

Volume 7 – No. 8

October 2007

The Hickory Farms Newsletter

Board of Directors

President – John Kitzmiller
703-503-3443
Vice President – Rich Dudley
703-503-2060
Treasurer – Jaime Gutierrez
703-425-7919
Secretary – Dave Dempster
703-503-0561
Community Grounds, Paths
& Woods – Rich Dudley
703-503-2060
Neighborhood Watch –
Dave Dempster 703-503-0561
Building Approvals
(ACC) – Rebekah & Wesley
Moore 703-286-7179
Members at Large –
Dante Gilmer 703-978-0621
Ellie Codding 703-426-4606

Neighborhood Volunteers

Welcome New Neighbors –
Claire Coleman 703-425-6059 &
Nancy Bentley 703-978-0373
Newsletter & Web Site –
Kirk Randall 703-425-0210
Annual Community Yard Sale –
Pete Scala 703-764-0730
e-mail coordinator –
Rebekah Moore 703-286-7179
Social Committee –
Patty Dudley 703-503-2060
Dawn Dempster 703-503-0561
Lynn Welch 703-978-4113
ACC Members – Bob Ambrogi,
Claire Coleman, Marc Fogleman,
Donna Garfield, Maryle
Mondschein & Kirk Randall

Hickory Farms Community Association
P.O. Box 2239, Fairfax VA 22031
www.hickoryfarms.org

Fall, my favorite time of year, is finally here. As I am writing this, the sun has yet to rise and the temperature is in the 50's – a far cry from the upper 90's and high humidity. The Hickory Farms Community Association annual meeting is just around the corner. I want to highlight a couple of important items on the agenda:

- New Board members for the upcoming year will be elected. If you want to serve your community, please step up. We encourage participation by all our neighbors.
- There is a proposal to build a community playground. The Playground Committee will give a brief presentation on the proposal (see also article inside this newsletter), to be followed by discussion before the matter comes to a vote. If the proposal is approved, the cost of construction and maintenance will be borne by all community members. It is incumbent upon you to be present, to be informed, and to vote for your position.

The Annual Meeting will be held on Monday, October 29, at 8:00 p.m. at the Green Acres Center at 4401 Sideburn Road, the site of last year's meeting. In preparing for the meeting, please note that the Articles of Incorporation, By-laws, and Rules and Regulations which govern the operations of the HFCA are to be found at the HFCA website at www.hickoryfarms.org - click [Laws, Rules and Regulations](#). I look forward to seeing you at the meeting.

Now I'm heading out to enjoy this fine weather!

John Kitzmiller
President

Join the Hickory Farms e-mail 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

To subscribe, send a blank e-mail to
HickoryFarms-subscribe@yahoogroups.com

October 29 at 8 PM – Please Come to *Your* Annual Meeting !

There's been a lot happening in and around Hickory Farms, so please be sure to attend the Annual Meeting. We'll meet at the City of Fairfax Center (formerly Green Acres School), 4401 Sideburn Road. Take Roberts Rd. to left on Forest to left on Sideburn.

Even if you can't attend the meeting, your voice should be heard. Please sign the attached proxy form and make sure it is brought to the annual meeting. You can appoint a trusted neighbor to vote on your behalf or designate the HFCA Secretary to vote for you. (10)

Neighborhood Watch Schedule – Neighborhood Security

Dave Dempster

Please volunteer for this important neighborhood activity – all it takes is one three hour Friday or Saturday evening every four months, or so. Neighborhood Watch is proven to cut crime in neighborhoods that have this program. It's also a great way to meet your neighbors. Dave Dempster at 703-503-0561 (ddhokies@cox.net).

And, a special welcome goes to our newest neighborhood watch volunteers – **Susan and Brenton Mulliner** of Farm House Lane.

