

Volume 10 – No. 7

October 2010

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 (Chairman)

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

October 20 Annual Meeting 8 PM Woodson
High School - If you can't attend, please
complete the proxy form on page 11

Oct 9 Community Yard Sale - Call Pete Scala
to participate - 703-764-0730
scalapr@verizon.net

Thanks to everyone who responded to the Board/ACC's letters concerning violations of the Rules and Regulation (fence repairs, painting, blocked sidewalks, etc.). It has been three months since the letters went out. The Board/ACC will soon follow up with a second notice to those very few homeowners who did not respond or complete their repairs.

Please Patronize Our Advertisers!

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 three 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 1	Dave Maurer	Sanjeev Munjal
Sat	October 2	David Froberg	Beverly Froberg
Fri	October 8	John Kitzmiller	Brand Niemann
Sat	October 9	Greg Gillette	Kathy Gillette
Fri	October 15	Susan Mulliner	Brenton Mulliner
Sat	October 16	Ron Arnold	Charles Walters
Fri	October 22	Bob Cosgriff	Don Klingemann
Sat	October 23	Kirk Randall	Chris Woody
Fri	October 29	Jeff Lindsay	Larry Rogers
Sat	October 30	Angel Meza	Jason Meza
Fri	November 5	Eric Maribojoc	Clarisa Dacanay
Sat	November 6	Bob Montgomery	George Rosenkranz
Fri	November 12	Mike Martin	Scott Buchanan
Sat	November 13	Pete Scala	Rose Scala
Fri	November 19	Stan Lee	Jim Marshall
Sat	November 20	Pam Barrett	Tom Barrett
Fri	November 26	John Verheul	Tammy Verheul
Sat	November 27	Stefan Schwarz	Christine Schwarz

Recent Architectural Control Committee (ACC) Approvals

(All)

4360 Harvester Farm - Patios and Retaining Wall
10007 Tumbleweed – Shed
10117 Round Top – Shed

Water Line Insurance – My Personal Story

Unfortunately, broken water lines are common in Hickory Farms. Consequently, I have touted the Dominion Virginia Power water line insurance for a number of years. This insurance covers the black plastic underground water line that runs from the street meter to your property. My pipe broke last week and Dominion is in the process of replacing it (it couldn't be repaired). Were I to pay for the replacement myself, it would have cost me \$4,000. Paying \$5-6 per month for the insurance sounds like a good deal to me. 1-866-645-9810 www.dom.com/products/home-repair-programs/water-line-replacement/water-line-replacement.jsp

Can Just One Volunteer Step Forward?

The Board of Directors invited one homeowner 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 step forward at the Annual Meeting. (10)



MARY KAY
COSMETICS

Yes, there is a Mary Kay independent consultant in your neighborhood!

For a free facial and an opportunity to examine the products, call

**Joyce Kitzmiller at
(703) 577-6694**

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. (2 times/year)

Furnace & Heat Pump Fall Checkup – Schedule a fall service checkup or do it yourself.

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.



Proposed Changes to Hickory Farms Rules and Regulations

The Board is considering changing the Hickory Farms Rules and Regulations and will present those changes to the homeowners for affirmation at the October Annual Meeting. Last month, the Board initiated a discussion on the HF email service where you are invited to comment on these proposals. The Board will consider the community's comments when it considers the changes in early October and the Board will then present them for affirmation by the homeowners at the October Annual Meeting. If you are unable to participate in the email discussion or would like to have your comments contributed anonymously, please deliver them to Kirk Randall at 4279 Country Squire or email them to kirk_randall@hotmail.com.

Fences

At last year's Annual Meeting, homeowners affirmed revisions to the Hickory Farms Rules and Regulations regarding fences. The Board of Directors also promised homeowners that it would check with the HFCA's attorney regarding some aspects of these revisions. As a result of that consultation, the Board is considering two changes to the Rules and Regulations regarding fences.

(continued on page 6)

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

It's the Annual HFCA
Halloween Parade & Pizza Party

Sunday, October 31, 4 PM



Parade: Corner of Cotton Farm & Still Meadow
Pizza Party following Parade behind the
Dudley's House,
4358 Farm House Ln.

Please bring a salad or appetizer to share

RSVP: ltwelch@cox.net

Cancel for Heavy Rain
(check your email for cancellation)

Lawn Mowing + Landscape Maintenance specialists

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The purpose of the first revision is to provide a definition for “front yard.” In the Restrictive Covenants, which the Rules and Regulations interpret, there is an absolute prohibition against the construction of fences in front yards. Since this revision is merely for the clarification of the existing rule, there will be no change from the way the ACC/Board currently evaluates applications for fences; i.e., front yard fences are prohibited and side yard fences are allowed for all properties in the community.

Existing:

Section 4(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, 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 the Fairfax County code, which is four feet at the time this paragraph was implemented.

Proposed:

Section 4(l) - For the purpose of interpreting Hickory Farms Restrictive Covenant Article VII(3) under this Section 4 only, each lot has a single front yard, which is the area between the front building restriction line and the street or pipestem driveway. The front building restriction line runs along the front edge of the main entrance side of the house and continues to the side yard property lines. A fence may not be constructed in a front yard. On corner lots, homeowners may construct a fence between the side building restriction line and the sidewalk, provided it does not impinge on the front yard. Homeowners are cautioned, however, that any fence that faces a street or pipestem driveway may be subject to a height limit set by the Fairfax County code, which was four feet at the time this paragraph was implemented.

