

Volume 9 – No. 7

October 2009

The Hickory Farms Newsletter

Board of Directors

President

John Kitzmiller 503-3443

Vice President

Keith Ferguson 703-323-1067

Treasurer

Dante Gilmer 978-0621

Secretary (Vacant)

Community Grounds, Paths
& Woods - Keith Ferguson
703-323-1067

ACC (Building Design Approvals)

Kirk Randall 425-0210

At Large

Jaime Gutierrez 425-7919

Other Volunteers

Neighborhood Watch

John Kitzmiller 503-3443

Welcome New Neighbors

Joyce Kitzmiller 503-3443

Newsletter & Web Site

Kirk Randall 425-0210

Community Yard Sale (Fall)

Pete Scala 764-0730

Email (Listserv)

Heather Webb 425-1347

Ellie Coddling 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

Carole Rogers

Larry Rogers

Email addresses are at

www.hickoryfarms.org

All phone area codes are 703

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

Annual Meeting Moved to October 15

The Annual Meeting was originally scheduled for Columbus Day. Out of consideration for those who will be out of town for the holiday, the Board is rescheduling the meeting for Thursday October 15 at 8 PM at Green Acres Senior Center on Sideburn Road. If you can't attend, please complete the yellow proxy form.

A big "thanks" to Pete Scala for arranging a very successful yard sale in September.

The Board is recruiting concerned homeowners to join them for the coming year. If you can offer a couple of hours a month (most communication is done via email), please contact John Kitzmiller at 703-503-3443, or speak up at the Annual Meeting.

Best regards
The Editor

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.

Neighborhood Watch Schedule
John Kitzmiller

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! It’s also a great way to meet your neighbors. John Kitzmiller 703-503-3443

Fri	October 2	Susan Mulliner	Brenton Mulliner
Sat	October 3	Ron Arnold	Charles Walters
Fri	October 9	Kirk Randall	Chris Woody
Sat	October 10	Jeff Lindsay	Larry Rogers
Fri	October 16	Bob Cosgriff	Don Klingemann
Sat	October 17	Angel Meza	Jason Meza
Fri	October 23	Eric Maribojoc	Clarisa Dacanay
Sat	October 24	Bob Montgomery	George Rosenkranz
Fri	October 30	Mike Martin	Scott Buchanan
Sat	October 31	Pete Scala	Rose Scala
Fri	November 6	Stan Lee	Jim Marshall
Sat	November 7	Pam Barrett	Tom Barrett
Fri	November 13	John Verheul	Tammy Verheul
Sat	November 14	Stefan Schwarz	Christine Schwarz
Fri	November 20	Dave Dempster	Dawn Dempster
Sat	November 21	Jaime Gutierrez	Ed Wagner
Fri	November 27	Greg Gillette	Kathy Gillette
Sat	November 28	Harry Herchert	Ginny Herchert

Woody’s End of Season / Halloween Party October 31

Woody’s Ice Cream’s *free* end-of-year party is 3-7 PM on October 31 at Van Dyck Park on Old Lee Highway. There will be costume judging for all ages (including adults) with cash prizes, moon bounce, hayrides, live bands, and classic cars. Free food and drinks - including Woody’s ice cream - will be served 4-6 PM. *Please do not park in the St. Leo’s Church lot!*(10)

Parking Your Boat or Trailer in Your Driveway – For *Short Term ONLY*

Article VII, Number 11 of the Hickory Farms Covenants (our “constitution”) 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. (10)

Annual Meeting October 15
President John Kitzmiller

There's been a lot happening in and around Hickory Farms, so please be sure to attend the Annual Meeting. We'll meet at 8 PM at the City of Fairfax Senior 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 enclosed 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.

Agenda items will be approval of the minutes of last year's Annual Meeting, affirmation of Rules and Regulations that have been approved by the Board of Directors, confirmation of next year's proposed 2010 budget, and the election of HFCA Board of Directors.

The existing Board members – John Kitzmiller, Jaime Gutierrez, Dante Gilmer, and Kirk Randall - have agreed to run for reelection. However, the Board still needs new members. Please note that these volunteer jobs require a few hours a month, depending upon position. Anyone who wishes to run for a position on the Board is invited to submit their name to the Board in advance, so that their candidacy can be announced to the community before the annual meeting. Nominees from the floor will be accepted at the Annual Meeting as well.