Fri	October 5	Bob Montgomery	George Rosenkranz
Sat	October 6	Mike Martin	Scott Buchanan
Fri	October 12	Pete Scala	Rose Scala
Sat	October 13	Stan Lee	Jim Marshall
Fri	October 19	Pam Barrett	Tom Barrett
Sat	October 20	John Verheul	Tammy Verheul
Fri	October 26	Dave Dempster	Dawn Dempster
Sat	October 27	Stefan Schwarz	Christine Schwarz
Fri	November 2	Bob Bentley	Nancy Bentley
Sat	November 3	Ron Cruz	Louise Cruz
Fri	November 9	Jaime Gutierrez	Ed Wagner
Sat	November 10	Harry Herchert	Ginny Herchert
Fri	November 16	Pingjun Li	Wang Chan Cheng
Sat	November 17	Greg Gillette	Kathy Gillette
Fri	November 23	Dave Maurer	Sanjeev Munjal
Sat	November 24	Bob Sottile	Lee Sottile
Fri	November 30	John Kitzmiller	Brand Niemann
Sat	December 1	Susan Mulliner	Brenton Mulliner

A Neighbor's Tree Falls in Your Yard – Who Pays ?

When a neighbor's tree falls on your property, who pays for the damages can be confusing, especially since the Virginia Supreme Court changed its 68 year old precedent in September 2007. Recognizing that Virginia has evolved from a largely rural state since the issue was last decided in 1939, the Court ruled that homeowners can sue to force a neighbor to cut back branches or roots or take out the tree altogether if it poses a risk of "actual harm" or an

"imminent danger" to their houses. Tree owners can now be held liable for damage caused by the tree. The Court also said that a neighbor can't sue a tree owner for minor annoyances such as "casting shade or dropping leaves, flowers, or fruit." If a tree becomes a nuisance, however, the tree owner "may be held responsible for harm caused to [adjoining property], and may also be required to cut back the encroaching branches or roots, assuming the encroaching vegetation constitutes a nuisance." So, if a neighbor's tree falls on your property or you are concerned about a neighbor's tree possibly causing damage, be aware that the law has changed. If you can't work things out with your neighbor, consult an attorney. See www.courts.state.va.us/synopsis.htm#1062339 (Kirk Randall September 2007)

(Scenic Remodeling Advertisement Here)

Do We Have Your Contact Information ?

If you are a new homeowner or you rent out your home to tenants, please send the Treasurer your address, phone number, and e-mail address.

If you are a tenant, please give the homeowner a heads up that they are responsible for giving the Treasurer this information. The Board can then mail the newsletter and annual dues bills to the homeowner.

Some homeowners have argued that they weren't aware of the HFCA dues billing procedures and protested paying late fees. Ignorance of when annual dues are due is no excuse. HFCA has even had to resort to placing liens on homeowner properties for nonpayment of dues (A lien will block the sale of the home until the dues and penalties have been paid). So, please provide the Board with your contact information. E-mail the information to the Treasurer at jagutierrez1@cos.net or send it to HFCA, PO Box 2239, Fairfax VA 22031. (4-10)

Hickory Farms Community Yard Sale October 13 (8 – 12)

HFCA will arrange advertising and will provide maps showing participating yards.

You will search your basements, attics, garages, and sheds for stuff you want to get rid of, and be ready to start selling at 8:00 AM!

The \$10 fee will be collected on sale day

We need **youths** distribute community maps at the neighborhood entrances and to help taking leftovers to Goodwill or the dump. They will be paid. Contact Pete Scala if interested.

We also need **adult volunteers with pickup trucks** to pick up your leftovers and take them to Goodwill or the dump.

Contact Pete Scala at 703-764-0730 or pscala@cox.net to participate

The Secret to a Successful Yard Sale

1. **Select worthwhile items to sell.** You may have some true junk to sell; but your chances of selling it, or anything else, go up if you get people to look at your stuff by having good things out there.
2. **Prepare your merchandise ahead of time.** Wash and press clothes, dust and polish furniture, paint and oil old bikes, make sure electronics work and have demo CDs, tapes, etc.
3. **Stock up on loose change.** You'll need ones, fives, and coins; how much depends on how many things you have for sale, and what prices you pick (if your stuff is all 5.99, 11.59, etc., you'd better have a lot of pennies!).
4. **Put prices on your sale items the night before. Use large tags.** People will try to bargain you down, so take that into account when you pick your asking price.
5. **Display your items in attractive manner.** Run extension cords to power electrical appliances, so you can demonstrate they work.
6. **Be ready early on Saturday morning.** Aggressive yard sale shoppers start as early as 6:30 a.m. If you're out there in the dark, you can get their business.
7. **Have a chair to sit on and a partner to work with.** The day will get long.
You might have to take a break. (9 or 10)