The second revision concerns fence colors. The 2009 proposed regulation required that fence colors be limited to natural and white. Discussion at the Annual Meeting raised a concern that such a restriction may not be permitted under the Restrictive Covenants. The Board promised the homeowners that it would check with our attorney regarding this issue. The attorney's opinion is that the Rules and Regulations can indeed restrict the color of fences. Accordingly, homeowners are asked to consider the following change:

Section 4(i) 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.~~
The only acceptable colors for wood fences are natural wood and white.

Storage Pods

Storage pods (those large metal boxes that you sometimes see in driveways) are not a current problem in Hickory Farms. However, storage pods do seem to be a problem in other communities where they sometimes sit in driveways or carports for months on end. The Board considers storage pods to be a useful moving accessory for homeowners, or for short term storage during, for example, home remodeling. However, they turn into an eyesore if they remain on the property for a lengthy time.

Based upon feedback from the homeowners, the version circulated last month has been revised by the Board of Directors as follows:

Self-storage containers and portable storage units, including so-called storage pods, may be kept on a homeowner's property for no more than thirty (30) consecutive days. *This period may be extended to sixty (60) consecutive days if the resident notifies a member of the Board of Directors that the container is to be used during a home remodeling project.* Such storage containers may only be for the personal use of the resident; business or trade uses are prohibited.

The authority underlying the proposed rule is Article VII(4) of the Restrictive Covenants, which states: "All lots and yards in the above described subdivision shall be maintained in a neat and attractive manner so as not to detract from the appearance of the above described development" and Article VII(1), which states: "No noxious or offensive trade or activity shall be carried on upon any lot no shall anything be done thereon which may become an annoyance or nuisance to the neighborhood."

Want to Switch to Gas Heat?

Tumbleweed homeowner Arlene Da Cruz is surveying homeowner interest in bringing natural gas to more homes. If you would consider switching to gas heat and hot water, call her at 571-436-6551. There is no commitment; she just wants to gauge the level of interest.

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 often 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)

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)

Babysitters and Other 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. This list is published January, April, July, October. (1-4-7-10)

Zachary Buchanan (12) 703-978-0045	Leaf raking, snow removal, etc.
Victoria Hebeisen (17) 703-978-0045	Experienced babysitter of infants, toddlers, and school-aged children, weeknights to 10 PM and weekends to 1 AM. References available.
Cari Moore (12) 703-323-3699	Babysitting/mother's helper.
Cathy Moore (14) 703-323-3699	Babysitting/mother's helper, pet sitting, dog walking.

Hickory Farms Home Sales & Listings
Arlene Da Cruz

	Model	Bed rooms	Baths	Listing Price	Sold Price	Seller Subsidy	Days on Market	Status / Date Sold
4291 Country Squire La	Split Level	4	2.5	440,000			186	Withdrawn - 9/20/10
This was a short sale, being sold "as is" and subject to Bank approval								
4363 Farmhouse La	Split Level	4	3	459,900			154	Withdrawn - 9/14/10
Well maintained home with cathedral ceilings and cherrywood floors throughout. Walk out lower level w/full bath.								
10002 Tumbleweed Ct	Colonial	5	2.5	564,989			24	Active
Upgraded kit with ss granite & ss appliances, remodeled baths, new paint, new windows & siding, new gutters, new heat pump and furnace. Spacious deck.								
4317 Still Meadow Road	Split Level	4	2.5	469,900			22	Under Contract
Fab 4lvl split in oversized lot. Cathedral ceiling, new siding, windows, carpets, wood fl on main lvl, lots of storage, fenced back yard								

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)

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!)

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. Advertisers are not endorsed by the HFCA.

2011 Proposed Hickory Farms Budget

This budget was been approved by the Board of Directors October 4 and will be presented to the homeowners at the October 20 Annual Meeting for their affirmation.

HICKORY FARMS COMMUNITY ASSOCIATION PROPOSED 2011 BUDGET

	2010 PROJECTED FINAL	PROPOSED 2011 BUDGET
INCOME		
Annual dues	\$23,875.00	\$24,750.00
Late Fees	\$150.00	\$0.00
Advertising	\$700.00	\$250.00
Total Income	\$24,725.00	\$25,000.00
EXPENSES		
Tax Preparation/Audit	\$265.00	\$280.00
Bank Charges	\$55.75	\$0.00
Director's Insurance	\$1,488.00	\$1,560.00
Liability Insurance	\$250.00	\$300.00
Surety Insurance	\$900.00	\$950.00
Legal Fees	\$1,400.00	\$1,000.00
Landscape/Maintenance	\$14,800.00	\$15,000.00
Miscellaneous	\$218.00	\$100.00
Social Newsletter	\$450.00	\$400.00
Printing	\$1,400.00	\$1,400.00
Taxes/Fees	\$25.00	\$50.00
Postage	\$140.00	\$200.00
Total Expenses	\$21,391.75	\$21,240.00
Budget - Surplus / (Deficit)	\$3,333.25	\$3,760.00
Annual Dues		\$125.00

Annual Meeting Wednesday October 20 – 8 PM – Woodson High School

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 budget, and the election of HFCA Board of Directors.

The Board of Directors is still short one member. Please note that these volunteer jobs require just 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.

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.

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

Hickory Farms Annual Meeting Proxy Form

If you can't attend the Annual Meeting, please:

- Mail this proxy form 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 to vote on your behalf, have them bring it to the Annual Meeting and present it to the Secretary/Treasurer.

I (your name->) _____, member of the HFCA:

_____ appoint the Secretary/Treasurer of the HFCA

or

_____ appoint _____ 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 20, 2010, or at any adjournment meeting thereof.

(Signature) _____

Street Address: _____ Lot # _____