Anyone who has topics that they want added to the agenda are invited to submit them to any Board member. (10)

Recent Architectural Control Committee (ACC) Approvals

4279 Country Squire - Roof Mounted Solar Tube
4361 Farm House - Garage Door

(All)

Limited DMV Services Offered at Fairfax City Hall

Limited DMV services are available 8:30-4:30 weekdays at Fairfax City Hall on Armstrong Street. Services include license plates, handicapped permits, and title and registration transactions. This office does not issue drivers licenses or identification cards. You can usually get your business done in under 20 minutes!

(4-10)

Report a Burned Out Streetlight

or one that's on during daylight hours, too. Call 1-888-667-3000. 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)

This Month's Home Maintenance Checklist

See the complete list at www.hickoryfarms.org → Home Maintenance and Appearance (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.
Water Heater Flushing – Drain the hot water heater to remove sediment that makes the heater run inefficiently. Turn the gas valve to the “pilot” setting. Shut off the cold water supply valve. Connect a hose from the water heater drain valve to the nearby floor drain or outdoors. Open a nearby sink hot water faucet to prevent a vacuum. Open the water heater drain valve. When the water starts running cold, close the heater drain valve and remove the hose. Open the cold water supply valve. When water flows freely from the open sink faucet, turn off the faucet. Turn the gas control to the “On” setting.
Furnace & Heat Pump Fall Checkup – Schedule a fall service checkup or do it yourself.

Scenic Remodeling Advertisement Here

Changes to Hickory Farms Rules and Regulations Trees in Common Areas

After opportunity for comment by the homeowners, the Board of Directors approved the following Rules and Regulations concerning the maintenance of trees in the Common Areas on September 23, 2009. Until now, the Board has addressed tree maintenance on a case-by-case basis. The purpose of these rules is to provide guidance to homeowners living near the Common Areas, given that trees in the Common Area have grown and aged considerably since the community was developed. The Board will present these rules for affirmation by the homeowners at the Annual Meeting. The Board amended the proposed rules to reflect concerns raised by some homeowners during the comment period. Those changes are noted in “Track Changes” or “Redline/Strikeout” format.

14) Maintenance of trees in the Common Areas.

a) The Hickory Farms Community Association (HFCA) only maintains trees that are located in the Common Areas. Tree maintenance on private property is the responsibility of the homeowner.

b) The HFCA will remove or prune trees only if they pose an ~~imminent~~ danger to passers-by or nearby property. The exception is for Common Area ornamental trees, which may require these services to maintain their beauty.

c) For a tree whose trunk is located within the Common Area, a homeowner may prune the

tree or grind its roots up to the property line, provided that doing so does not jeopardize the life of the tree. For a tree whose trunk lies on the property line, the homeowner may deal with the tree as if it were their own, under two conditions: 1) the homeowner must notify the Common Area Coordinator before the tree is pruned or removed, and 2) if the tree is removed by the homeowner, it is their responsibility to dispose of the wood and debris and not leave it in the Common Area. Otherwise, homeowners are not authorized to perform maintenance on any tree located in the Common Area without prior approval of the Board of Directors.

d) A tree that is deemed by the Board of Directors to be an **n-imminent** danger to passers-by or nearby property will be removed or pruned as soon as possible by a licensed and insured tree removal company.

e) The HFCA does not grind stumps of trees in Common Areas, unless they are in a location where the stump would hinder passers-by, cause property damage, involve ornamental trees, or obstruct a HFCA maintained path.

f) The Board of Directors will use its best efforts to obtain multiple bids for tree work estimated to exceed an amount equal to four home annual dues payments.

g) If a tree falls or is taken down within the Common Area, it is the preference of the HFCA to leave the tree where it falls, unless it disturbs paths, sidewalks, streets, sledding areas, ornamental areas, or mowed grassy areas. If the tree needs to be cut up, the HFCA preference is to cut the tree into smaller logs and leave the wood and brush in the general vicinity, where homeowners may scavenge the wood for firewood.

h) Any Common Area tree that is deemed to require maintenance or replacement as a result of neglect or willful damage by a resident will be repaired or replaced by the HFCA with all costs paid by that resident.

i) The Common Areas Coordinator may authorize tree maintenance if, in the opinion of the Common Areas Coordinator, there is an **n-imminent** danger to passers-by or property, and the estimated cost is no more than four home annual dues payments. Otherwise, the Board of Directors must authorize maintenance.

j) A homeowner may petition the Board of Directors, through the Common Areas Coordinator, to request pruning or removal of a tree located in a Common Area, to be paid for by the HFCA. Such petition must include the location of the affected tree, the work to be done, the reason for doing the work, and photographs of the affected tree. If the homeowner is asked to provide a written opinion by a certified independent arborist explaining why the tree is an **n-imminent** danger to passers-by or property, the homeowner will provide such opinion at their expense. The homeowner has the right to address the Board of Directors and make a case for the project prior to a vote.