**Gather up your Ghosts & Goblins
And put on a Scary Face!**

**It's the Annual HFCA
Halloween Parade & Pizza Party**

Sunday, October 28, 4 PM

**The Parade starts at the corner of
Cotton Farm & Still Meadow**

**Pizza Party following Parade behind the
Dudley's at 4358 Farm House Lane**

Please bring a munchie or treat to share

RSVP to Lynn Welch – ltwelch@cox.net

Cancelled only for heavy rain
(check your email on Parade Day for cancellation notices)

Youth Services

Youths who are residents of Hickory Farms may offer services to their neighbors. If you wish to offer services such as snow removal, raking leaves, lawn mowing, babysitting, general home maintenance, etc., **your parent** should e-mail or write (no phone calls, please) The Editor, Kirk_Randall@Hotmail.com, giving the youth's name/age, telephone number, and a list of services to be offered. The e-mail should also state that the youth has permission to be listed in the newsletter. (1-4-7-10)

Name/Age	Services Offered
Corine Johnson Age 14 703-272-3302	Experienced babysitter of all ages weekends until 1 AM. References available.
Victoria Hebeisen Age 14 703-978-0045	Experienced babysitter of infants, toddlers, and school-aged children, weeknights to 10 PM and weekends to 1 AM. References available.
Cathy Moore Age 14 703-323-3699	Babysitting/mother's helper, pet sitting, dog walking
Cari Moore Age 12 703-323-3699	Babysitting/mother's helper

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, and/or clean it. Report violations to Fairfax County Zoning 703-324-1300 (10)

Beware of Halloween "Tricks" on October 31

A few years ago, some pranksters vandalized several HF cars that were parked on the street overnight on Halloween. It's always a good idea to keep your driveway clear during trick-or-treating hours, for the safety of the kids who will use the driveway as a path to your door. However, you might want to move your car off the street after trick-or-treat is over. (10)

Your *Exterior* Remodeling Project *May* Need Approval

If you are changing the exterior appearance of your home, you may need Architectural Control Committee approval. Please don't run the risk of holding up the start of your project awaiting ACC approval; submit your proposal to the ACC as early as possible. You *must* have ACC approval before you begin the project. If you are in doubt as to whether approval is required for your particular project (and some don't require approval), please read the *Application for Architectural Review*. If you're still doubtful, call the chairperson of the ACC (see page 1 of this newsletter for contact information). You might also log into our community web page – www.hickoryfarms.org – to read the following helpful documents: [How to Get ACC Approval for](#)

[Your Renovation Project](#) and [Tips for Choosing a Contractor](#) . The official *Application for Architectural Review* is attached to this newsletter, and may also be [viewed on the web in PDF format](#) . (1-5-9)

Woody's Oktoberfest Party October 6

Woody's Ice Cream, a Hickory Farms summertime favorite, is holding its annual end-of-season party October 6, 4-8 PM. Woody's blocks off Stonewall Avenue, brings in a band and serves free food and ice cream. For more details, visit Woody's on Stonewall Avenue, right next to Carlos O'Kelly's (closed Sunday). (9-10)

This Month's Home Maintenance Checklist

The complete list may be found on the [HF web site](#) under "Home Maintenance and Appearance" – "Home Maintenance Checklist." Send your suggestions to Kirk.Randall@Hotmail.com (All)

Dehumidifier Shutdown – Clean out the dehumidifier bucket and vacuum the coils when you shut it down for the season.

Smoke Alarms & Carbon Monoxide Detectors Check – Replace smoke detector batteries (don't wait for them to die). Press test buttons on smoke alarms and carbon monoxide detectors. Open each unit and vacuum dust that could interfere with operation. Carbon monoxide detector batteries are usually not replaceable by the user.
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Water Heater Flushing – Connect a hose to the water heater drain valve and flush it until the water runs cold. This removes sediment that can reduce efficiency and cause premature failure. Test the tank top pressure relief valve by releasing a small amount of water, using a bucket to catch the water as it comes out.
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Furnace & Heat Pump Fall Checkup – Schedule a fall service checkup

Report a Burned Out Streetlight

or one that's on during daylight hours, too. Call 1-888-667-3000 or visit www.co.fairfax.va.us/dpwes/utilities/dvp_outage.htm You'll need the address of the home nearest the streetlight. It is also helpful to copy the number off the streetlight pole – something like C-415 W096. (10)

Do You Like This Newsletter ?

