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# The Hickory Farms Newsletter

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*Hickory Farms Community Association  
Fairfax County, Virginia*

## **President's Letter**

Dear Homeowners,

If I didn't know better, I'd say summer is starting all over again. Alas, it is only Fall. But this is also a very exciting month for the Association. Two major events will be occurring this month, and I encourage you to participate in both.

First, the Social Committee is planning the Second Annual Halloween Parade and Party. Please see enclosed for more information on timing. I encourage all residents to join in, either in the parade or watching the parade, then to participate in the social gathering afterwards. Whether you are 5 or 95, this event is for you!

Second, our Annual Meeting will be on Thursday, October 27th, at 8pm at WT Woodson High School. The meeting won't last long, as we don't have much on the agenda. The primary item, though, is getting members for the Board. We've had several Board members who have served their duty for quite a few years and are stepping down. We need about 5 new members for the Board. Please, consider joining the Board and read the article inside the newsletter.

Last, but certainly not least, a big thanks to the Schwarz family for organizing the Community-wide drive for Katrina. I know the homeowners appreciated having an outlet to provide materials, and this type of neighbor involvement, even for our neighbors hundreds of miles away, is truly heart warming.

I look forward to seeing you at the Annual Meeting as well as at the Halloween Party.

Sincerely,  
Jeff Altman, HF HOA President

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## NEIGHBORHOOD NEWS

### Annual Meeting

The Annual Meeting will be held on Thursday, October 27th, at 8 pm. The meeting will be at WT Woodson High School, in classrooms C76/C77. Please attend this meeting. If you are unable to attend, please give your proxy to a neighbor who will attend, or to a Board member. Consider running for the Board.

Time commitment is minimal, with our monthly meetings lasting less than 1 hour. The Community can't hear what you have to say if you don't get involved. There is no better way than to be on the Board if you want to have a say in Community affairs.



### Hickory Farms Halloween Parade

Save the date! The second annual Hickory Farms Halloween Parade and Party will take place Sunday, October 30th, at 3 pm. We will gather in costume at the corner of Cotton Farm and Still Meadow, march around the neighborhood, and end up at the common area behind the Dudleys' house for pizza and munchies. Be on the lookout for a flier and email with more details!

## NEIGHBORHOOD WATCH

Over the summer, several residents reported that their cars were entered and loose change was removed from the glove compartment. These cars were not broken into as the doors were unlocked and since nothing appeared to be missing other than a small amount of money, locked doors probably would have prevented these incidents.

Following is the neighborhood watch schedule for October and November. Thank you to Debbi and Scott Buchanan of Round Top Court for joining the watch. Please contact Dave Dempster at 703-503-0561 ([ddhokies@cox.net](mailto:ddhokies@cox.net)) with any questions or to volunteer for this important neighborhood activity.

Sat	Oct 1	Bob Sottile	Lee Sottile
Fri	Oct 7	Ron Arnold	Charles Walters
Sat	Oct 8	David Froberg	Beverly Froberg
Fri	Oct 14	Bob Cosgriff	Don Klingemann
Sat	Oct 15	Kirk Randall	Vacant
Fri	Oct 21	Angel Meza	Jason Meza
Sat	Oct 22	Jeff Lindsay	Larry Rogers
Fri	Oct 28	Bob Montgomery	George Rosenkranz
Sat	Oct 29	Eric Maribojoc	Clarisa Dacanay
Fri	Nov 4	Pete Scala	Rose Scala
Sat	Nov 5	Rich Pernicano	Steve Mathews
Fri	Nov 11	Pam Barrett	Tom Barrett
Sat	Nov 12	Stan Lee	Jim Marshall
Fri	Nov 18	Stefan Schwarz	Christine Schwarz
Sat	Nov 19	Debbi Buchanan	Scott Buchanan
Fri	Nov 25	Rob Mikula	Sharon Mikula
Sat	Nov 26	John Verheul	John Cotner

Graduations, births, anniversaries, other special announcements to share? Newsletter items are due the 25<sup>th</sup> of the month. Send in a Word attachment to [jmaloney@gmu.edu](mailto:jmaloney@gmu.edu).

**Join the Hickory Farms e-mail List**

If you were registered with the Hickory Farms e-mail group, you would have already received an electronic copy of this newsletter and received other information about our community! Visit [www.hickoryfarms.org](http://www.hickoryfarms.org) and click E-mail Service.

**When You Sell Your Home**

When a house is placed on the market for sale, the Virginia Property Owners Association Act (VPOAA) requires the seller to notify prospective buyers that the property is located within a neighborhood subject to the VPOAA. The Hickory Farms Community Association (HFCA) and the seller must also prepare and make a disclosure packet available upon request.