k) A homeowner may request that the Board of Directors remove or prune a tree located in a Common Area at their own expense. The request must include photographs of the affected tree, a statement of the proposed action, and a signed statement accepting all liability for any damages which might result from this proposed action. The request must also include a statement signed by all neighbors within 75 feet of the affected tree acknowledging their

understanding of and consent to the proposed action. Once all of these conditions are met, the Board of Directors will vote on the request. If the work is approved, the homeowner will pay HFCA the estimated cost in advance, the Common Areas Coordinator will arrange for the work to be done, and HFCA and the homeowner will settle up after the work is completed.

l) If a tree located in a Common Area, or a portion of such tree, causes damage to a homeowner's property or structure, it is generally deemed an "Act of God" under Virginia law, and the homeowner is responsible for cleanup of the tree up to the property line and the repair of their property. Likewise if a tree located on private property falls on a Common Area as a consequence of an "Act of God," the HFCA will deal with the tree and any consequential damage to Common Area property, under the provisions of these Rules and Regulations, up to the property line. Residents are encouraged to carry adequate homeowners insurance on their property.

Are You New to Hickory Farms ?

Please let me welcome you to our neighborhood.

Joyce Kitzmiller 703-503-3443

(PS - I'm your neighbor on Harvester Farm – not a salesperson!)

Changes to Hickory Farms Rules and Regulations Fences

After opportunity for comment by the homeowners, the Board of Directors approved the following Rules and Regulations concerning fences on September 23, 2009. The purpose of these rules is to provide guidance to homeowners who are considering building a fence on their property. While these Rules and Regulations are not meant to anticipate each and every condition that could occur in the future, they are helpful by providing useful information to homeowners when they are contemplating building a fence. The Board will present these rules for affirmation by the homeowners at the Annual Meeting. The Board amended the proposed rules to reflect concerns raised by some homeowners during the comment period. Those changes are noted in "Track Changes" or "Redline/Strikeout" format. Paragraphs a)-d) are existing regulations that were approved over a decade ago. Paragraphs e)-l) are new.

Note: After these rules were approved by the Board, additional comments were posted on the listserv. In consideration of these comments and others, a replacement paragraph i) was developed. It is available for discussion on the listserv and will be presented to homeowners for discussion and confirmation at the Annual Meeting.

4) Fences and enclosures [Declarations, Article VII (Restrictive Covenants), Section 3]:

- a) The Architectural Control Committee will distinguish between maintenance of existing fences (which does not require approval as long as the appearance of the fence is maintained) and the addition of completely new fences or modification of style or appearance of existing fences (which does require approval).
- b) In order to protect the value and desirability of Hickory Farms property, any homeowner found to be in noncompliance with Article VII, Section 3 will be subject to action on the part of the Architectural Control Committee to bring the property into compliance, up to and including monetary charges of up to \$50.00 for a single offense or \$10.00 per day for continuing offenses plus Association court costs and reasonable attorneys' fees in obtaining a lien against the property, as authorized by VPOAA Section 55-513 and Article VII, Section 2 of HFCA By-Laws. See the Due Process Procedures for amplifying information.
- c) Wire fences are not to be built, except that fences built of approved materials such as wood may have a wire fence inside them, that is not readily visible from outside the fence, if this is necessary to control pets or for other good reason. Should the outer fence come down for any reason, the wire fence must also be taken down, or the outer fence be rebuilt.
- d) It is the responsibility of homeowners to maintain fences in good condition and appearance, consistent with Restrictive Covenants Article VII, Sections 3 and 4.
- e) Paragraphs e-m were enacted [enter revised Rules and Regulations approval date]. Fences that were approved by the Architectural Control Committee and constructed before this date are not subject to these provisions. However, if such fence is replaced by a fence with a different location, height, materials, or finish after the enactment date of this paragraph, the new fence will be subject to paragraphs 4) e-m) of these Rules and Regulations.
- f) No private lot in Hickory Farms is required to have a fence.