Whether you do or don't, please participate in the reader survey found on the last page of this issue. Thanks! The Editor

A Playground for Hickory Farms ?

At the HFCA Annual Meeting in October 2006, several homeowners voiced an interest in exploring the possibility of installing a playground in the community. The HFCA Board created a Playground Committee, which has spent the past several months researching the issue and interviewing playground companies. Committee members are Chairman Keith Ferguson, Ellie Coddling, James Lewis and Heather Webb. The Committee's goal was to identify a high quality playground that would provide the maximum amount of entertainment possible for our children at a reasonable price, and with a design that would not be disruptive to the common lands.

The Committee provided its report and recommendation to the HFCA Board at the June meeting. The Board approved the recommendation, and it will be put to the community for a vote at the 2007 Annual Meeting in October. The recommendation is to authorize a budget not to exceed \$30,000 to contract with playground manufacturer GameTime to build a playground structure in the Upper Commons that would be suitable for children ages 2-12. GameTime is a reputable manufacturer that has done extensive business with Fairfax City and Fairfax County. Some of the many local parks that include GameTime structures are: Clemyjontri, Ratcliffe, Van Dyke and Burke Lake. The Committee selected a structure that includes a number of slides and climbing features that would cost \$27,600. This amount would include the cost of the structure itself and all installation fees. In its research, the Committee found that the installation of the structure would increase HFCA's liability insurance costs by \$100 per year. The Committee has also recommended a budget of approximately \$1,000 per year to cover any maintenance costs for the playground. According to GameTime, the major maintenance cost would be replacing or replenishing the groundcover every two to three years.

The Board is developing a proposal for funding the playground, which will also be subject to a vote by Hickory Farms homeowners at the Annual Meeting, should the proposal to install the playground meet with the community's approval. The Playground Committee will distribute more detailed information to the community this month. You may have already received it!

The Playground Committee

The Hickory Farms Newsletter is published monthly, except for June and August. You may e-mail submissions to The Editor by the 25th of the prior month. Submissions and advertisements **must** be in Microsoft Word format. Advertisements must be prepaid. Past issues and information for advertisers may be found at www.hickoryfarms.org – click 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 which 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.

Hickory Farms 2007 Annual Meeting Proxy

If you are unable to attend the Annual Meeting, please complete this proxy.

- Mail it to HFCA, P.O. Box 2239, Fairfax, VA 22031-2239 early enough that it may be received in time for the Annual Meeting; or
- Hand deliver it in a sealed envelope to a Board member in time for the Annual Meeting; or
- If you choose a neighbor as a proxy, have him or her bring it to the Annual Meeting and present it to the Secretary.

I, _____, member of the Hickory Farms Community Association, appoint Dave Dempster, Secretary of the HFCA, or

_____ to be my proxy with all of 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 29, 2007; or, at any adjournment meeting thereof.

(Signature) _____

Lot #: _____ Street Address: _____

HFCA Action

Approved Disapproved

Date: _____

HFCA

Date Received: _____

By: _____

Hickory Farms Community Association
P. O. Box 2239
Fairfax, VA 22031

Application for Architectural Review

Name: _____ Lot # _____ Phone: _____

Address: _____ Email: _____

Proposed Start Date: _____ Expected Completion Date: _____
(Must be at least 30 days past the date received by HFCA)

Project Proposal:

I understand that the HFCA has thirty (30) days to deny or request additional information on this application or, in accordance with the HFCA covenants, the application will be considered approved. I further understand that the thirty (30) day period will commence upon HFCA's receipt of this application or upon receipt of all additional information requested by the HFCA and that I may not start construction until approval is received.

(Signature of Property Owner)

INSTRUCTIONS:

1. Ensure project complies with all Fairfax County residential building codes and Hickory Farms Community Association (HFCA) covenants. The HFCA Board of Directors cannot waive those requirements.
2. Prepare a specific description and/or sketch of the proposed improvement in sufficient detail (color, dimensions, materials, etc.). If a county permit is required, provide evidence of compliance.
3. Provide a site plan and indicate where the improvement is to be located on the property.
4. Deliver to Committee Chairperson.