To obtain a VPOAA package for the purchaser, contact the Board of Directors Treasurer, whose contact information is listed at [www.hickoryfarms.org](http://www.hickoryfarms.org) There is a charge for this material.

Among other requirements, the disclosure packet must state whether any alterations and/or improvements to the property being sold is in violation of the restrictive covenants. This raises several questions about responsibilities in those cases where clear violations of the restrictive covenants are noted in the disclosure packet given to the purchaser of a house.

- Failure to provide the disclosure can result in contract avoidance.
- Sellers could be asked by the prospective purchaser to correct violations prior to the closing of the sale.
- Declarations in the disclosure packet relieve the purchaser from any obligations to the HFCA originating prior to the date of the sale.
- After the sale, the purchaser is obligated to abide by the declarations, bylaws, rules and regulations, and architectural guidelines of the HFCA. (HF Newsletter March 1991)

**Parking Your Boat or Trailer**

Article VII, Number 11 of the Hickory Farms Covenants states:

No boats, trailers, tents or any structure of a portable nature, or portable vehicle other than automobiles shall stay parked forward of any dwelling for a period exceeding seven days.

What does this mean? The term "parked forward of" has the meaning of "forward of the front line of the house," whether in the street, on the lawn or in the driveway. The enumeration of examples is fairly clear, but is not necessarily all inclusive. "Seven days" has the implied meaning that it is a one-time maximum. If it meant such a vehicle, say a trailer or boat, could sit for six days, be moved for one day and then returned, it would defeat the purpose of the rule which is to avoid a storage lot appearance which detracts from the neighborhood and property values. Applying common sense, we must construe "automobile" to include small pickups and small panel trucks, etc. which are used for daily transportation to and from work. Excluded in the meaning would be large commercial vehicles, such as a stake body truck, school bus, recreation vehicle, etc. In addition to detracting from appearance, these also create a safety hazard due their size. (HF Newsletter April 1995)

**Inoperative Vehicles**

Chapter 110 of the Fairfax County Code regulates the keeping of inoperative motor vehicles and trailers. The ordinance states:

It shall be unlawful for any person, firm or corporation to keep any inoperative motor vehicle, trailer, or semi trailer on any property zoned for residential, commercial, or agricultural purposes unless such vehicle is kept within a fully enclosed building or structure or is kept completely screened or shielded from view. This chapter defines "Inoperative Motor Vehicle" as:

Any motor vehicle, trailer, or semitrailer which:

- Is not capable of starting and moving under its own power; OR
- Does not display valid license plates; OR
- Does not display an inspection decal that is valid or displays an inspection decal that has been expired for more than sixty days.

The ordinance permits the Impoundment Officer of the Fairfax County Police Department to order the towing of inoperative vehicles from private property if the owner(s) does not remove them within ten days after receiving a violation notice from the Impoundment Officer. Property owners are subject to prosecution for violation of this ordinance.

To report an inoperative vehicle, call the Police Traffic Division Impound Section at 703-280-0587. A voice mail message will provide you with all the information necessary to file a complaint. Complainants' names are never divulged; the release of names is protected even from a Freedom of Information Act request.

The Impoundment Officer will follow up complaints with inspections in the field and enforcement action as appropriate. The officer will conduct an on-site inspection to determine if a violation exists. If so, a warning letter is posted at the location with another warning mailed to the property owner explaining the County ordinance and asking for compliance. After an appropriate time for compliance, approximately 30 days, the officer will return to the violation location. If the violation still exists, a reminder warning is posted at the location. After a third inspection, if the violation still exists, a notice of violation will be served which compels the property owner and/or responsible party to reach compliance within ten calendar days.

Compliance is achieved by either:

- Demonstrating that the vehicle is operative and properly licensed and inspected; OR
- Placing the vehicle in a fully enclosed structure or completely shielding it from view by fencing; OR

- Removing the vehicle from the property.

Failure to comply will result in the violator being charged with a Class 2 misdemeanor (up to six months in jail and up to \$1000 fine), and the vehicle being towed at the violator's expense. Usually a violation comes into compliance soon after the first notice of violation. Nevertheless, the ordinance does provide for an administrative appeal by the violator after the notice of violation is served. Enforcement is stayed pending a ruling by the hearing official in these cases. Hundreds of unsightly and violating vehicles are impounded by the Impoundment Section each year. (HF Newsletter 1996)

### **Sidewalks**

The Virginia Department of Transportation (VDOT) owns the sidewalks, the curbs, and the grassy areas in between. VDOT relies on residents to keep the sidewalks free of mud, snow, bushes, and low-hanging tree branches, and to maintain the grassy area between the street and sidewalk.