- g) All fences shall be subject to the prior approval of the Architectural Control Committee as to location, height, materials, and finish, and shall comply with all Fairfax County requirements.
- h) Temporary fencing is permitted only in connection with construction activities.
- i) Fence materials may be brick, wood, or high quality materials designed to closely simulate wood, such as Trex. Fences that have a finished side shall be installed with the good side facing away from the structure. Fences must be no shorter than four feet nor taller than six feet. Lattice fences, metal fences, and plastic fences are not allowed. Acceptable colors for wood fences are natural wood and white. Fence gates should be compatible with the fence style.
- Proposed Revision 10/6/09 – “Under the Hickory Farms Restrictive Covenants, “All fences or enclosures shall be of wood or brick construction, or other special materials.” “Special materials” shall mean high quality materials that closely simulate brick or wood. Fence gates should be compatible with the fence style. In order to maintain consistency with the development of fences in the community, homeowners are encouraged to limit fence heights to between four feet and six feet and wood fence colors to natural and white.”*
- j) Many backyard fences facing Roberts and Burke Station Roads were constructed by the builder with a consistent style (picket) and color (natural). Although many homeowners have replaced their fences with the same style and color, homeowners are not required have uniform fences facing these roads.
- k) The Hickory Farms Community Association does not pay to construct or maintain fences on private property, nor does it assume liability for any fences constructed on private property.
- l) Fences may not be constructed in front yards; i.e., a fence shall not extend into the area between the street and the front building restriction line. ~~On corner lots, the two yards which lie between the house and the intersecting streets are both deemed to be front yards, and therefore may not contain a fence.~~ On corner lots, homeowners may construct a fence between the side building restriction line and the sidewalk. However, homeowners are cautioned that such fence may be subject to a height limit set by Fairfax County code, which is four feet at the time this paragraph was implemented.
- m) The Hickory Farms Community Association will not mediate private homeowner disputes regarding fences.

HFCA Proposed 2010 Budget

The 2010 proposed budget was approved by the Board of Directors on September 23. It will be presented to the homeowners at the October Annual Meeting.

HICKORY FARMS COMMUNITY ASSOCIATION			
PROPOSED FY2010 BUDGET			
		FY 2009 PROJECTED BUDGET FINAL	PROPOSED FY 2010 BUDGET
INCOME			
Annual dues		\$25,225.00	\$24,750.00
Interest - Checking		\$0.14	\$0.00
VPOAA Packages		\$350.00	\$0.00
Advertising		\$269.00	\$250.00
Total Income		\$25,844.14	\$25,000.00
EXPENSES			
Tax Preparation/Audit		\$265.00	\$280.00
Bank Charges		\$6.00	\$0.00
Director's Insurance		\$1,418.00	\$1,560.00
Liability Insurance		\$250.00	\$300.00
Surety Insurance		\$900.00	\$900.00
Legal Fees		\$500.00	\$1,000.00
Landscape/Maintenance		\$21,737.64	\$15,000.00
Miscellaneous		\$1,454.23	\$100.00
Social		\$540.64	\$400.00
Newsletter Printing		\$1,590.00	\$1,400.00
Taxes/Fees		\$25.00	\$50.00
VPOAA Packages		\$0.00	\$10.00
Postage		\$248.69	\$250.00
Total Expenses		\$28,935.20	\$21,250.00
Budget - Surplus / (Deficit)		(\$3,091.06)	\$3,750.00
Annual Dues			\$125.00

Hickory Farms Home Sales & Listings

Arlene Da Cruz

Address	Model	BR	Bath	List Price	Sold Price	Seller Subsidy	Days on Market	Date Sold	Notes
4316 Farm House	Split Level	4	2.5	475,000			158	Active	New storm windows, carpets, flooring, stove & microwave.
4350 Harvester Farm	Split Level	4	2.5	459,900			2	Under contract	Updated kitchen, ss appliances, new carpet, bath fixtures, vaulted ceilings, backs to woods.
4291 Country Squire	Split Level	4	2.5	450,000			0	Under contract	Short Sale - sold as is
4280 Country Squire	Split Level	3	2.5	499,888	495,000	10,000	38	Sold 7/23/09	Swimming Pool, hdwd floors, eat in kitchen, columns and more
4324 Farm House	Split Foyer	4	3	475,000	470,000	10,000	27	Sold 7/17/09	Screen porch, hdwd flrs, updated kitchen, crown molding, new appls.
9998 Cotton Farm	Split Level	3	2.5	360,350	417,000	0	10	Sold 8/28/09	Bank owned sold strictly "as is"
4343 Farm House	Split Level	4	2.5	524,888	490,000	0	33	Sold 8/26/09	Hdwd floors, expanded mast bath, rejuvenated home, bonus 4th lvl.
Five homes rented during this period for \$2,000-2,400 per month.									

Material provided by Arlene Da Cruz -- a full service Realtor and Tumbleweed Court resident. Arlene is associated with Weichert Realtors (www.arlenedacruz.com), She assists both home buyers and sellers, and manages rental properties for homeowners. Call 571-436-6551 or email arlenemyrealtor@gmail.com (1-4-7-10)

This newsletter is published monthly, except February, June, and August. 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.