Application for Architectural Review

The following provides maintenance required to your property that does NOT require review by the Architectural Control Committee.

Any repairs or upkeep that does not alter the outward appearance of structures on your property including:

- Repainting your home the same color and shade. Includes doors, storm doors, windows, storm windows, trim, gutters, and shutters.
- Replacing your roof with the same type, style, color and shade of shingles.
- Replacing your gutters with the same type, style, and color.
- Replacing your driveway or sidewalk in the same size and material type.
- Replacing your windows with the same color and shade and appearance and style. (i.e. six pane over six pane divided lites)
- Replacing a door with the same type style, color and shade. (Includes a garage door)
- Planting of flowers, shrubs, trees, or creating planting areas.
- Replacing your fence with the same style, height, and color and shade.
- Replacing a storage shed with the same type including size, materials, and color and shade.
- Installing a television antenna or satellite dish on your roof.

The following provides some examples of improvements to your property that DO require review by the ACC.

Any alterations or repairs that alters the outward appearance of structures on your property including:

- Repainting your home a different color or shade.

Includes doors, storm doors, windows, storm windows, trim, gutters, and shutters.
- Replacing your roof with other than the same style, type, and color or shade of shingles.
- Replacing your gutters with other than the same type, style, or color.
- Replacing your driveway or sidewalk with materials different than the original.
- Enlarging your driveway or sidewalk.
- Replacing your windows with other than the same color or shade or appearance and style. (i.e. installing a bay window)
- Replacing an entrance or garage door with other than the same size, type, color or shade. (i.e. steel with wood)
- Installing or replacing a fence with other than the same style, height, or color or shade. Includes painting a previously approved fence that was left natural.
- Constructing a storage shed, changing the color or shade of a previously approved shed, or painting a shed that was previously approved to be left natural.
- Replacing the siding on your home.
- Any additions to your home including room, garage, porch, or deck.
- Completely or partially enclosing a carport.
- Installing a permanent basketball hoop or any type of batting cage.
- Installing a "pole" light fixture.
- Installing storm windows or door.
- Installing any type of swimming pool or water garden.
- Installing a television antenna or satellite dish anywhere on your property other than on your roof.

If you are unsure if your alteration should be reviewed, please contact the ACC Chairperson.

PLEASE Give Your Feedback – Does This Newsletter Serve *Your* Needs?

Since I've been Editor for just over a year, I thought it is a good time to take stock of how effective the newsletter is in meeting *your* needs. If you have a minute, please complete the survey & mail it to me or drop it off in my mailbox at 4279 Country Squire Lane. Thanks! Kirk

How much of the newsletter do you read?

All of it About 1/3 About 2/3 None

Which version of the newsletter do you read?

E-mail Paper Both Neither

Are you satisfied with the length of the newsletter? (Average length has been about 7 pages)

Too Long OK Too Short

One function of the newsletter is to remind folks of our rules and regulations. What do you feel about "Please don't do this" type of articles?

Too Few Just Right Too Many

HF makes a small amount of money from advertising in the newsletter. How do you feel about advertisements?

OK Not OK

Newsletter editors have generally permitted local groups such as the Woodson band to run free articles announcing their activities. What do you think?

OK Not OK

Some of the newsletter material is provided by Fairfax County

I want it I don't want it I can take it or leave it

The e-mailed version of the newsletter is distributed in MS Word

I can't read a Word document Word is fine

Pick one type of article you currently see in the newsletter that you *don't* want to continue.

Pick one type of article you currently see in the newsletter that *do* you want to keep.

Have you ever used the HF web page www.hickoryfarms.org for community information?

Never 1-5 Times 6 or More Times

Some folks have commented that they sometimes don't get the e-mailed newsletter through the Yahoogroups e-mail program (maintained by Rebekah Moore).

I always get the e-mailed newsletter I sometimes don't get it I never get it

Overall, how satisfied are you with the HF newsletter?

Rate 0-5 (0 = Not Satisfied, 5 = Very Satisfied)