If a neighbor has shrubbery or branches that obstruct the sidewalk for more than a reasonable period of time and the homeowner doesn't respond to informal entreaties, call VDOT at 703-383-8368. They will send someone out to notify the resident of the problem. If nothing happens in ten days, VDOT will either send the resident a certified letter or leave a flyer in the door. If the resident continues to ignore the problem, VDOT will take more drastic measures.

If you see a broken sidewalk, call VDOT at 703-383-8368. VDOT will inspect the problem and fix it, if necessary (However, our experience is that this could take a l-o-o-o-o-ng time). Sidewalks often are broken by roots from trees planted on VDOT property between the sidewalk and the curb. Repairing the sidewalk will require cutting the tree roots, which will damage the tree. VDOT will offer to remove the tree, or leave it and let the resident assume the risk of the tree dying and falling on their property.

VDOT discourages residents planting trees on the grassy area between the sidewalk and the curb. Hardwood trees are not allowed

because they damage sidewalks and underground utilities. If you want to plant an ornamental tree on VDOT property, you need a permit. You will then be required to maintain the tree. (Kirk Randall October 2004)

### **Snow Removal from Streets, Driveways, and Sidewalks**

The Virginia Department of Transportation (VDOT) has 7,000 miles of road to clear in Fairfax County, and 900 workers and many fewer pieces of equipment to clear the roads.

VDOT's goal is to clear roads within 24 hours after snow stops falling. Interstates and major primary roads are cleared first. Secondary roads with high volume also receive early attention. After the snow crew has cleared the highly traveled roads and emergency routes, they begin working on less-traveled routes. Note to cul-de-sacs residents – cul-de-sacs have the lowest priority.

To give yourself a better chance at getting your street plowed, when it snows, **park your cars in driveways, not in the street.** As far as shoveling your driveway goes, we all know that as soon as you're done, the plow will come. Bearing that in mind, shovel your snow to the right (when facing the road), so the plow won't push your own snow back in your driveway. One more item. VDOT wants us to remind everyone – **YOU are responsible for shoveling the sidewalk in front of your house** and keeping it clear.

If you have questions about road conditions, call 703-383-VDOT for the Northern Virginia area and 1-800-367-ROAD for other areas of the state (TTY 1-800-432-1843). If you have questions or complaints, call a Board member and he or she will direct you the appropriate person.

If you have a medical emergency, call 911 even if the roads haven't been plowed. VDOT will work with emergency people to get to you. (Pete Scala 1996 & Kirk Randall October 2004)

### **Meetings for Proposed Zoning Ordinance Changes**

The Fairfax County Department of Planning and Zoning will be hosting several public information work sessions this fall about proposed changes to the Zoning Ordinance that could impact minimum required yards (setbacks), fences/walls, lot width and height. At these work sessions, residents are invited to share their comments and ask questions. Sessions are October 6 and 11. For more information about these issues and for a schedule of the public work sessions, visit [www.fairfaxcounty.gov/dpz/projects/minyard.htm](http://www.fairfaxcounty.gov/dpz/projects/minyard.htm) or contact the department's Ordinance Administration Branch at 703-324-1314, TTY 711.

### **Put used cell phones to good use**

I am a volunteer for Secure the Call, a non-profit organization that collects used cell phones for over 30 groups in the DC-Baltimore area. Secure the Call converts donated cell phones to 911 emergency phones that are given to domestic violence organizations such as battered women's shelters, police and sheriff's departments, neighborhood watch groups, and senior citizen centers. Secure the Call distributes over 800 used cell phones per month to these entities. You can learn more at [www.securethecall.com](http://www.securethecall.com)

Please bring your old cell phones, batteries, chargers, user manuals, and accessories to 4279 Country Squire Lane, and I will deliver them to the organization. You can give me cell phones anytime. When I get a full box of phones, I ship them off to Secure the Call. Thanks for your help. Kirk Randall

**ANNUAL MEETING PROXY**

If you are unable to attend the HFCA Annual Meeting, please complete and deliver this proxy as follows:

Mail to HFCA, P.O. Box 2239, Fairfax, VA 22031-2239

Hand deliver it in a sealed envelope to a Board member.

If you choose a neighbor as a proxy, have him bring it to the meeting.

Whichever method you choose, please make sure you make it timely for the meeting on October 27<sup>th</sup>, 2005.

I, \_\_\_\_\_ member of the Hickory Farms  
(*please print your full name*)  
Community Association, appoint: Bob Mikula, Secretary of the Association; or,

\_\_\_\_\_ to be my proxy with all of  
(*please print full name*)  
the powers I would have if I were present, and cast my vote on any matter which may arise during the HFCA ANNUAL MEETING of the members to be held on October 27<sup>th</sup>, 2005; or, at any adjournment meeting thereof.

(*Signature*) \_\_\_\_\_

Lot #: \_\_\_\_\_

Address: \_\_\_\_\_