyne	Linda Coyne
Fri	Nov 27	Pete Scala	Rose Scala
Sat	Nov 28	Debbi Buchanan	
Fri	Dec 4		
Sat	Dec 5	Jim Marshall	
Fri	Dec 11	Pam Barrett	Tom Barrett
Sat	Dec 12	Ed Wagner	
Fri	Dec 18	Stefan Schwarz	Christine Schwarz
Sat	Dec 19	David Froberg	Beverly Froberg
Fri	Dec 25		
Sat	Dec 26		

### The Birds of Hickory Farms Bob Cosgriff (Cotton Farm)

Just after last installment of this series went to press, lo and behold, a new backyard and neighborhood bird showed up. This was a lovely first fall male Magnolia Warbler, bringing our Hickory Farms total to 115 species. As with the Acadian Flycatcher (#114) previously reported, it is surprising that I had not seen a Magnolia Warbler here before now, as they are

relatively abundant in the spring migration, and I have certainly seen less common warblers in my yard and the neighborhood in general. The next day after the Magnolia sighting, another warbler heading south, a nice Northern Parula, showed up in my yard. This was right around the time of the heavy rains brought in by the combination of a cold front and Hurricane/TS Joaquin. At this point, it is a safe bet that virtually all south-bound migratory songbirds have passed through our area. Next to arrive are ducks, geese and swans, which might be visible overhead or along the Potomac or Occoquan rivers. Two good locations are the Mason Neck State Park and the Occoquan National Wildlife Refuge. Large 'rafts' of diving ducks can typically be seen at both locations, along with various types of gulls, as well as grebes, cormorants, and Bald Eagles.

### **Are Your Window Shutters Faded?**

Many homeowners had their window shutters replaced 11 years ago during the siding/windows/roofing group purchase that I organized for the community. Some folks have noticed that their shutters are prematurely faded. Mid-America Siding Components will replace faded shutters under their lifetime warranty. If you want to submit a claim, call 1-800-521-8486 and describe your shutter-fading problem. Mid-America will send you a claim form through the mail. Return it along with three close-up pictures of your faded shutters, one picture of the entire home, and a copy of your receipt from the installation contractor (Sunshine Contracting, if you participated in the 2004 group purchase). You can also submit the claim online at [www.thetapcogroup.com/warrantyclaim](http://www.thetapcogroup.com/warrantyclaim). The replacement shutters will then be shipped directly to you; indeed, mine arrived up on my doorstep in four days! A quick scan of the neighborhood indicates that the raised panel shutters are fading faster than the louvered shutters. If you are submitting a claim for raised panel shutters, you may ask for louvered shutters as replacements. Mid-American's warranty is for the shutters only; you will have to reinstall them yourself or hire a small contractor to do the work for about \$25 per pair of shutters. You might consider Newsletter advertisers Solutions of N. Va. (703-906-6525), Sunshine Contracting (703-499-8654), as well as David Cortez (571-313-9550) whom I used.

(11)

### **Architectural Control Committee Approvals**

4372 Harvester Farm - Shed

### **Drugs Are All Around – Even Here in Hickory Farms**

Homeowner submitted - Board of Directors endorsed

Over the last few months, several residents, while walking through the Common Areas, have found a number of plastic water bottles that have been converted into "bongs" for drug use. One bottle contained paint thinner which is used for sniffing fumes to get high. The fact that such drug paraphernalia have been found on several occasions in our neighborhood does not prove that young people living in Hickory Farms are necessarily the users. After all, people do pass through our neighborhood going to and from GMU, and despite our "No Trespassing" signs, non-residents can easily enter our Common Areas. Nonetheless, you should be alert for the outward manifestations of substance abuse in young and old alike

(changes in appearance, behavior, personal habits, school and work performance). And, if you are aware of a particular spot that has become a consistent problem area, please call the police non-emergency number 703-691-2131 and email the Common Area Coordinator Don Lobeda at [dslobeda@cox.net](mailto:dslobeda@cox.net) and Neighborhood Watch Coordinator Vanessa Franck at [funessa5@gmail.com](mailto:funessa5@gmail.com)

### **Be Cautious When Buying or Selling Stuff on Craigslist**

Lots of people buy things online from a stranger's ad or sell to people they only know through social media. But that doesn't mean they can't make the actual exchange of the goods and money in a safe place. The City of Fairfax Police Department has begun a new program called the Exchange Zone. Its goal is to provide City residents with a location that may help reduce and deter fraud, while maintaining citizens' privacy when they conduct legal, private transactions. There are now two, clearly marked parking spaces in the front parking lot of police headquarters at 3730 Old Lee Highway, where people may carry out person-to-person transactions. However, property may not be dropped off and left unattended, and sellers are required to take their property with them if the buyer doesn't show up. Police personnel won't help with any transactions. Designation of the police station parking lot as a meeting place might well serve as a deterrent to those who may have criminal intentions. Here are some other safety tips:

- ❖ Avoid going alone to make an exchange with a stranger.
- ❖ Let your family and/or friends know the time and place of your intended exchange and any information regarding the other person.
- ❖ Avoid giving strangers your personal information, including your address, Social Security number, etc.
- ❖ Avoid exchanges at night, if possible, even in the designated zone.
- ❖ Avoid remote or out-of-the way places for exchanges and be wary of people who insist on secluded locations.

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

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

The HF Newsletter is published January, March-May, July, and September-December. 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. 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](mailto:kirk_randall@hotmail.com)

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